

**SWEET WATER HOME
AND RECREATIONAL
ESTATE**

**25 +/- Acres
Marengo County, AL
\$395,000**

**NATIONAL
LAND
REALTY®**



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National Land Realty
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The information herein is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



OVERVIEW:

The Sweet Water residential and recreation estate on 25 +/- acres is a must see for someone looking for a home or camp in the country. Located off US Highway 10 and just 1 mile west of Sweet Water, this custom built 2,937 square foot home with 5 bedrooms, 3 bathrooms also includes a man cave/recreation room with an attached and enclosed 2 car garage. The pond on the property is stocked with bass and bream. The property has a large open field that can easily be fenced and converted into pasture for cattle and horses. There is a small cabin on the property that would make a great guest house or man cave. The property also includes 2 enclosed sheds and 2 open pole barns. Multiple spots on property for wildlife food plots with the area known for its exceptional hunting and abundance of whitetails, turkeys, and other small game. For more information or to schedule a showing, call Gray Goodwin at 205-457-4150.

PARCEL #/ID: 48 30 05 16 0 000 014.000

TAXES: (Call Agent for Details)

ADDRESS:

32602 Highway 10
Sweet Water
Sweet Water, AL 36782

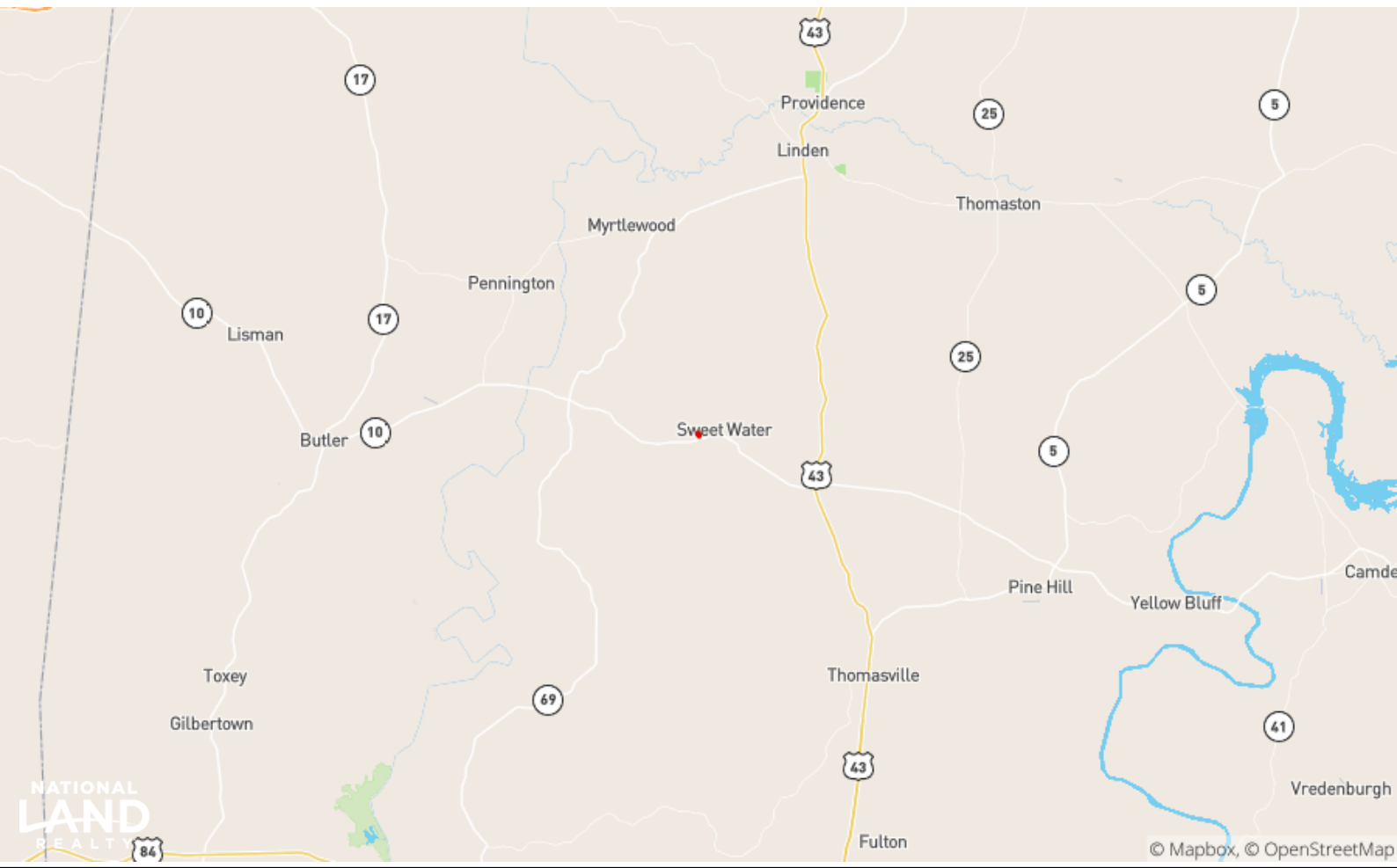


PROPERTY HIGHLIGHTS:

- Private and country setting
- Beautiful custom built 5 bedroom, 3 bathroom home
- Open land for cattle or horses
- Great deer, turkey, and other small game hunting
- Pond stocked for fishing
- Convenient to Sweet Water,
- 15 miles from US Highway 43 Thomasville, AL
- 20 miles from US Highway 10 Butler, AL

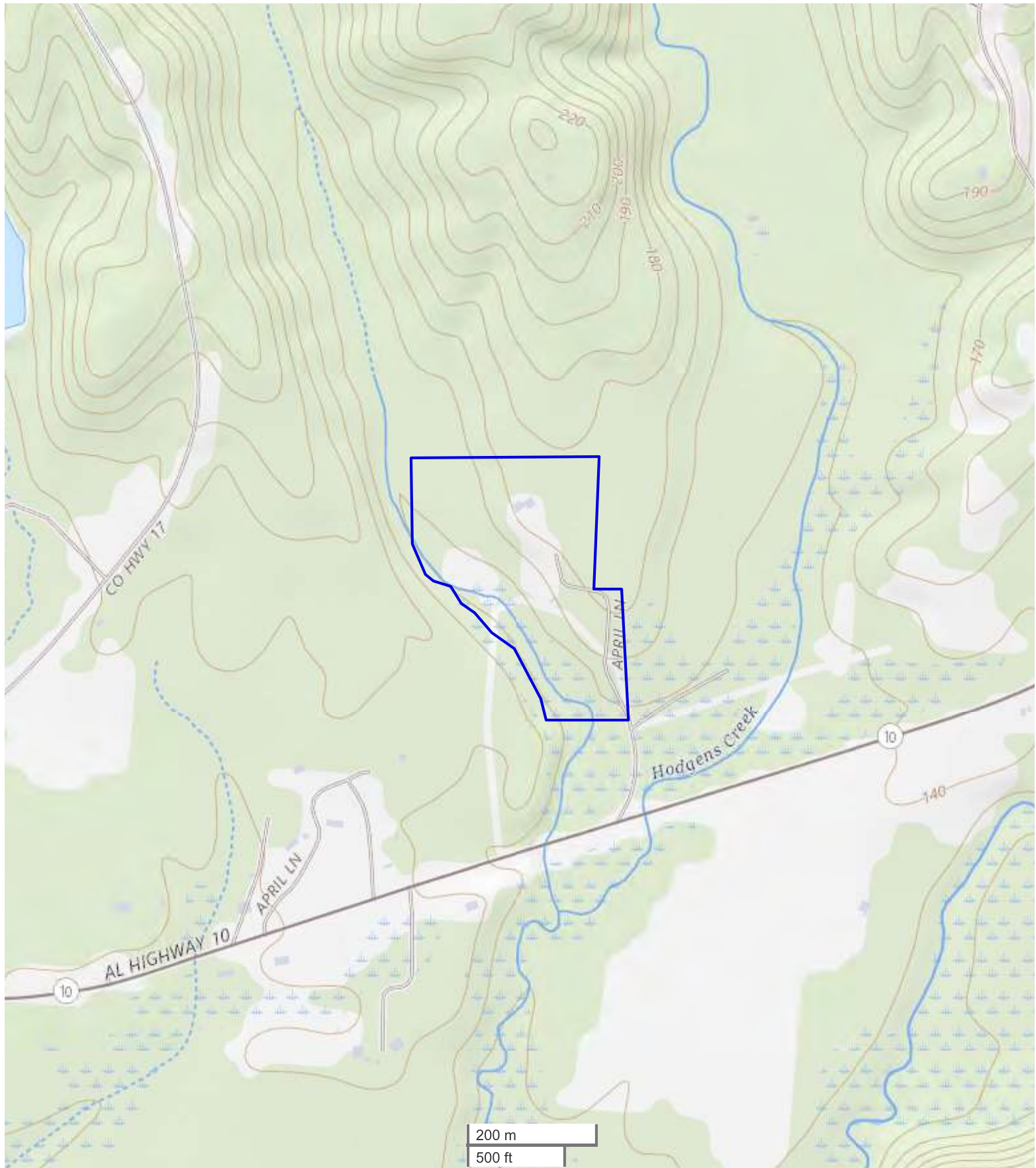
VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=2134766





All boundary lines noted in pictures, aerals 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.**