

**ALABAMA RIVER
PLANTATION
INVESTMENT
640 +/- Acres
Montgomery County, AL
\$1,920,000**

**NATIONAL
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REALTY®**



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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:

640 +/- acres of row crop farming, hunting/fishing recreation and real estate investment. The property's topography consists of elevations ranging from 140/ft to 130/ft in the crop land area and 130/ft in the timbered areas and 125/ft along drains and the Alabama River. Soil types in the crop land area consists of Congaree and Wickham silt loam. These soils are well suited for row crop production. This area is currently in traditional row crop rotation with cotton and corn. The lower timbered area consists of Chewacla silt loam soils. These soil types are good for hardwood timber production and limited for crop production. This area is currently in some crop land and bottomland hardwoods. In the low-lying, more frequently flooding areas, ground consists of Una Clay. This area is mostly in oxbow ponds and swamps along the Alabama River and drains. The entire property is in the 100 year flood plain. Call Jerry Joe Ingram for more information at 334-300-4273

PARCEL #/ID: 0308340000002.000, 1102030000001.000, 1101020000002.000, 0307350000005.000, 0308330000006.000, 0308330000005.000, 0308330000004.000

TAXES: (Call Agent for Details)

ADDRESS:

0 River Road
Montgomery, AL 36113



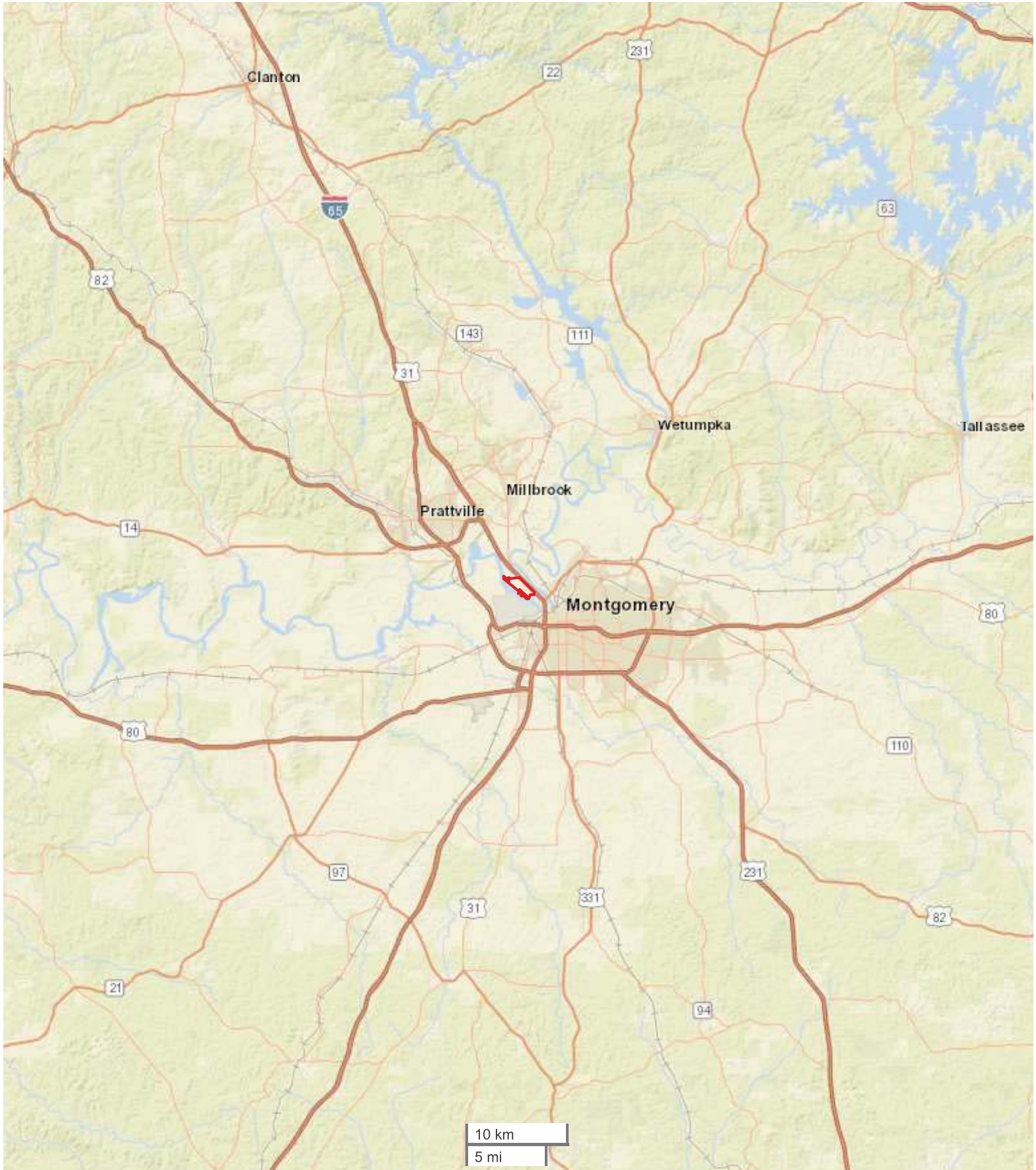
PROPERTY HIGHLIGHTS:

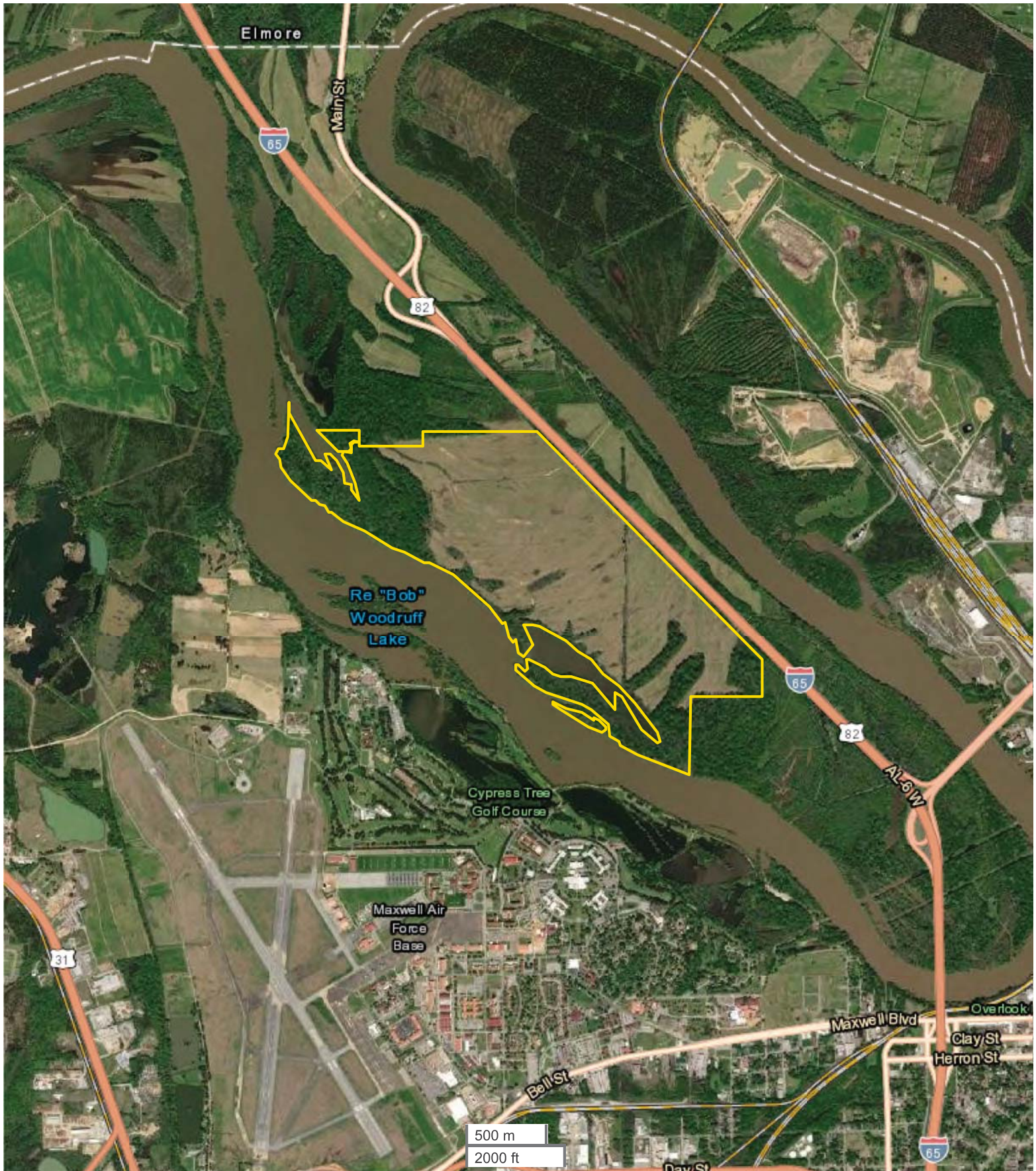
- Great location nestled in between Downtown Montgomery 2 miles to the south and the Prattville, Cobbs-Ford Rd. 5 miles to the north fronting I-65 and the Alabama River.
- 382 +/- acres of income producing open improved row crop land that has good soil types for most agriculture crops.
- 257 +/- acres of natural hardwood timber provides excellent hunting and diverse wildlife habitat such as mast producing hardwoods, food plots and frontage along the Alabama River and oxbow ponds adds to the overall recreational value to the property.
- Over 3 miles of water frontage along the Alabama River and back water sloughs for a great recreation resource.
- Conservation easement to preserve and maintain the agriculture and wildlife integrity.

VIEW FULL LISTING:

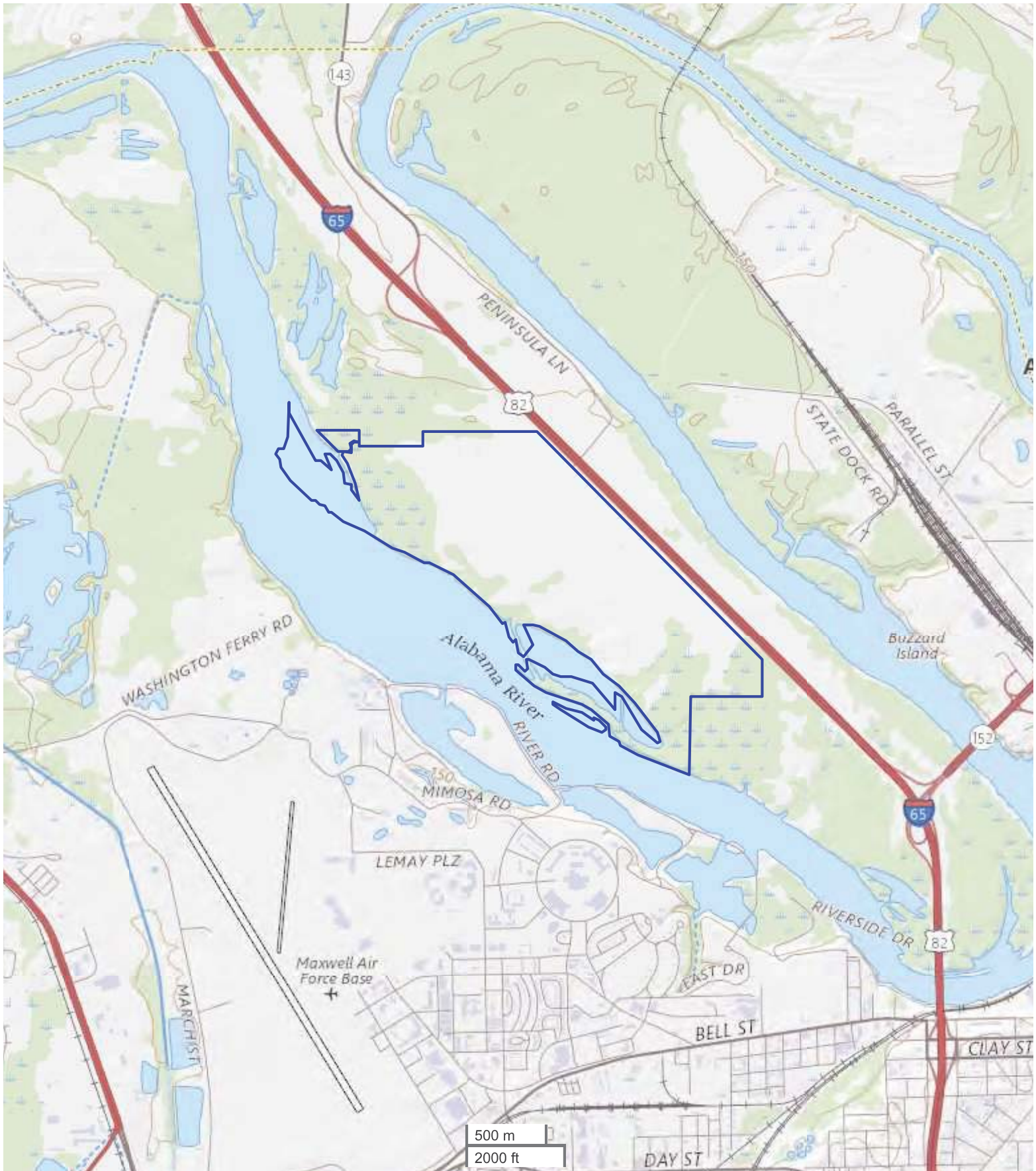
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All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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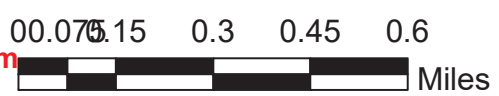


River Plantation LLC.
Montgomery Co. Al.
641+/- GIS Acres

- Timber 257+/-acres
- Food Plot 2+/-acres
- Row Crop 382+/-acres



Map Prepared By Jerry Joe Ingram
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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.**