

**DIVISIBLE FRUITDALE
CABINS & LAKES
HUNTING & TIMBER
RETREAT
456.8 +/- Acres
Washington County, AL
\$1,075,000**



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The information herein is from sources deemed reliable, however the accuracy is not guaranteed.
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OVERVIEW:

This turnkey, divisible, waterfront property is a rare find in many ways. Tracts this size and quality are rarely available in this area, much less with a fishing lake, duck pond, furnished cabins, and equipment included. The hunting is fantastic, with wildlife management and feeding programs in place for decades, and the abundant deer, turkey, ducks, and doves present show just how effective it has been. There are large, strategically placed food plots throughout the property, with mature sawtooth oak and fruit trees adorning each, as well as elevated shooting houses. Timber types include mature longleaf pine, loblolly pine that's ready to thin, and mature hardwood, the majority of which are red and white oaks, giving you acorns during bow and gun season. Back at the camp, enjoy scenic views of the lake from the main cabin with 2 bedrooms, 1 bath, roomy open floor plan, utility room, and large screened-in porch. The nearby guest cabin has 2 bedrooms, 1 bath, and the offset 3rd cabin is ideal for kids or extended family with 1 bedroom and 1 bath with a spacious den/kitchen combo that could hold additional bunks. Other improvements include equipment shed, a silo, and a large tractor shed that houses a commercial ice machine, zero turn mower, golf cart, 4 wheeler, Polaris Ranger, 2 tractors, and implements, all of which are included with acceptable offer. Located near Fruitdale, AL, minutes from groceries, fuel, and shopping, and less than an hour from Mobile. Call Clint Flowers, ALC at 855.NLR.LAND for more information.



PARCEL #/ID: 65 20 02 09 0 000 001.000 00, 65 20 02 09 0 000 002.001 00, 65 20 05 16 0 000 001.007 00

TAXES: (Call Agent for Details)

ADDRESS:
1580 Firetower Road
Fruitdale, AL 36539

LOCATION:
Contact us for property location details.

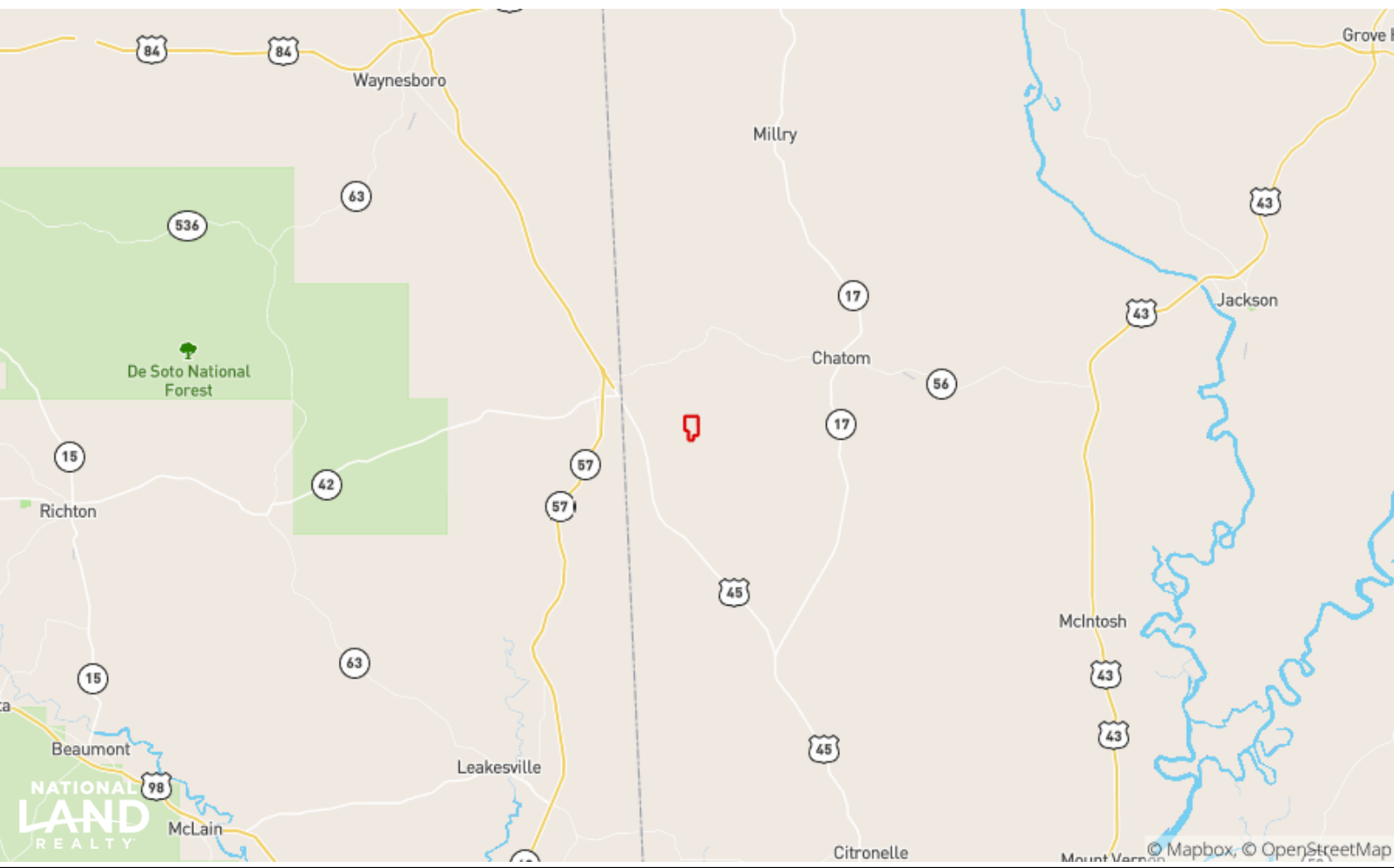
ACREAGE BREAKDOWN:
456.8+/- acres

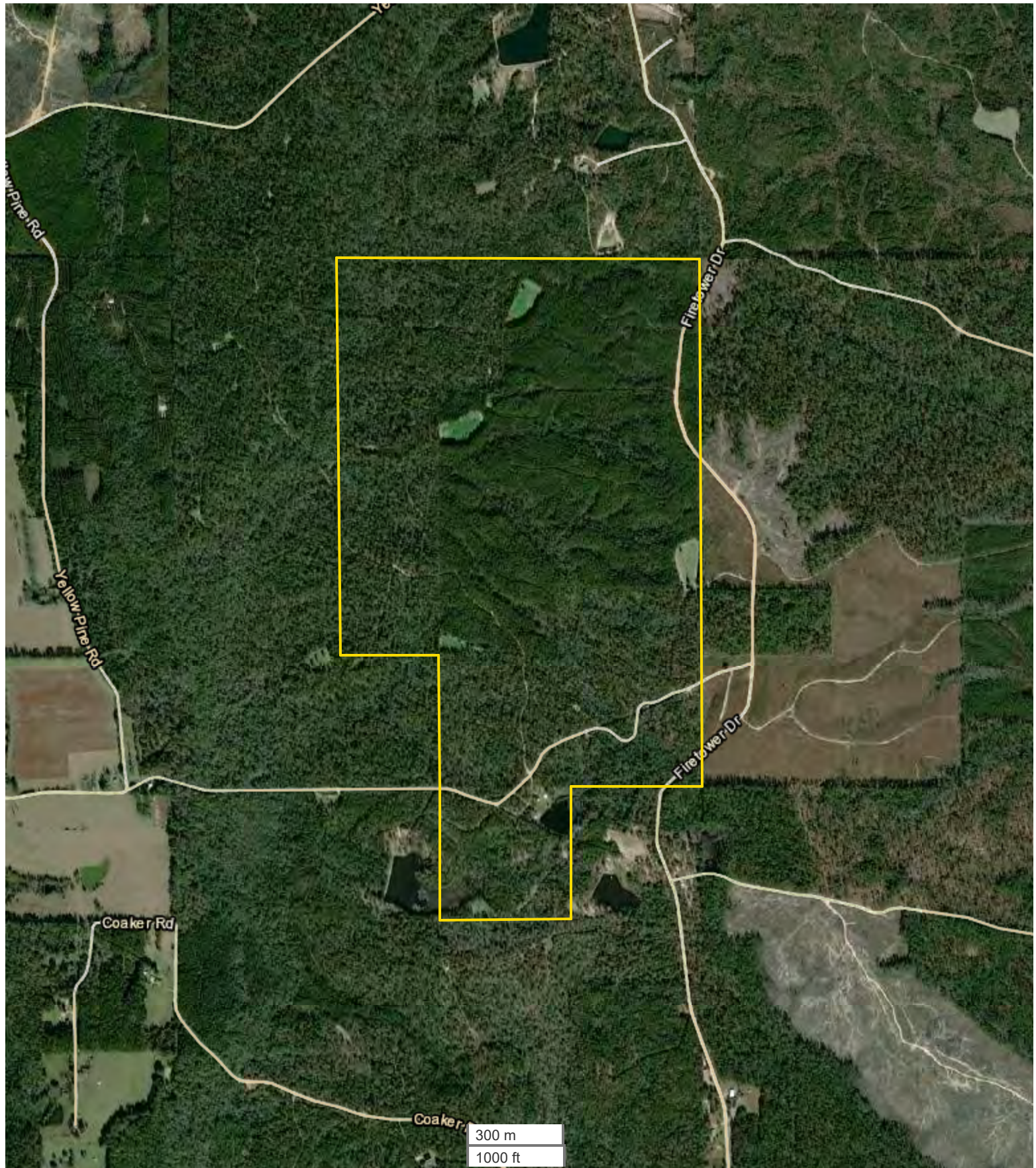
PROPERTY HIGHLIGHTS:

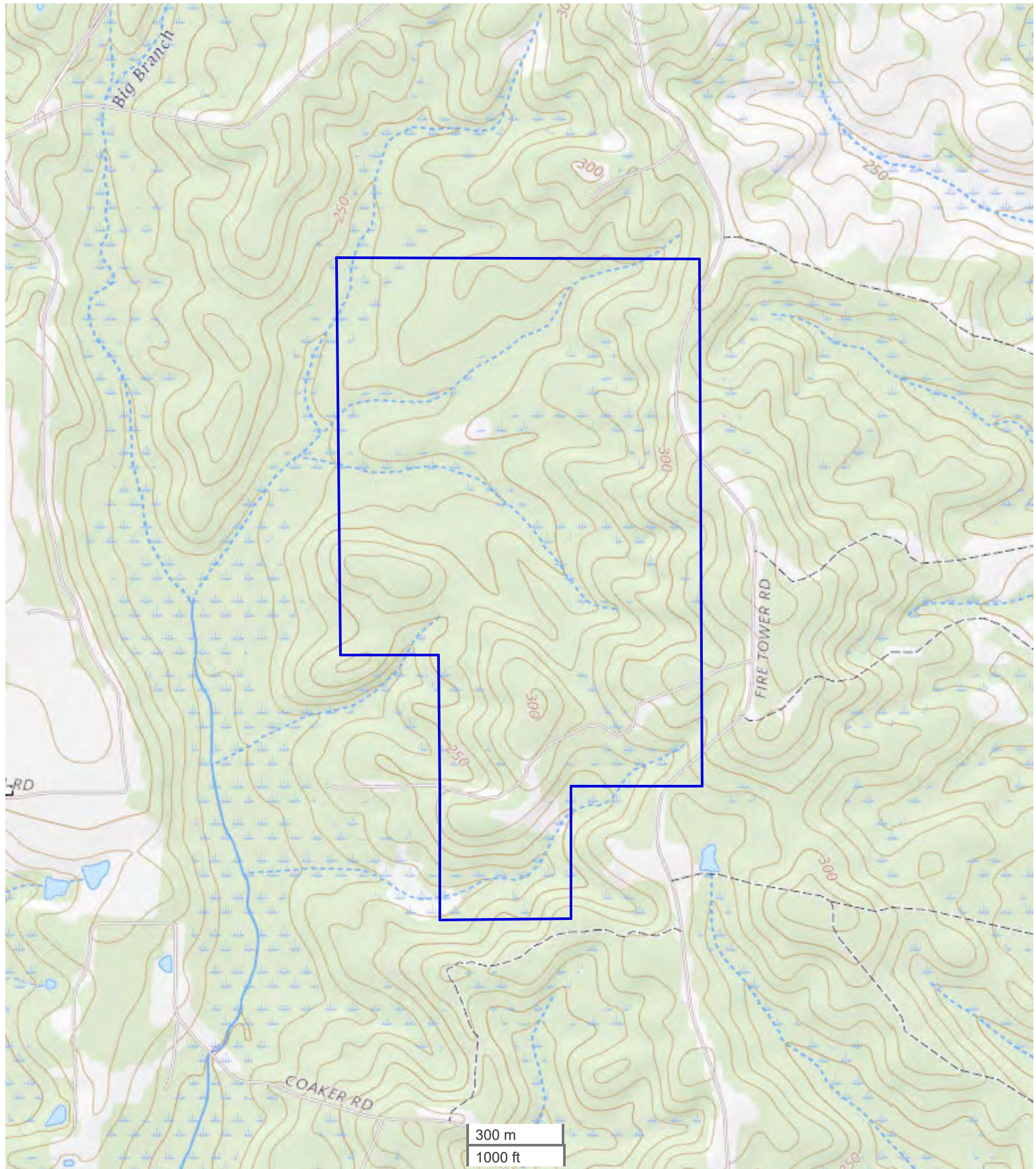
- Turnkey, Divisible Waterfront Property
- Fishing Lake
- Duck Pond
- Furnished Cabins
- Equipment Included
- Fantastic Hunting: Deer, Turkey, Ducks, and Doves
- Large, Strategically Placed Food Plots
- Elevated Shooting Houses
- Mature Longleaf Pine, Loblolly Pine, and Mature Hardwood
- Scenic Views
- Main Cabin: 2 Bedrooms/1 Bath
- Guest Cabin: 2 Bedrooms/ 1 Bath
- Additional 3rd Cabin: 1 Bedroom/1 Bath
- Additional improvements include an equipment shed, a silo, and a large tractor shed that houses a commercial ice machine, zero turn mower, 4 wheeler, golf cart, Polaris Ranger, 2 tractors, and implements, all of which are included with acceptable offer

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=1525614













REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

THIS IS FOR INFORMATION PURPOSES. THIS IS NOT A CONTRACT.

Alabama law requires you, the consumer, to be informed about types of services which real estate licensees may perform. The purpose of this disclosure is to give you a summary of these services.

A SINGLE AGENT is a licensee who represents only one party in a sale. That is, a single agent represents his or her client. The client may be either the seller or the buyer. A single agent must be completely loyal and faithful to the client.

A SUB-AGENT is another agent/licensee who also represents only one part in a sale. A sub-agent helps the agent represent the same client. The client may be either the seller or the buyer. A sub-agent must also be completely loyal and faithful to the client.

A LIMITED CONSENSUAL DUAL AGENT is a licensee for both the buyer and the seller. This may only be done with the written, informed consent of all parties. This type of agent must also be loyal and faithful to the client, except where the duties owed to the client conflict with one another.

A TRANSACTION BROKER assists one or more parties, who are customers, in a sale. A transaction broker is not an agent and does not perform the same services as an agent.

*Alabama law imposes the following obligations on all real estate licensees to all parties, no matter their relationship:

1. To provide services honestly and in good faith;
2. To exercise reasonable care and skill;
3. To keep confidential any information gained in confidence, unless disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is authorized in writing;
4. Present all written offers promptly to the seller;
5. Answer your questions completely and accurately.

Further, even if you are working with a licensee who is not your agent, there are many things the licensee may do to assist you. Some examples are:

1. Provide information about properties;
2. Show properties;
3. Assist in making a written offer;
4. Provide information on financing.

You should choose which type of service you want from a licensee, and sign a brokerage service agreement. If you do not sign an agreement, by law the licensee working with you is a transaction broker.

The licensee's broker is required by law to have on file an office policy describing the company's brokerage services. You should feel free to ask any questions you have.

The Alabama Real Estate Commission requires the real estate licensee to sign, date, and provide you a copy of this form. Your signature is not required by law or rule, but would be appreciated.

Agent Print Name

Consumer Print Name

Agent Signature

Consumer Signature

Date

Date

***THIS IS NOT A CONTRACT.**