

**MILTON BRANCH
HUNTING & TIMBER
TRACT**

**63 +/- Acres
Dallas County, AL**

\$89,000

**NATIONAL
LAND
REALTY®**



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OVERVIEW:

This timber and hunting tract is in one of the premier hunting areas in Alabama. 63 acres loaded with timber and deer. Easily accessible with frontage on County Road 44. Milton Branch flows through the property creating great habitat for wildlife. Approx 1 hour and 40 minutes from Birmingham and only 15 minutes west of Selma. Tracts like this are hard to come by.

PARCEL #/ID: 1006130000003000

TAXES: \$85/year (2019)

ADDRESS:

0 County Road 44
Selma, AL 36701

LOCATION:

From Birmingham, take I65 South. Take exit 234, merge into Co Rd 87. Turn right onto Co Rd 22 W. Turn left onto Spring Creek Rd. Turn right to stay on Spring Creek Rd. Turn left onto Shelby St. Turn right onto AL-25 S. Turn left onto AL-25 S. Turn right onto Bibb Co 36. Turn right onto US-82 W. Turn left onto Bibb Co 36. Turn right onto AL-183 S. Turn left onto AL-219 S. Turn right onto AL-14 W. Turn left onto Dallas County 209. Turn left onto Dallas County 44. Go approx 1 mile, property will be on right.



PROPERTY HIGHLIGHTS:

- Hardwood and pine timber
- Area known for great deer hunting
- Paved county road frontage
- Milton Branch flows through property
- Convenient to Birmingham, Tuscaloosa, Montgomery and Selma.

LEGAL DESCRIPTION:

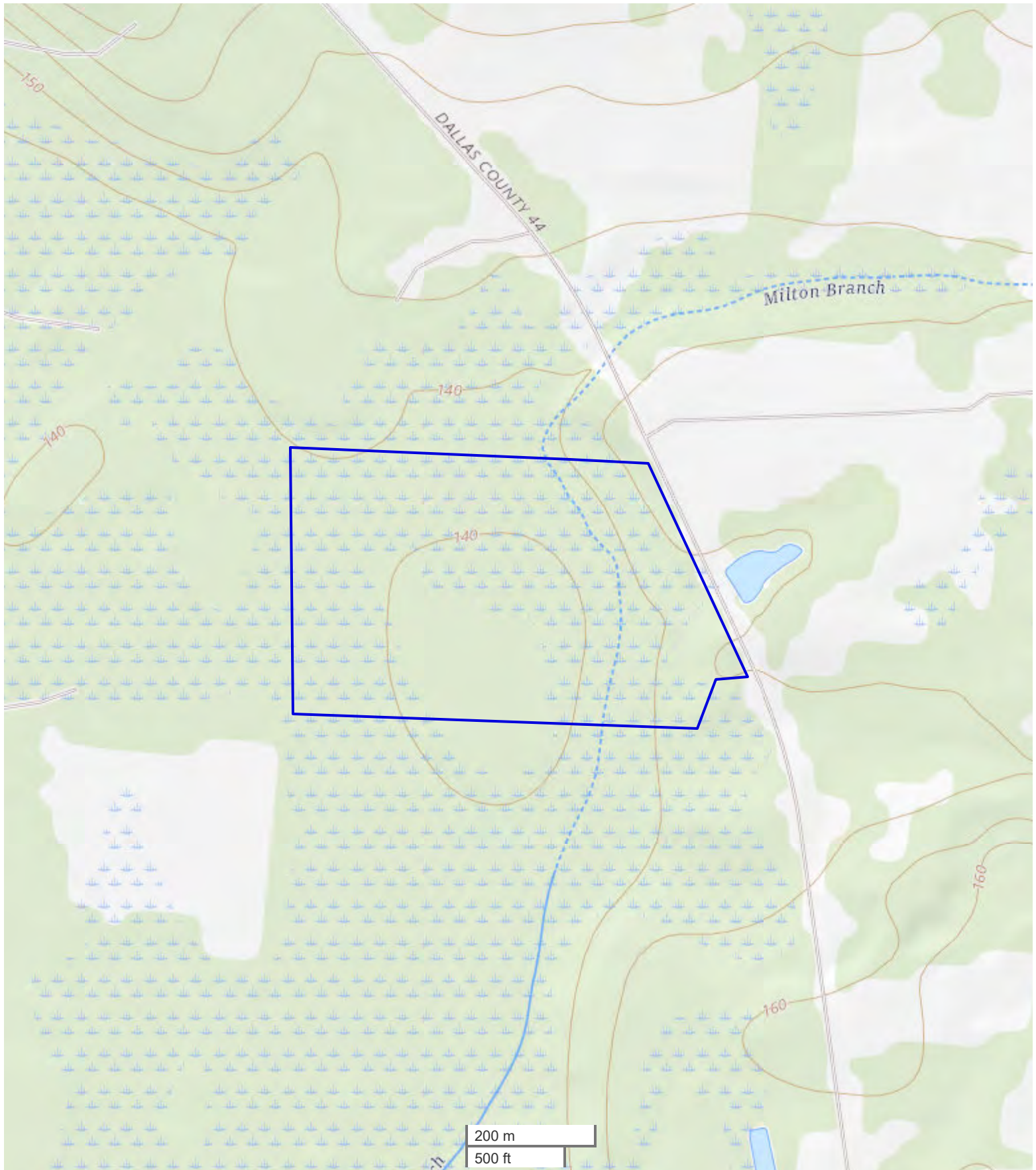
63 AC ALL OF SW OF NW/4 LYING W OF OLD CRAIG FERRY RD LESS 1.7 AC IN SE COR THEREOF S13 T17N R09E DB 1116 PG 654 DB 1492 PG 327

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=1516125







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



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.**