

**NORTH JOHNS  
HOMESITE TIMBER  
TRACT 2**

**52.35 +/- Acres  
Jefferson County, AL  
\$86,378**

**NATIONAL  
LAND  
REALTY®**



**NATIONAL  
LAND  
REALTY®**

**National Land Realty**  
308 Montgomery Highway  
Suite A  
Vestavia Hills, AL 35216  
[www.NationalLand.com](http://www.NationalLand.com)



**John Ross Havard**  
Office: 205.300.5007  
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Fax: 864.331.1610  
[Jrhavard@nationalland.com](mailto:Jrhavard@nationalland.com)

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:

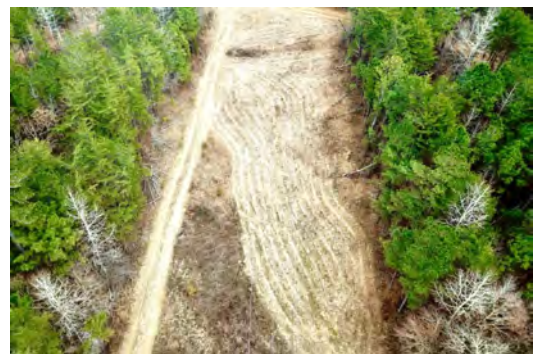
This secluded property is an excellent example of a small timber investment and hunting tract that could double as a potential rural home site. The property is accessed by a gravel drive with a non-exclusive easement for access. There is a small community just across the north boundary indicating close proximity to utilities if you are looking to build. The property has established food plots and internal roads and is covered in merchantable natural pine and hardwood that continues to grow every year. The property is bordered on the south by a conservation area that will never be developed. Even though it seems like you are in the middle of nowhere, you can be in downtown Birmingham or Tuscaloosa in less than 45 minutes. If you are looking for something larger or smaller, there are 3 additional tracts for sale adjoining this one. Call John Ross Havard (205) 300-5007 today for more information or to schedule a tour!

**PARCEL #/ID:** 3600260000019.000

**TAXES:** (Call Agent for Details)

#### ADDRESS:

0 Sumpter Road  
North Johns, AL 35006





## PROPERTY HIGHLIGHTS:

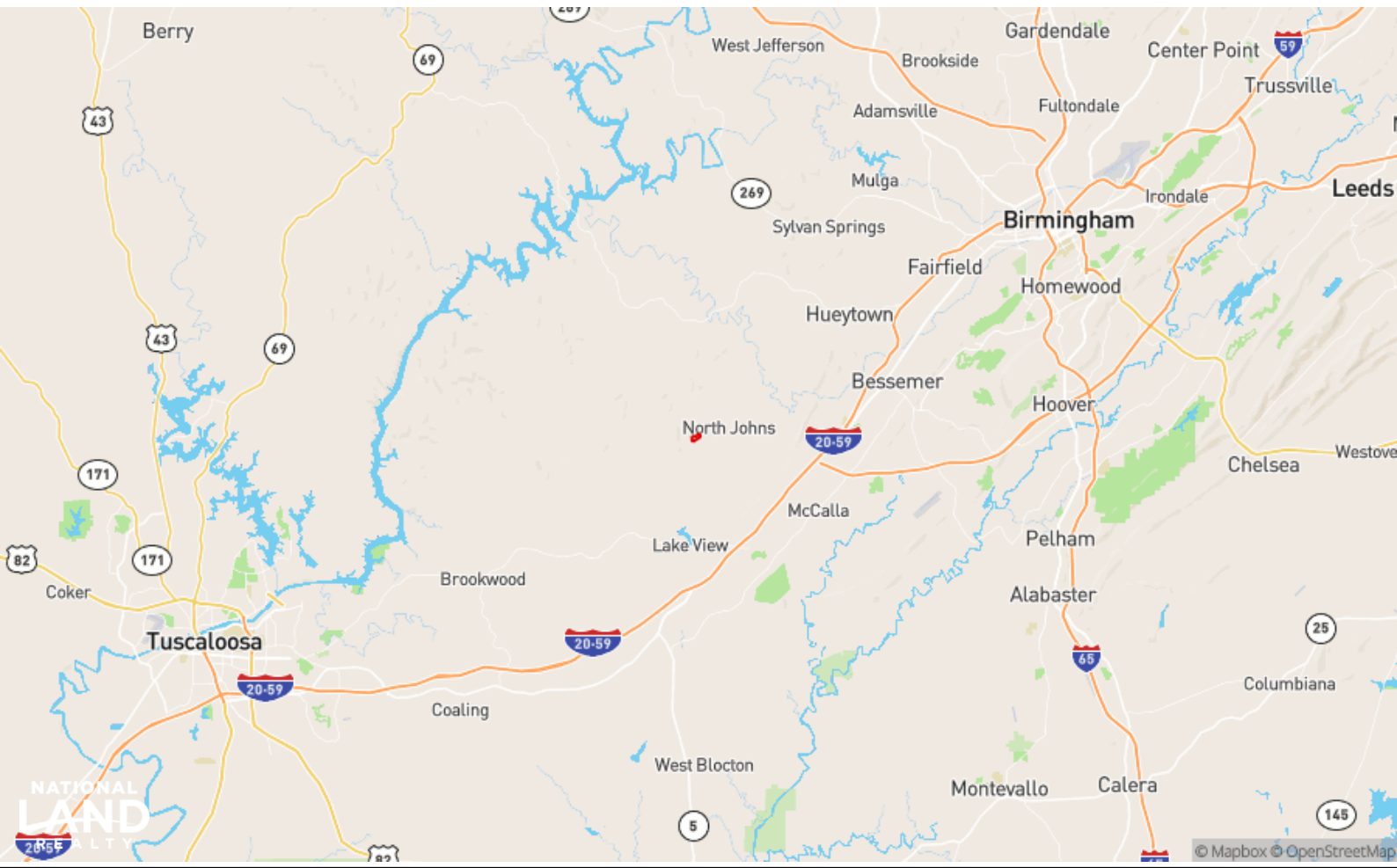
- Mixed merchantable timber
- Existing roads and trails throughout
- Established food plots
- Secluded but convenient to the Birmingham and Tuscaloosa
- Additional tracts available

## LOCATION:

Call listing agent for directions.

## VIEW FULL LISTING:

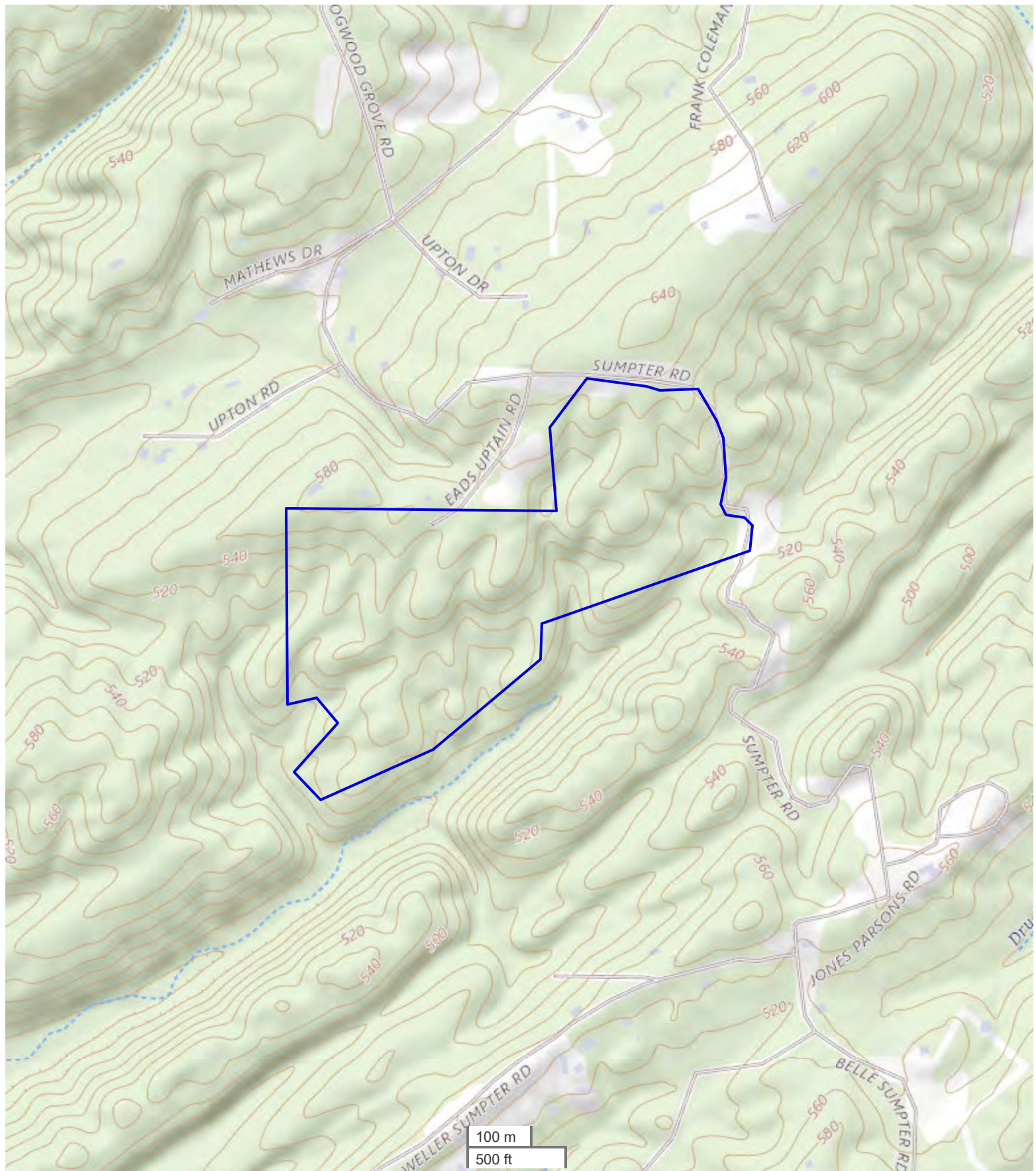
[www.nationalland.com/viewlisting.php?listingid=2197664](http://www.nationalland.com/viewlisting.php?listingid=2197664)















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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.**