

**WOLF CREEK ROAD
CABIN
HUNTING/TIMBER
TRACT**

**82 +/- Acres
Walker County, AL
\$229,000**

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

This property is secluded and has a small cabin (3 BR, 2BA) with a loft that has been renovated and just needs a few finishing touches to make it your own. Property has new well and pump. Existing septic tank with field lines in place. Option for power from Wolf Creek road or go solar, you decide! Property has deeded access from Wolf Creek Road that has been recently graded and graveled. About 40 acres of mature planted pines for future income. This tract is ideal for a rural homestead, get away second home or hunting camp. Tract is centrally located, only 1 hour to Birmingham, 1 hour to Tuscaloosa and 2 hours to Huntsville. Sal Branch travels east to west in the center of the property, providing year-round water source for the wildlife. There is potential to build a pond. The possibilities are endless. Schedule your showing before it's too late.

PARCEL #/ID: 1904190000002000, 1904190000002001

TAXES: (Call Agent for Details)

ADDRESS:

1980 Wolf Creek Road
Carbon Hill, AL 35549



PROPERTY HIGHLIGHTS:

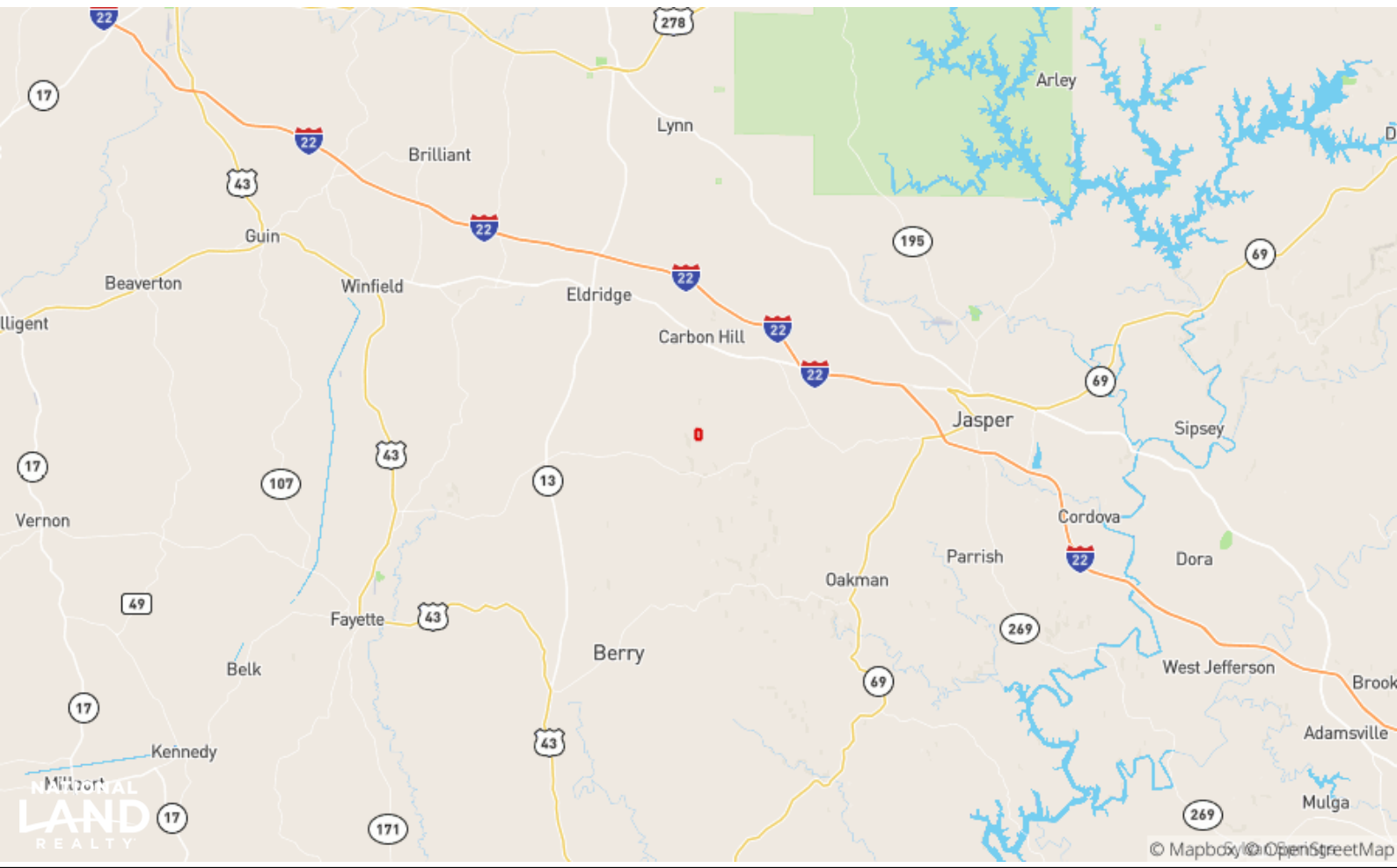
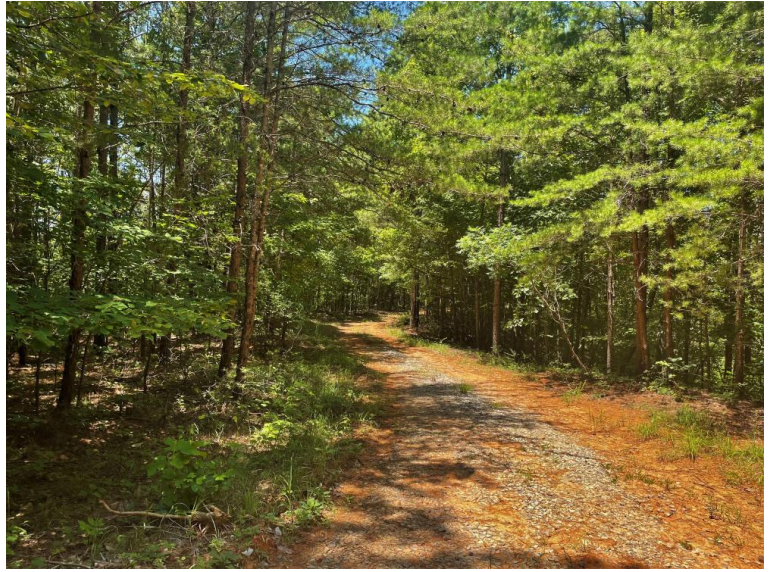
- Planted pines
- Cabin
- Sal Branch runs through property
- Well water at cabin
- Septic tank with field lines
- Deeded easement
- Gravel road
- Deer
- Turkey

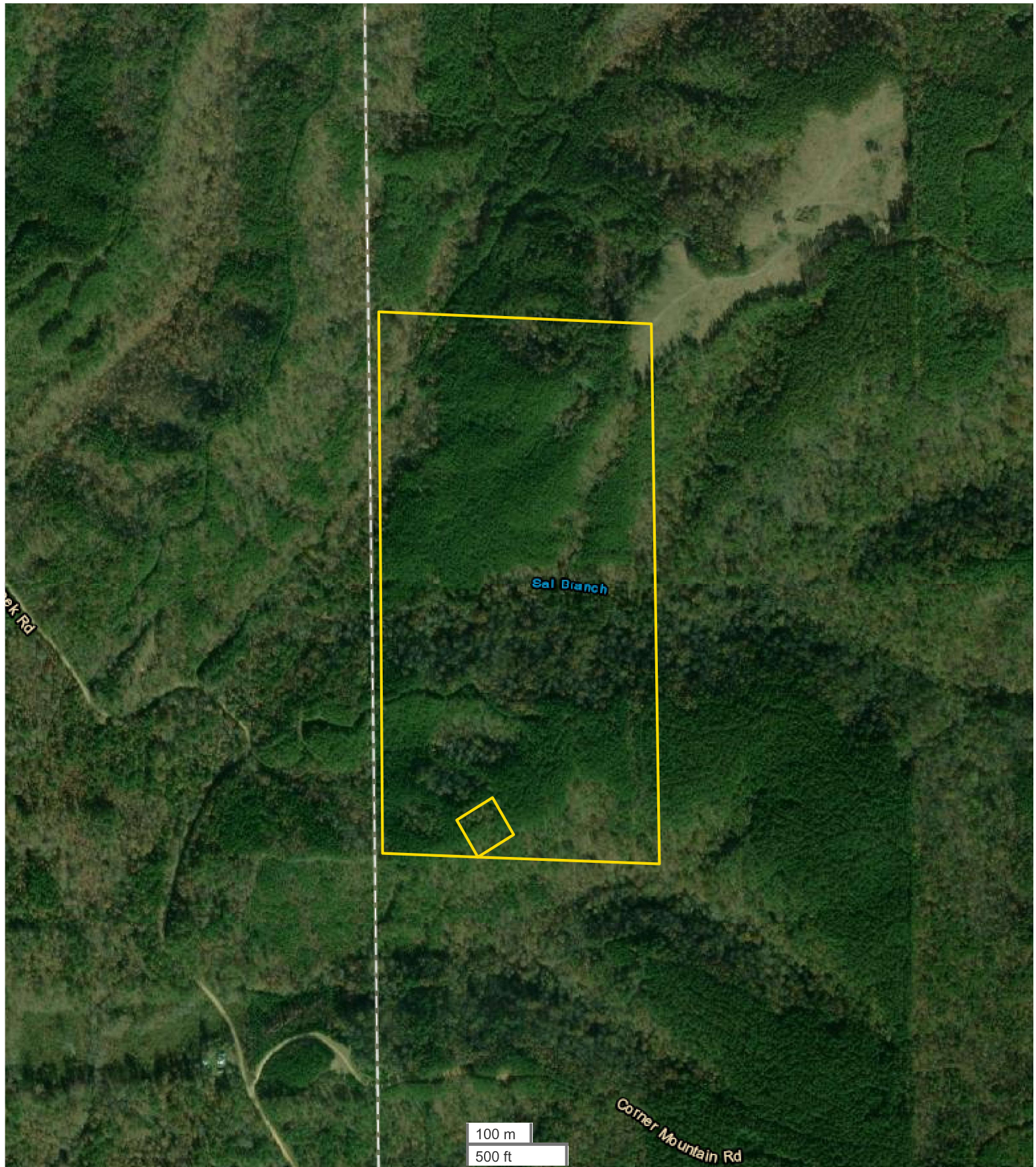
LOCATION:

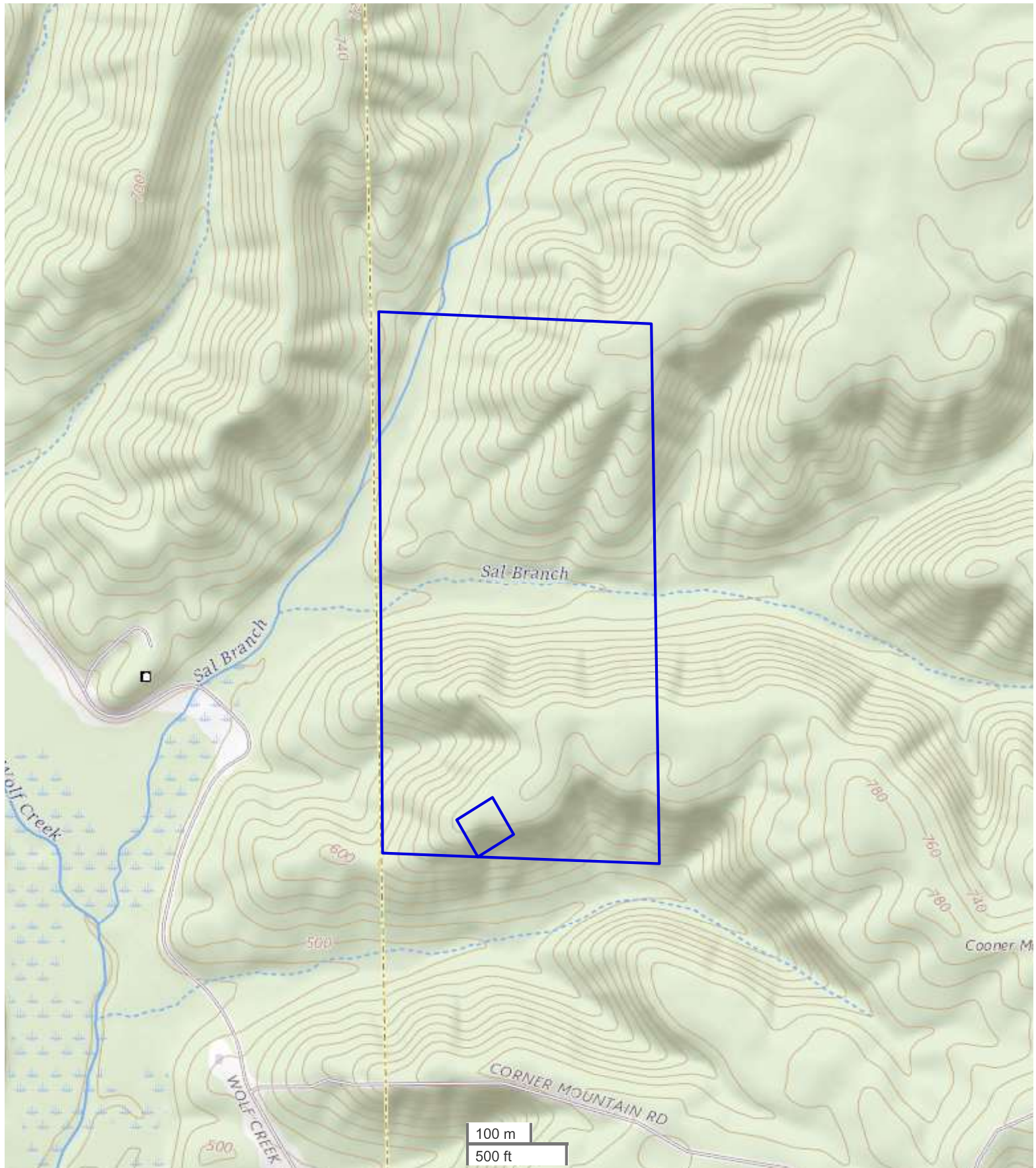
From Townley Alabama head SE on AL-124 E towards AL-102 W for .1 miles, turn right onto AL-102 W for 7 miles, turn right onto Wolf Creek Road for 1.9 miles.

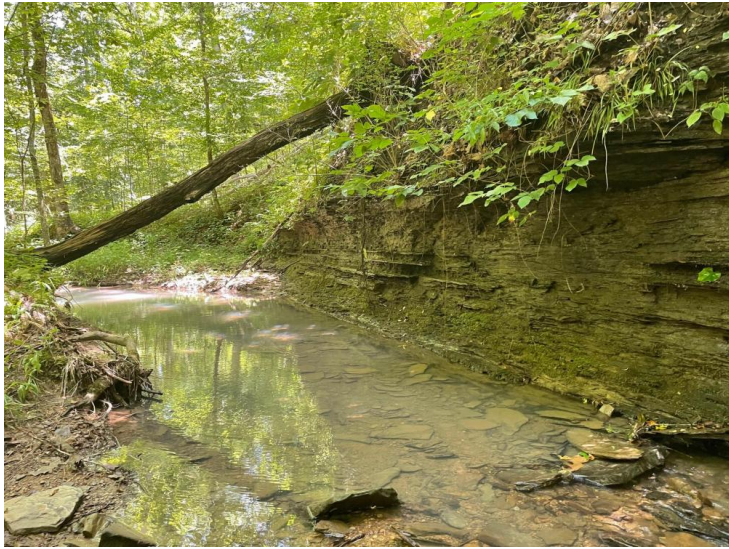
VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=2094769













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.**