

**TIMBER/HUNTING
TRACT W/ CABINS AND
PONDS**

**856 +/- Acres
Cleburne County, AL
\$1,900,000**

**NATIONAL
LAND
REALTY®**



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National Land Realty
308 Montgomery Highway
Suite A
Vestavia Hills, AL 35216
www.NationalLand.com



Tom Maxwell
Office: 205.438.6733
Cell: 205.999.0876
Fax: 864.331.1610
TMaxwell@NationalLand.com

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

This secluded retreat includes two cabins, an equipment shed, marketable timber, three stocked ponds (10+/- acres), food plots (25+/- acres), and 15+ miles of roads and ATV trails. Diverse habitats support trophy deer, turkey, wild hogs and other non-game wildlife. Pristine spring-fed streams traverse this scenic tract bordering (3/4-mile) the Talladega National Forest. The stocked ponds include four piers and solar-powered feeders that support superb fishing for largemouth bass, bream and hybrid striped bass. Over 90% of the property is timberland with approx. half in pine and half in mature hardwoods; the balance is comprised of the cabin area, ponds, food plots, open meadows, roads and trails, etc. For more info call Tom Maxwell at (205) 999-0876.

PARCEL #/ID: 18-07-08-33-0-000-001.001,
18-07-08-28-0-000-008.001,

TAXES: \$1,786/year (2020)

ADDRESS:

0 County Rd 451
Edwardsville, AL 36262

LOCATION:

Visitation by appointment only. Call agent for details.

ACREAGE BREAKDOWN:

856+/- acres (809+/-timber, 25+/- food plots, 10+/- ponds, balance in cabin area, roads and trails, etc.)

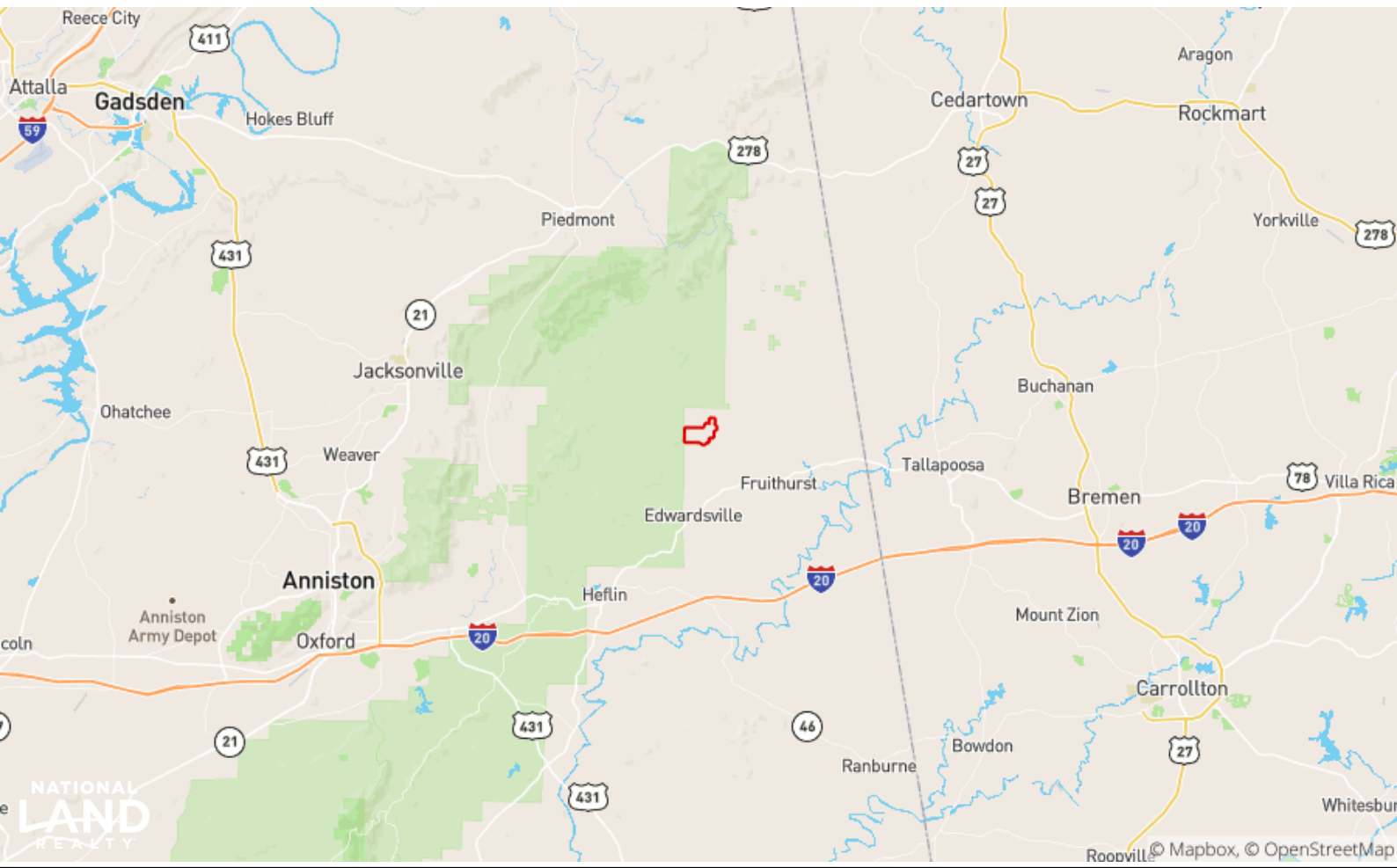


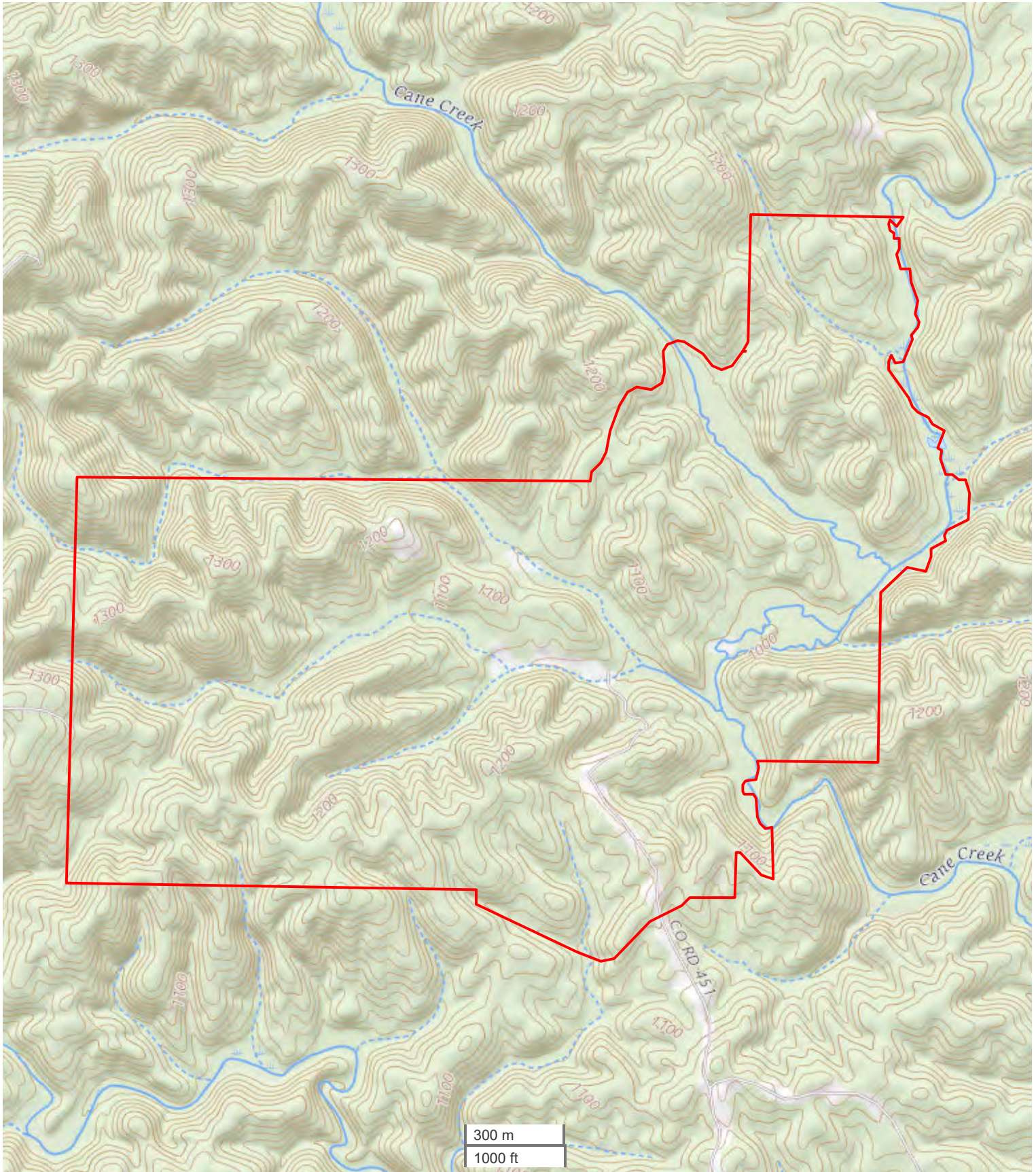
PROPERTY HIGHLIGHTS:

- Conveniently located minutes from I-20 and halfway between Atlanta and Birmingham
- East boundary borders Cane Creek; 3/4-mile west boundary borders the Talledega National Forest (392,567 acres)
- Multipurpose recreational opportunities: hunting, fishing, hiking, swimming, ATV riding, mountain biking, camping, birdwatching, stargazing, etc.
- Abundant trophy deer, turkey, and other wildlife
- 25 acres of food plots with ladder stands and shooting houses
- 3 fishponds (10 acres total) stocked with largemouth bass, bream and hybrid striped bass. All have piers and feeders
- 90+% of property is in timberland with approx. half in pine and half in mature hardwoods (recent timber cruise/valuation available)
- Cabin with kitchen (LP stove, lights, and heater); bunk area sleeps 9; covered patio with fireplace
- Recently renovated school trailer with a heat pump, two bathrooms (including one with shower), and 50 gal water heater
- Equipment shed (approx 25' x 30') with covered exterior concrete area (approx 6' x 30')
- Power provided by a 24 kW Kubota diesel generator supplied by 550 gallon diesel tank
- Sheltered well (200' deep) with electric pump supplies water to the cabin area
- 15+ miles of well-maintained roads ATV trails
- Numerous spring-fed creeks and mountain streams

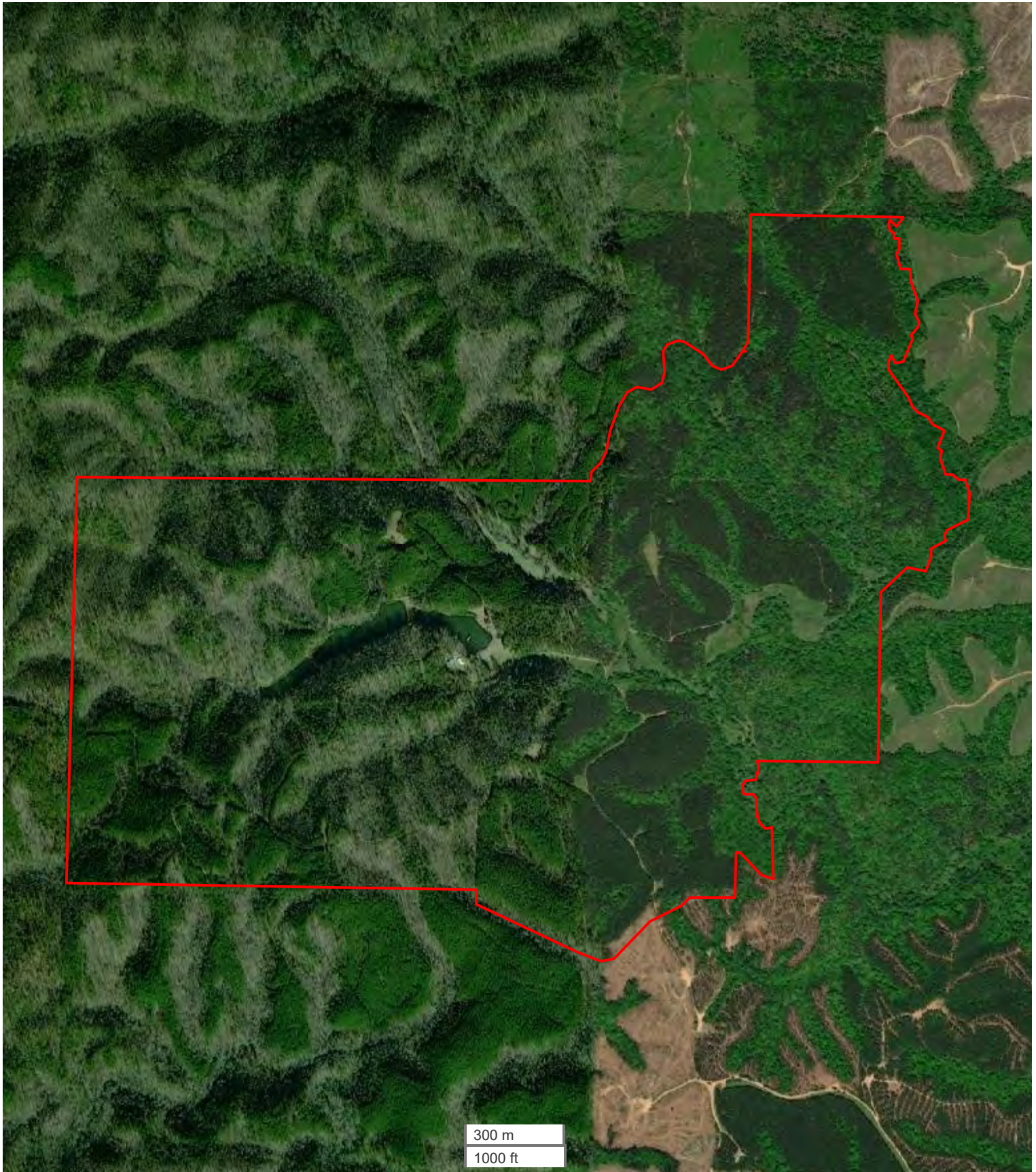
VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=2090311

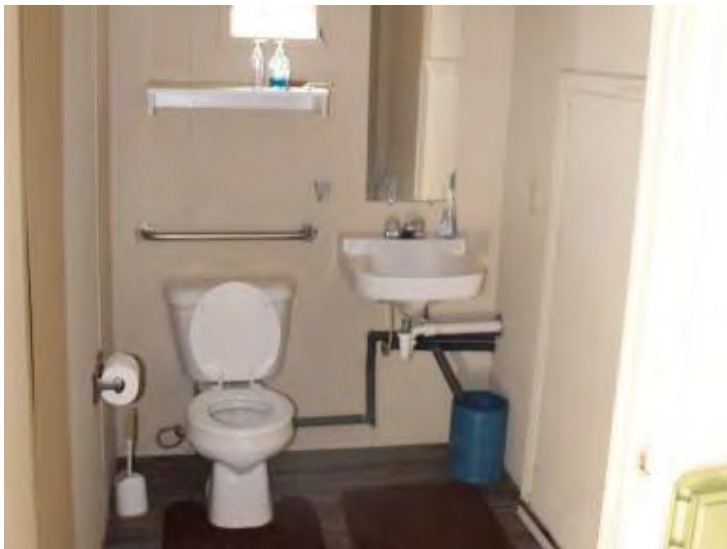
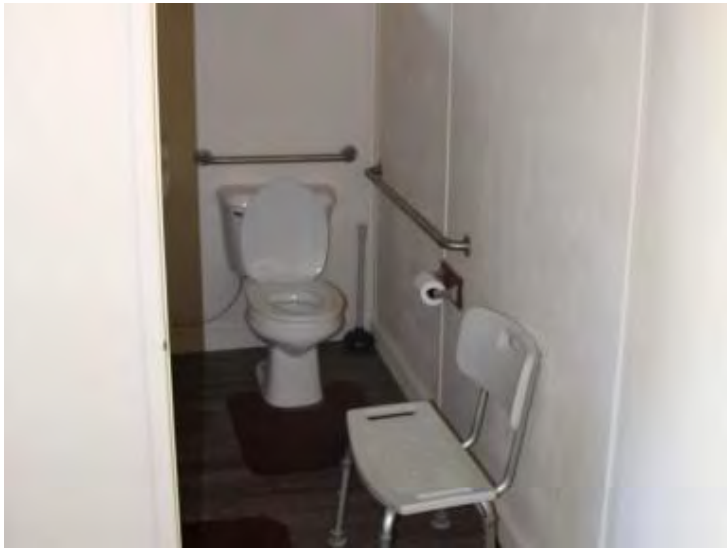




All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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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.**