

# RIVERBEND FARMS HOMESITE

9.5 +/- Acres  
Tuscaloosa County, AL  
\$155,000

# NATIONAL LAND REALTY®



**NATIONAL  
LAND  
REALTY®**

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### OVERVIEW:

Price Reduced! This property is located inside the Riverbend Farms Subdivision near Moundville, AL; just 8 minutes from the city of Moundville, 30 minutes from Tuscaloosa, and 38 minutes from Eutaw. This tract features a nice barn that could be completed and made into a camphouse on the inside, paved county road frontage, and level topography. Several types of fruit trees have been planted including apple, peach, plum, and pear. There are also blueberries, grapes, muscadines and scuppernogs planted. In addition to the fruit trees there are saw tooth oaks, black walnut and pecan trees. A drilled well is hooked up to an irrigation system which supplies water to a large garden area. Joining this property are two separate common areas which can be used by Riverbend Farms property owners. One of these has a lake that you can fish in and the other joins the river and has a very nice sandbar where you can go swimming. This is a great place to build a house where you can relax and watch the deer. Call our office today for more information!

**PARCEL #/ID:** 634407260000002046

**TAXES:** (Call Agent for Details)





## PROPERTY HIGHLIGHTS:

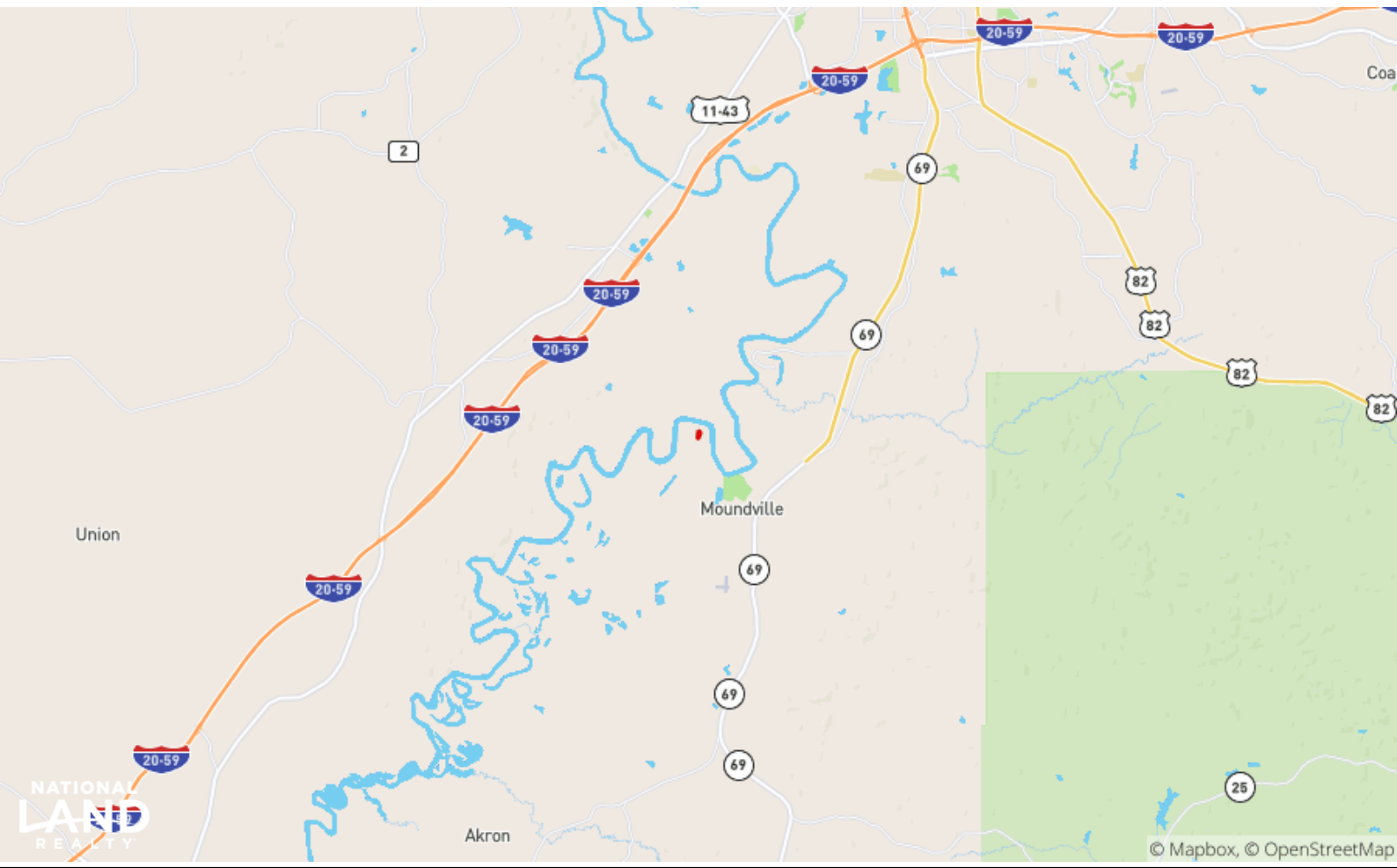
- A barn sits on the property that could be completed on the inside to be a camphouse
- Fruit trees have been planted as well as blueberries, muscadines, grapes, and scuppernogs
- Trees on the property consist of saw tooth oak, black walnut, and pecan
- A drilled well is hooked up to an irrigation system which supplies water to a large garden area
- Riverbend Farms has a lake that all the subdivision property owners can fish in
- There is also a another common area for the subdivision owners that joins the river and allows for swimming
- This is a great tract to build a house for permanent residence or weekend get-aways

## LOCATION:

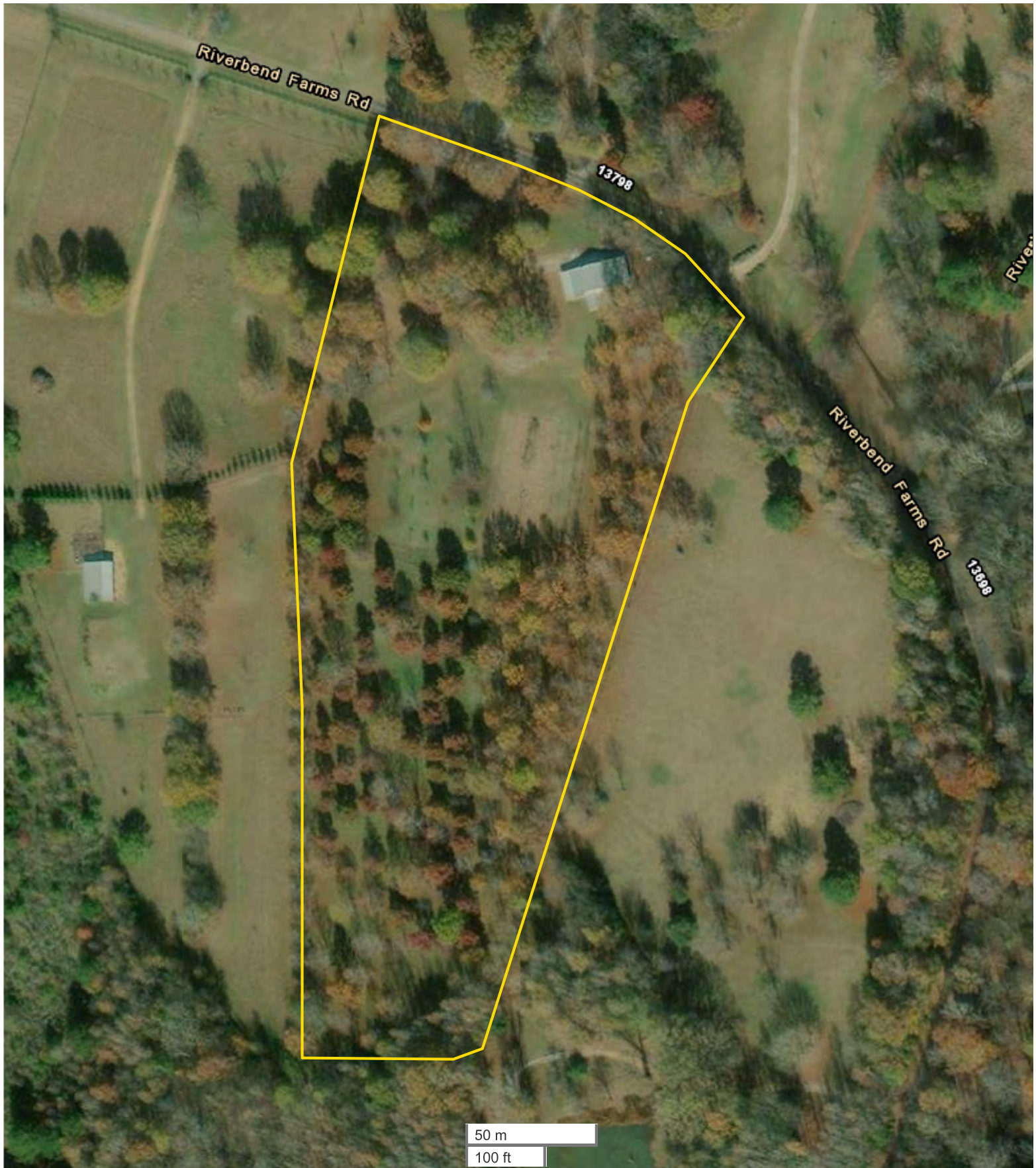
This property is located inside the Riverbend Farms Subdivision near Moundville, AL; just 8 minutes from the city of Moundville, 30 minutes from Tuscaloosa, and 38 minutes from Eutaw.

## VIEW FULL LISTING:

[www.nationalland.com/viewlisting.php?listingid=777791](http://www.nationalland.com/viewlisting.php?listingid=777791)











*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.**