

**LITTLE INDIAN
CREEK TRACT**
280 +/- Acres
Tuscaloosa County, AL
\$280,000

**NATIONAL
LAND
REALTY®**



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The information herein is from sources deemed reliable, however the accuracy is not guaranteed.
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OVERVIEW:

Excellent priced hunting and recreation property only 35 miles from downtown Tuscaloosa and 25 miles from Jasper, Alabama. Good access with multiple access points utilizing gas well roads with Browntown Road dead ending onto the northern boundary road. The property consists of rolling to hilly topography with wide ridges and a beautiful rocky bottom creek ravine along Little Indian Creek, which traverses through the property for over 6,000 feet. A nice variety of timber with a two year old and 15 year old planted pine stands. There are three active gas wells on the property with excellent maintained all-weather roads. Historically big bucks have been taken in this area and when previewing the property I saw a quail covey on the edge of one of the roads. This tract would be ideal for a nice recreation tract with a long term timber investment. Call Adam Aderholt for more information!

PARCEL #/ID: 01-01-11-0-000-001.000, 29-01-02-0-000-019-0000, 29-01-01-0-000-011-0000

TAXES: (Call Agent for Details)

ADDRESS:

0 Browntown Road
Oakman, AL 35579



PROPERTY HIGHLIGHTS:

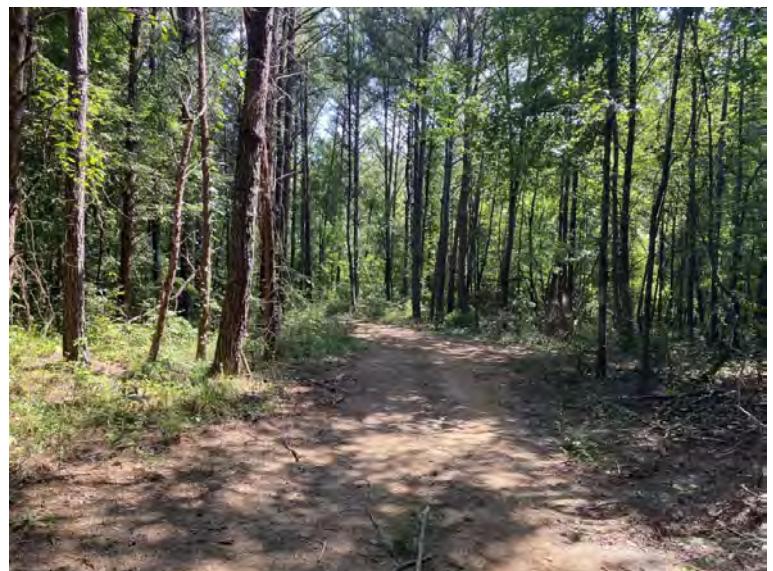
- Over 6,000 Feet Of Creek Frontage
- Rolling Terrain
- Beautiful Views
- Diverse Timber
- Excellent Hunting
- 35 Miles From Downtown Tuscaloosa

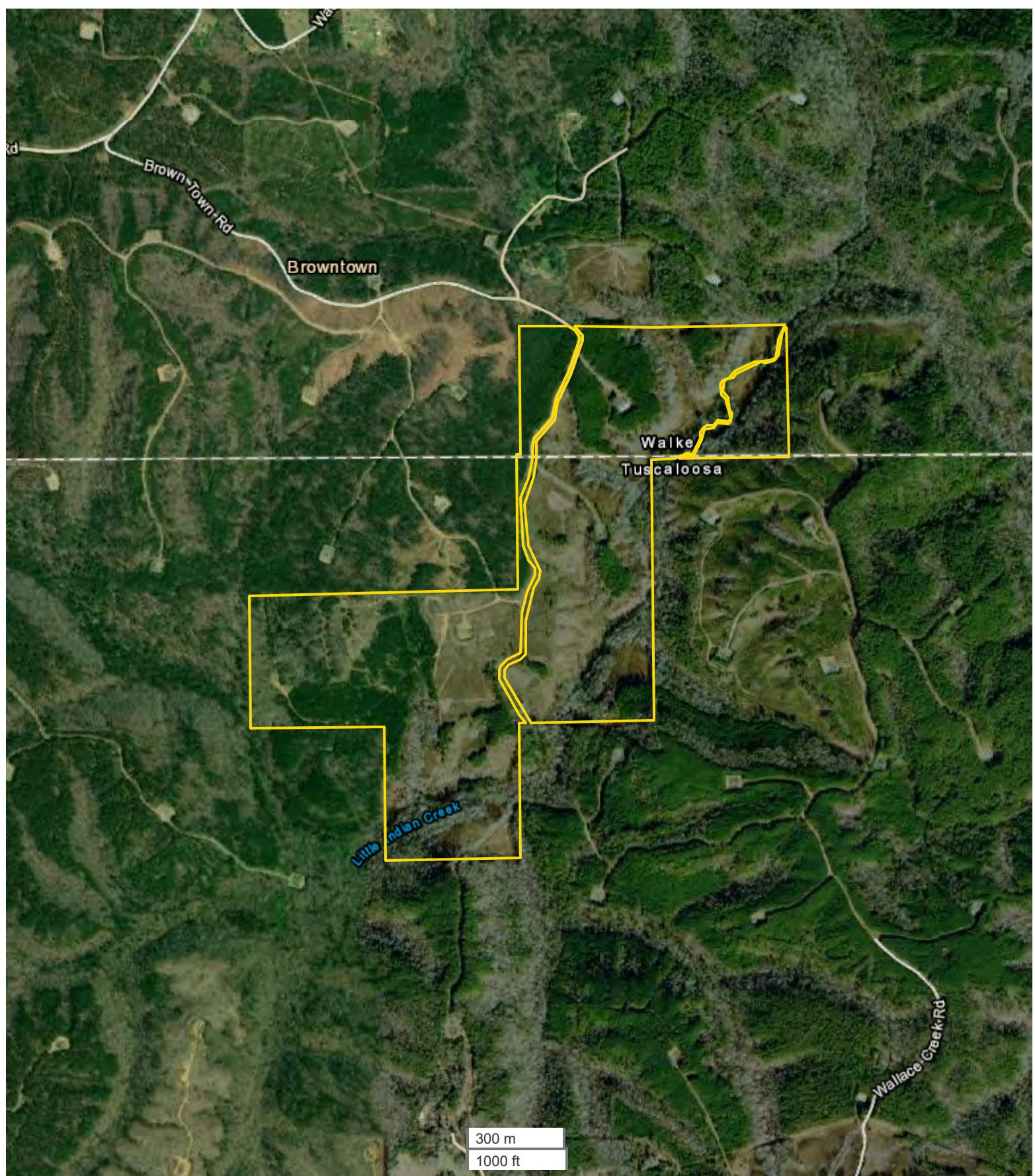
LOCATION:

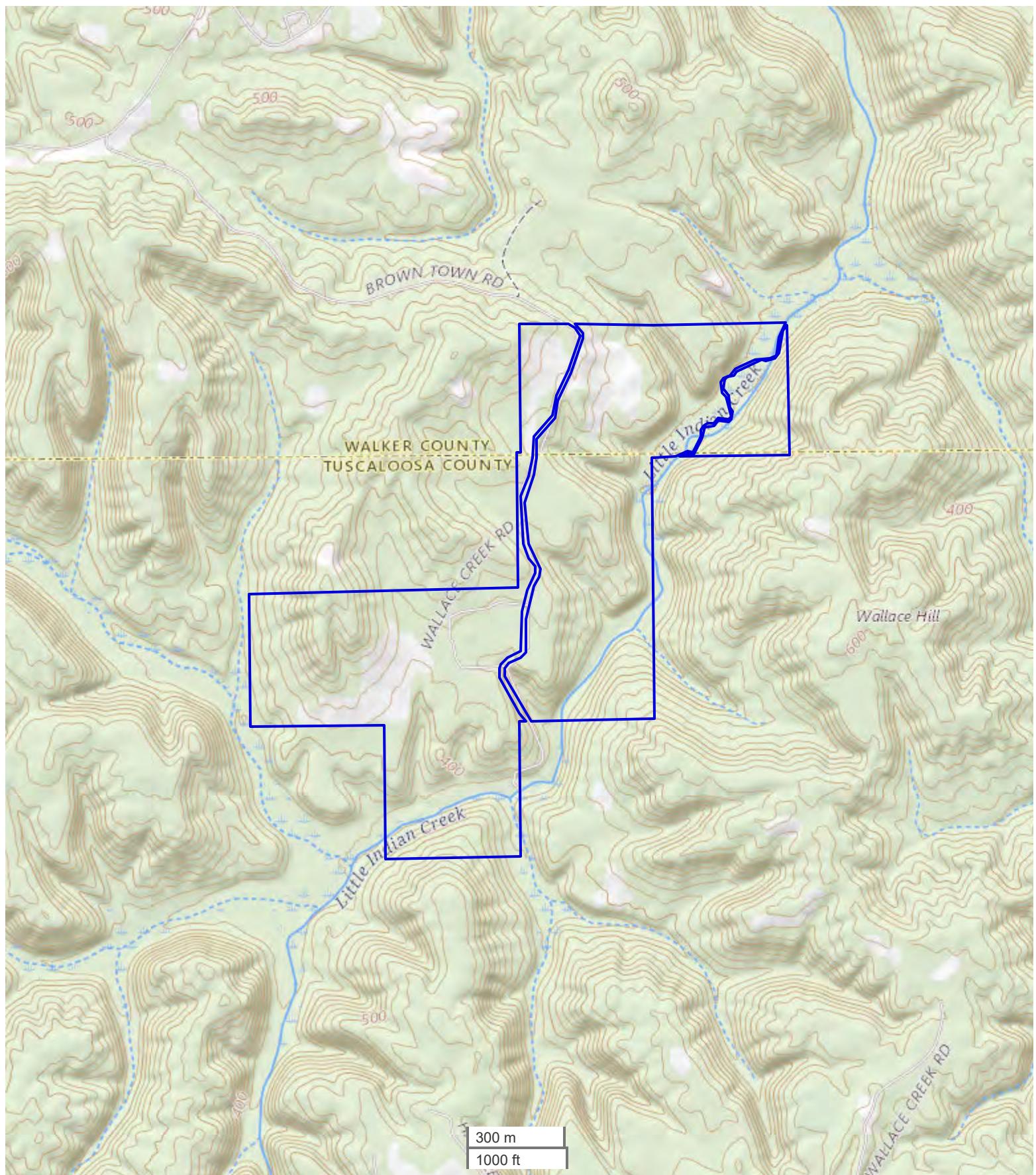
From Tuscaloosa, take HWY 69 North towards Jasper. Turn right onto Wallace Ferry Road (T's Corner Gas Stations is at Turn). Go 1/2 mile and turn left onto Tutwiler Road. Travel one mile and turn right onto Browntown Road. Travel one mile and Browntown Road will dead end at property.

VIEW FULL LISTING:

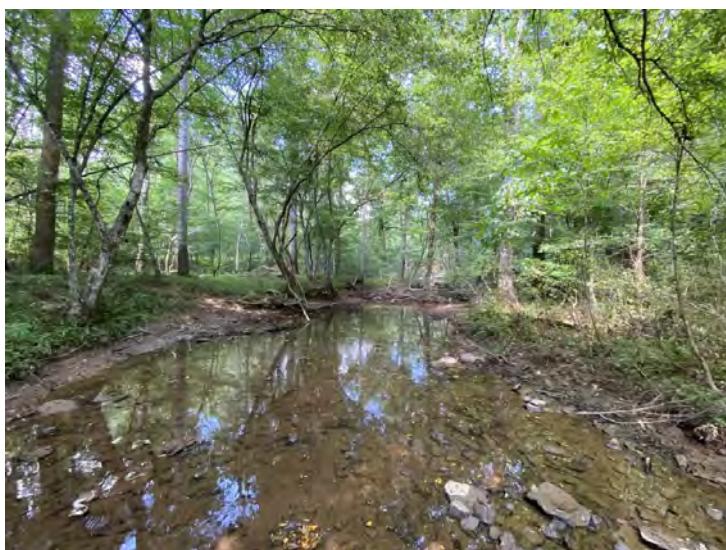
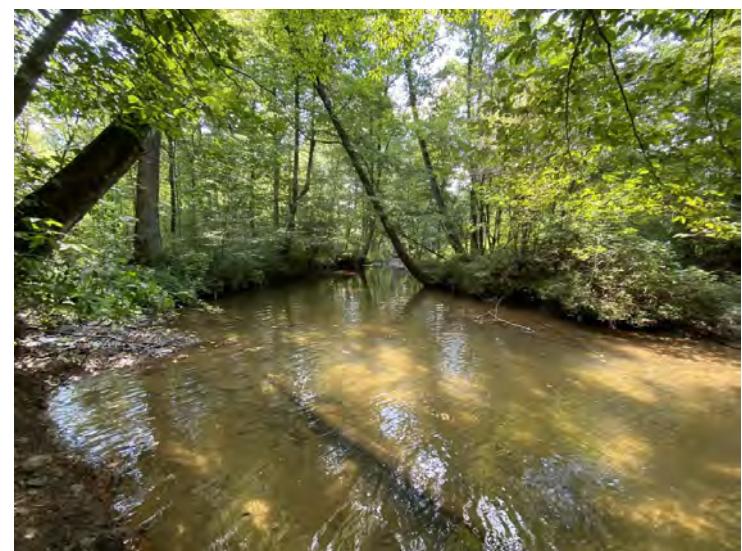
www.nationalland.com/viewlisting.php?listingid=1740457

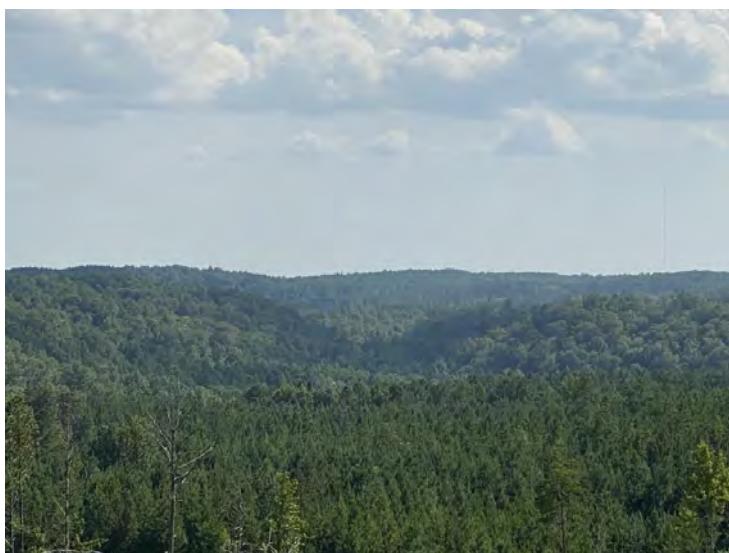






All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.







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