

**PLEASANT GROVE
FARM**
16 +/- Acres
Jefferson County, AL
\$250,000

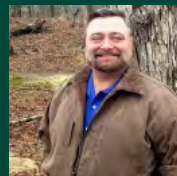
**NATIONAL
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FOR SALE
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205.240.3982
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+/- ACRES

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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:

If you have ever dreamed of having a Blue Grass horse farm and didn't think you could afford it or couldn't move to Kentucky, here is your opportunity. This farm has 17 acres of gentle rolling fenced pasture with an amazing 10 stall, steel-framed, concrete-floored barn that would be the envy of any thoroughbred operation. There are 2 separate detached 4 car garages, a huge storage barn, and a grooming station. There are multiple nice home sites including one in the center of the farm commanding a beautiful view of the entire place, making it the perfect place for your dream home. All of this is just minutes from downtown. This part of Pleasant Grove was a quiet retirement community of ranch style homes, however when the tornados of 2011 hit, many of those ranch homes were replaced with large \$350K to \$500K homes. If you are looking for a quiet place of your own or to develop an estate horse community with great infrastructure already in place, this is it. This is a must see.

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TAXES: (Call Agent for Details)



PROPERTY HIGHLIGHTS:

- Almost \$200K in infrastructure improvement already in place
- Awesome Investment Opportunity
- Quiet Neighborhood
- Close Proximity to Town
- Very Motivated Seller

LEGAL DESCRIPTION:

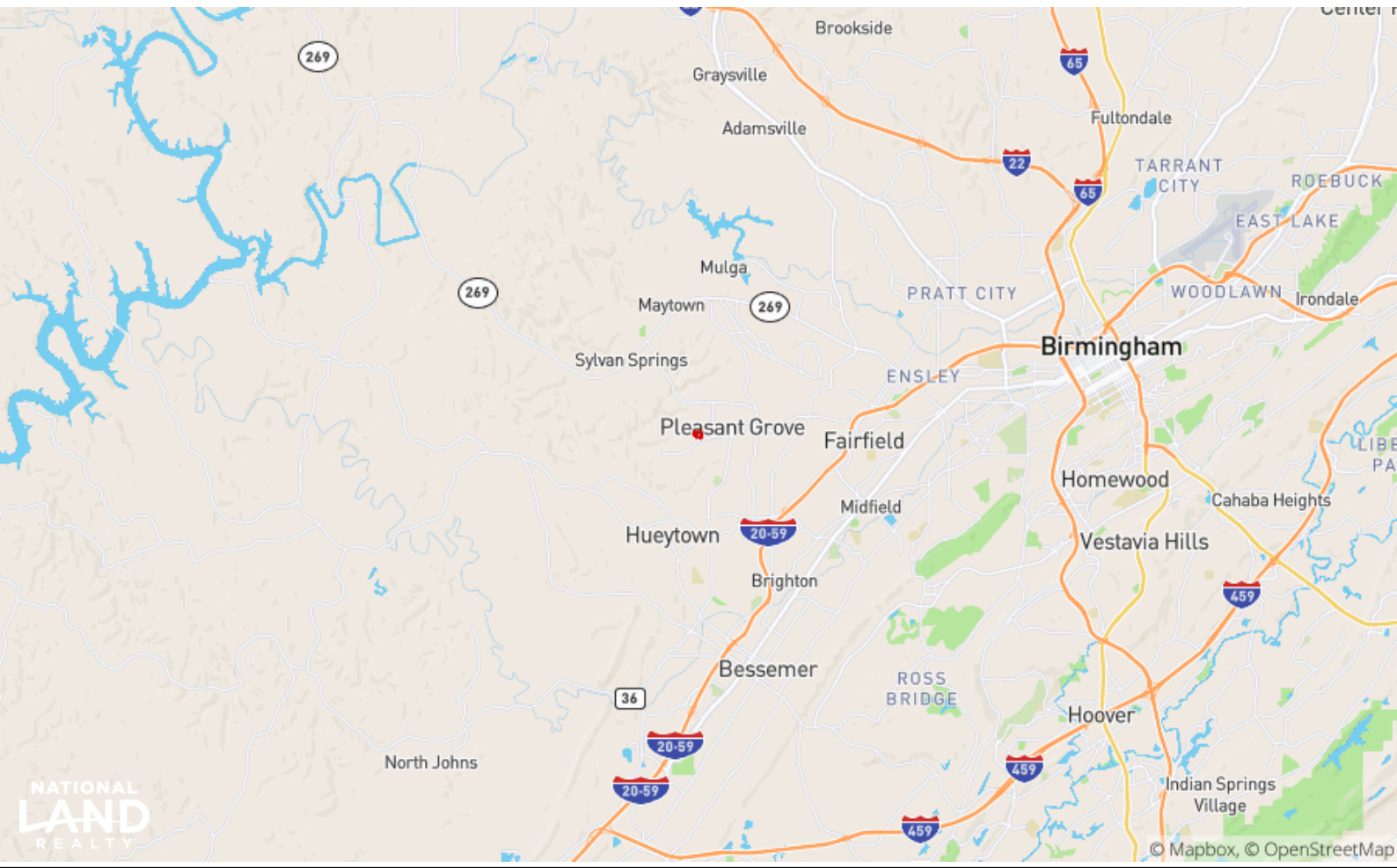
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LOCATION:

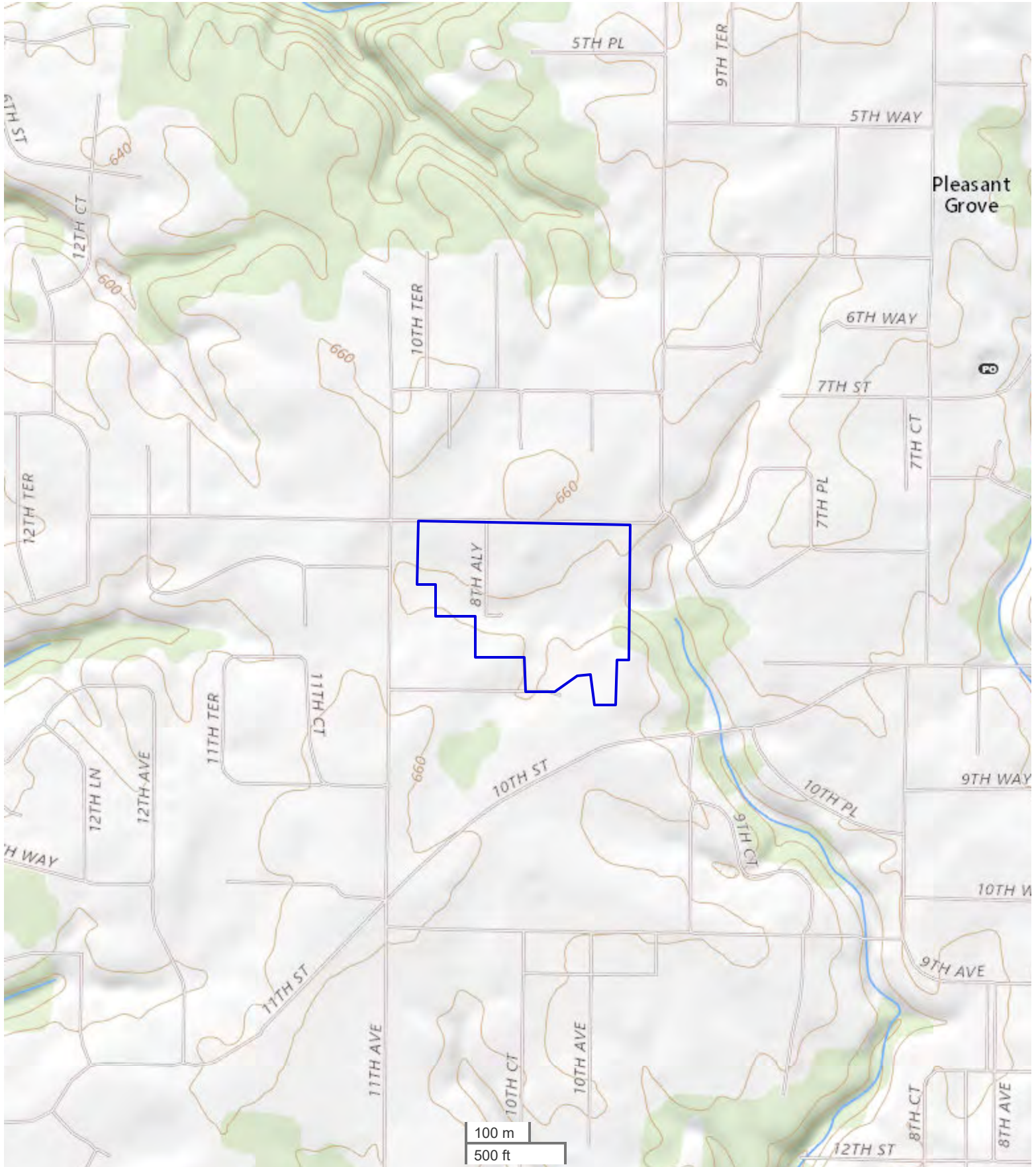
Hwy 20 to Hueytown to Alison Bonnet to Forrest Rd.
to 8th st. to prop

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=2090101

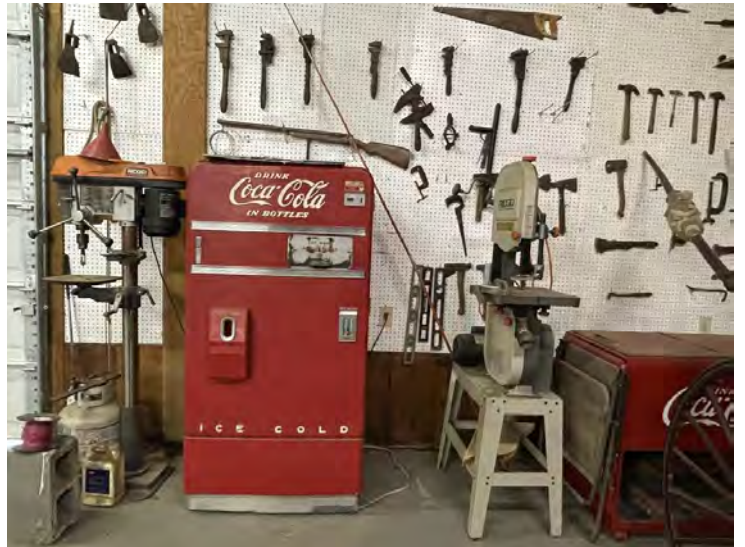












REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

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.**