

**CEDAR GROVE
TRACT**
653 +/- Acres
Bibb County, AL
\$693,000

**NATIONAL
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REALTY®**



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OVERVIEW:

Excellent hunting, recreation and timber investment tract in the Cedar Grove community situated just south of Vance and west of West Blocton, AL. The property has a great interior road system and several food plots. Topography is rolling with nice hardwood draws that are loaded with an array of mast producing oaks including nice stands of white oaks. Timber was harvested about 3 years ago and regenerating naturally. This tract is very isolated and surrounded by large land owners and timber companies. Strong deer numbers and abundant deer signs! This tract would make a great land and timber investment. For more information call Adam Aderholt at 205.410.2699. Shown by Appointment Only.

PARCEL #/ID: 4092900000060000, 4082800000040000, 12030500000010000, 12030600000030000

TAXES: (Call Agent for Details)

ADDRESS:

0 Serty Boyd Road
West Blocton, AL 35184



PROPERTY HIGHLIGHTS:

- Excellent Hunting
- Great Land And Timber Investment
- Creek Frontage
- Nice Hardwoods
- Rolling Topography
- Excellent Interior Road Network

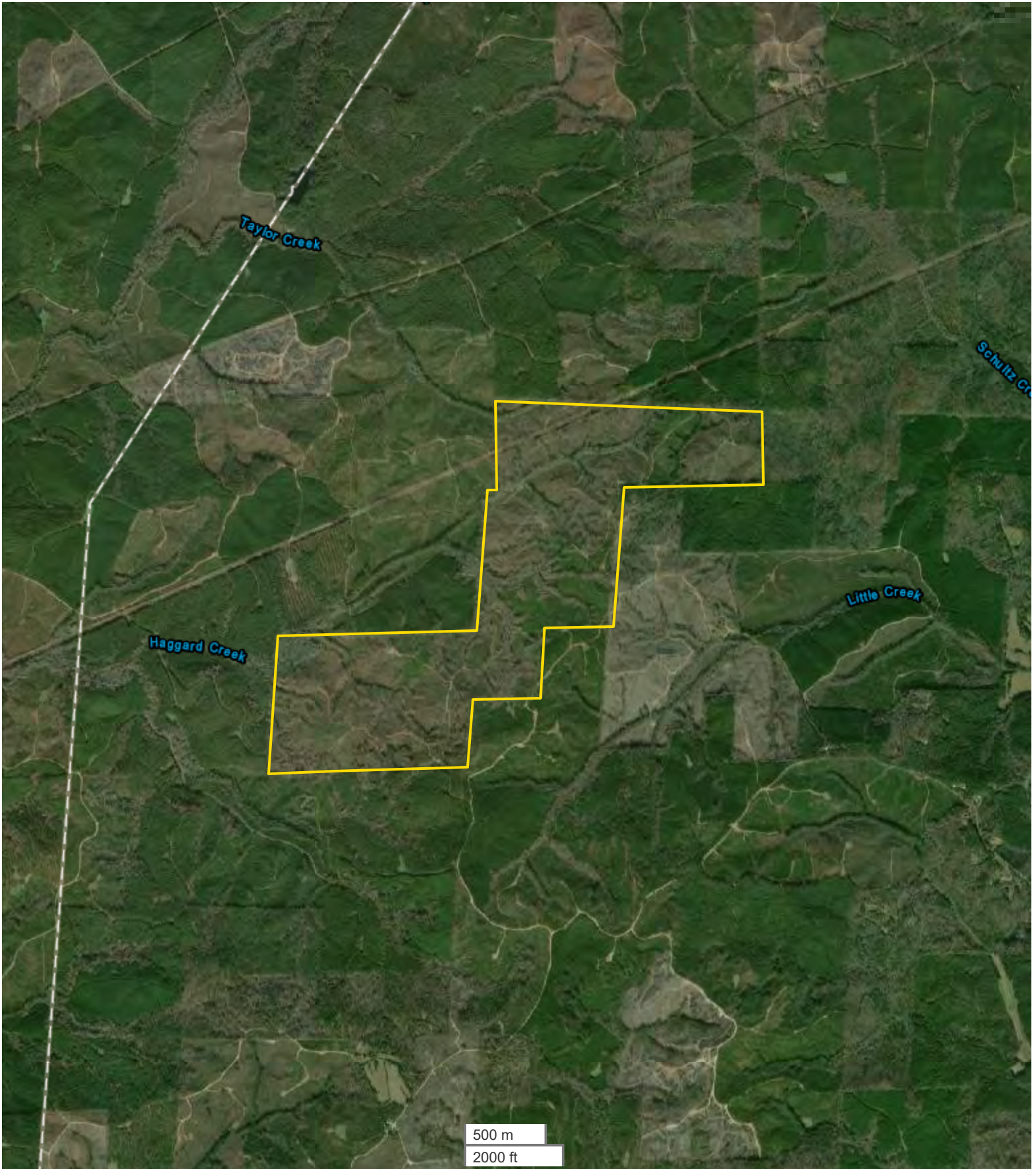
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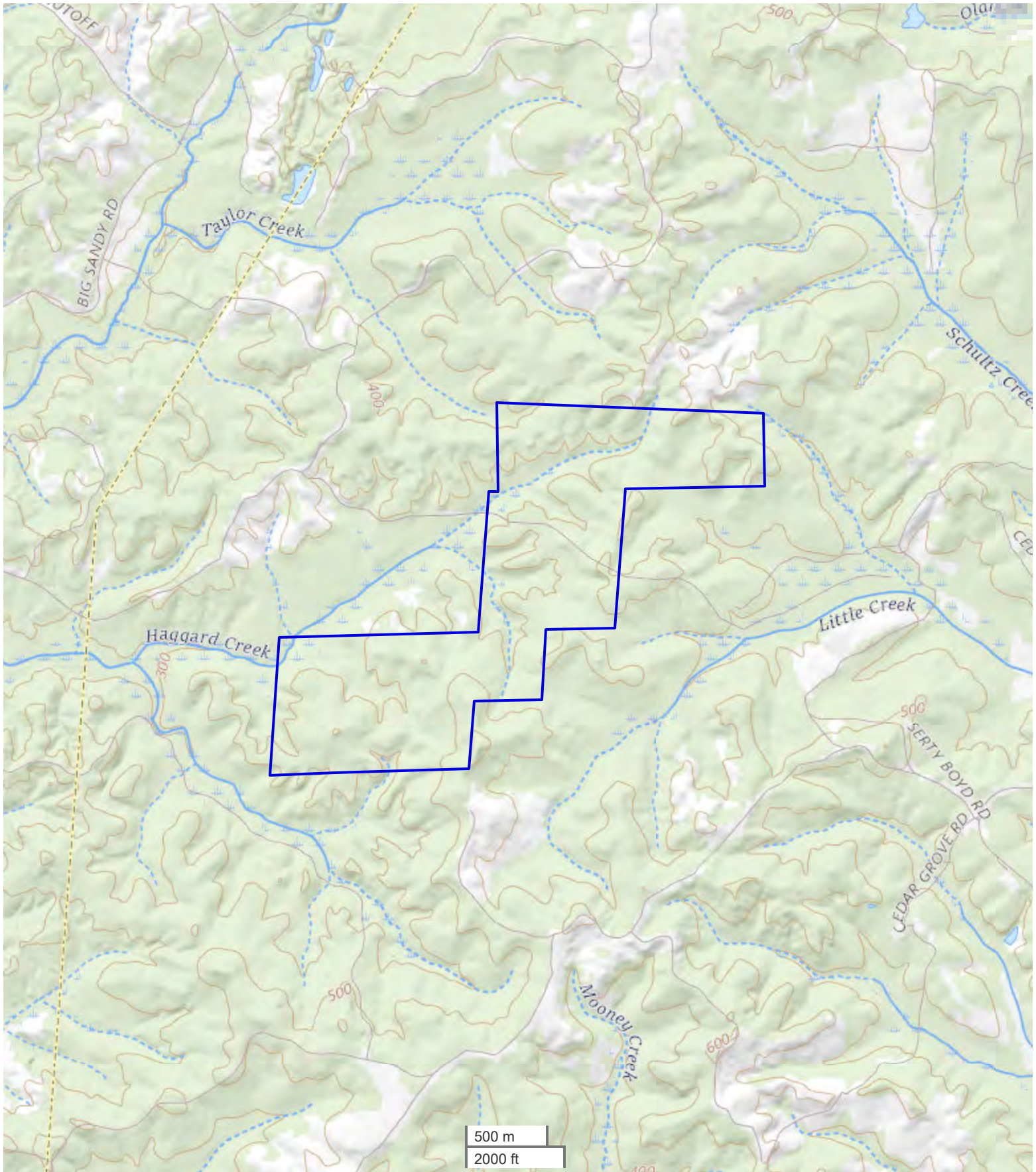
Only 15 minutes from Mercedes. Call for Directions.
Shown by Appt Only.

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=1969805













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.**