

**MCCALLA CREEKSIDE  
RESIDENCE AND  
TIMBER**

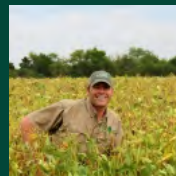
**132.62 +/- Acres  
Jefferson County, AL  
\$2,790,000**

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**National Land Realty**  
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National Land Realty assumes no liability for error, omissions or investment results.



**OVERVIEW:**

Located near McCalla, deep in the woods, you will find this impressive Creekside residence. This fabulous 4-bed 2-bath house with private drive overlooks Shades Creek Falls. Boasting nearly a mile of frontage on Shades Creek this property provides year-round recreation, as well as attracting local wildlife. Wild turkey, deer and waterfowl can all be seen in the front yard of the house many days. The surrounding woods are made of old growth pine and hardwoods complementing this amazing setting.

**PARCEL #/ID:** Multiple

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

**LOCATION:**

Contact us for property location details.

**ACREAGE BREAKDOWN:**

132.62+/- acres



## PROPERTY HIGHLIGHTS:

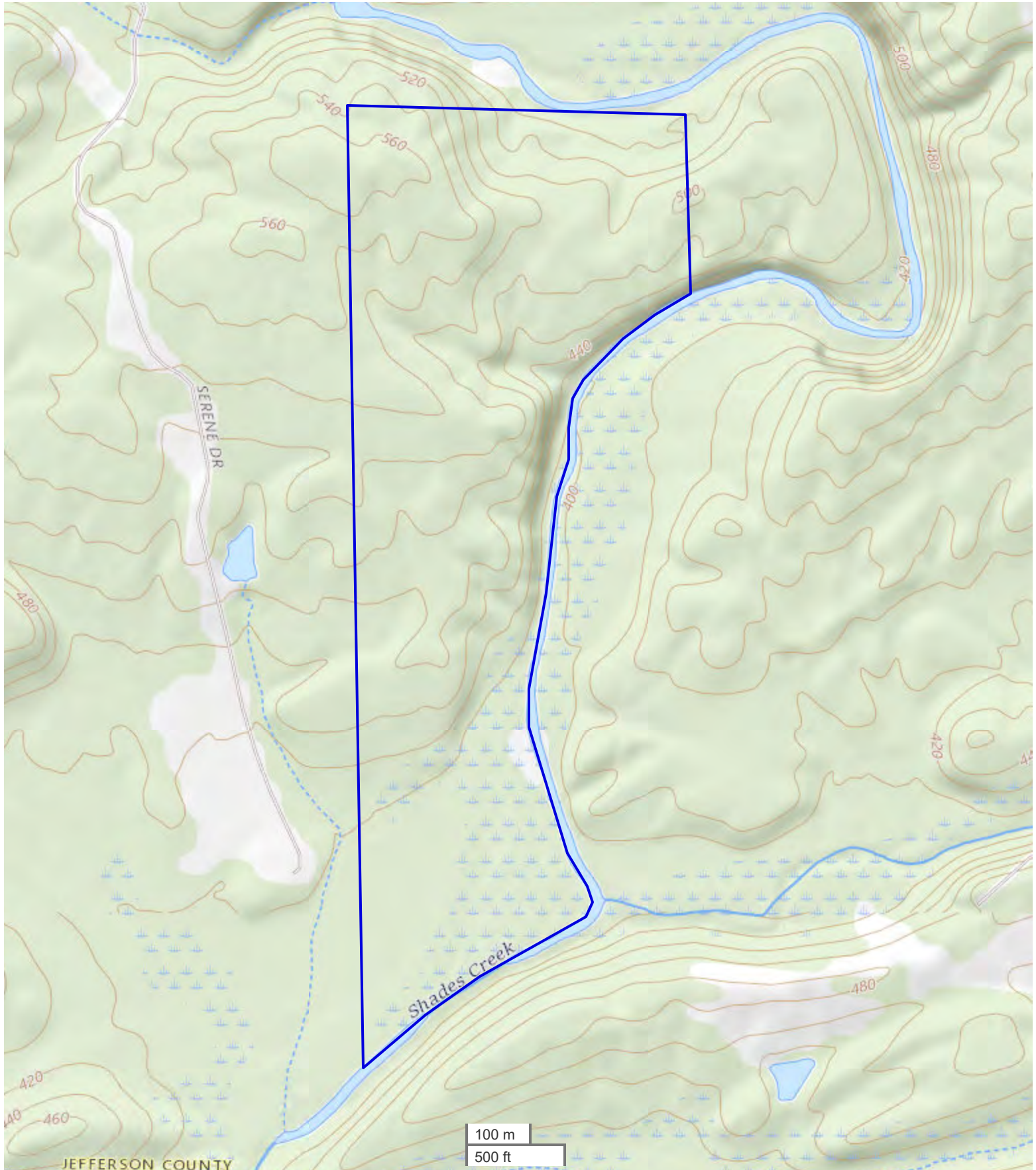
- 1+/- mile frontage on Shades Creek
- Waterfall and rapids create a soothing atmosphere
- Old growth timber throughout the 132+/- acres
- Abundant turkey and deer populations
- House setting with pristine mountain and creek views
- Large windows providing incredible views of Shades Creek
- Tall vaulted ceilings with spiral staircase leading to loft
- Lower level has a big den that opens up to a beautiful stone patio
- House is a must see

## VIEW FULL LISTING:

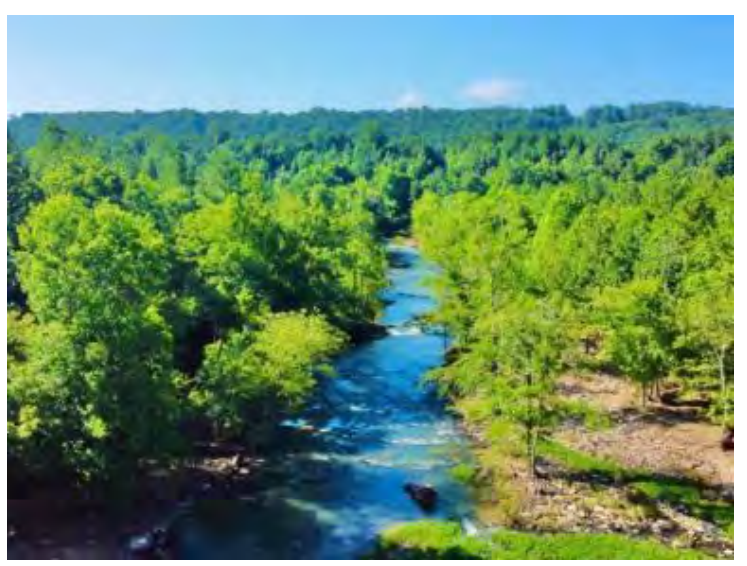
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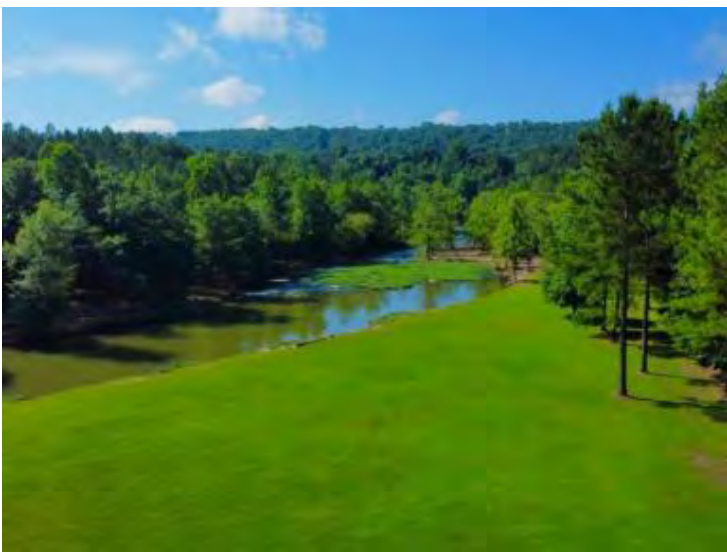




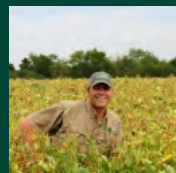








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**REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)**

**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.**