

**STARLING ROAD  
FAMILY RECREATION  
TRACT**

**140 +/- Acres**

**Hale County, AL**

**\$674,000**

**NATIONAL  
LAND  
REALTY®**



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LAND  
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**National Land Realty**  
2809 8th Street  
Tuscaloosa, AL 35401  
[www.NationalLand.com](http://www.NationalLand.com)



**Allan Hixon**  
Office: 205.343.2110  
Cell: 205.799.1422  
Fax: 205.343.2144  
[Ahixon@nationalland.com](mailto:Ahixon@nationalland.com)

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### OVERVIEW:

If you are looking for a family getaway tract for hunting, riding ATVs, or just relaxing, this tract is hard to beat. It would also be a great game day tract for football weekends. It is located less than an hour from Tuscaloosa and less than an hour and a half from Birmingham, with gated access off of Starling Road. A nice camphouse with a very private setting is located in the middle of the property. Most of the property consists of a mix of mature pine and hardwood timber, and Sparks Creek runs through the property, providing a year-round water source for the wildlife. This tract offers great hunting with several wildlife food plots already in place, and a very good internal road system makes it easy to get to all your favorite hunting spots, or to just enjoy family ATV rides. There is also a shed to keep your tractor, ATV, and other equipment out of the weather. This property is shown by appointment only. For more information or to schedule a showing, call Allan Hixon at 205-799-1422

Listing provided by: Robinson Real Estate.

**PARCEL #/ID:** 0902040000012000,  
0902040000013000,0903050000008000, 092040000011000

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





## PROPERTY HIGHLIGHTS:

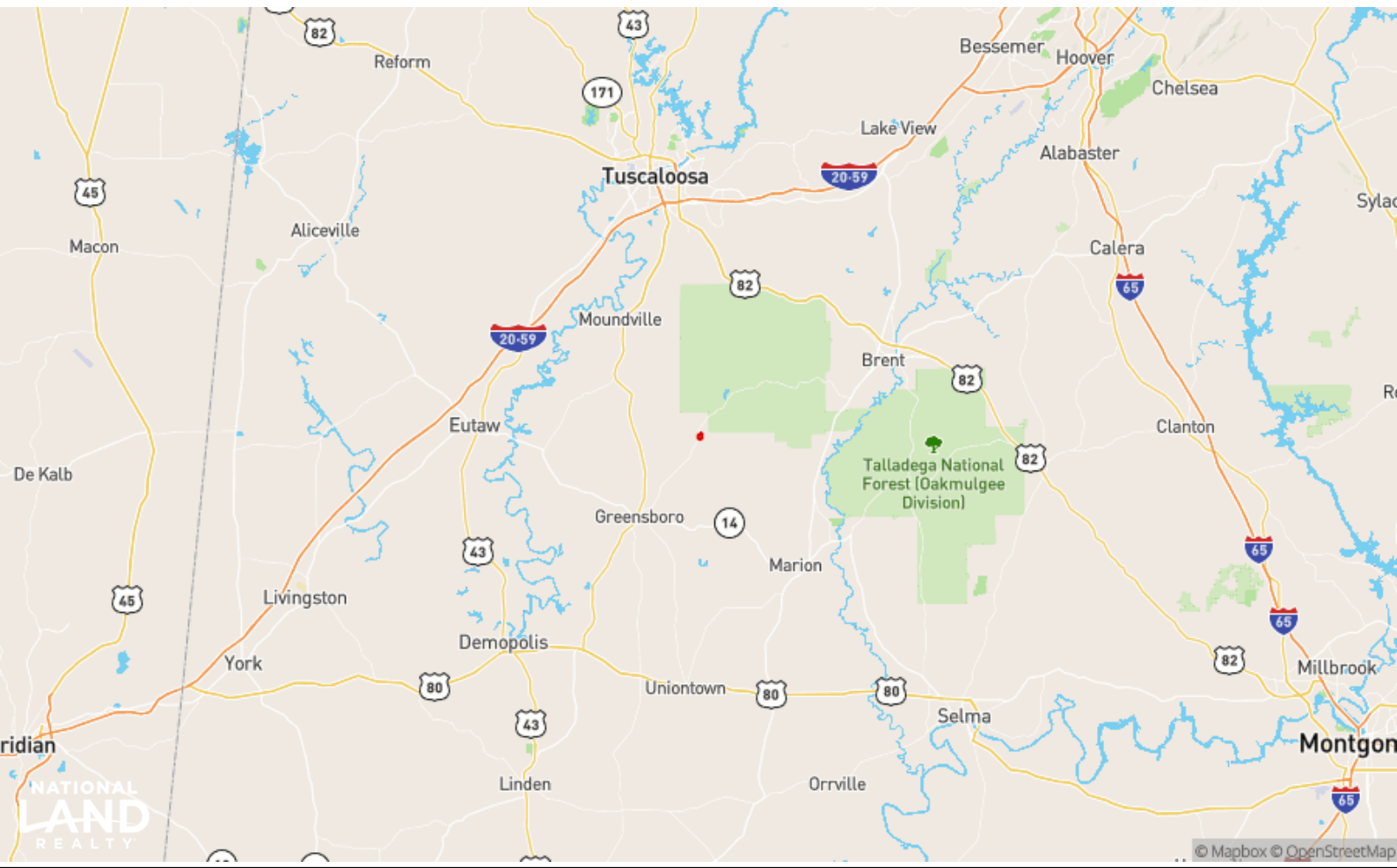
- Great family getaway tract
- Less than an hour from Tuscaloosa and less than an hour and a half from Birmingham
- Gated access of Starling Road
- Very private camphouse in the middle of the tract
- Mix of mature pine and hardwood timber
- Sparks Creek runs through the property
- Several Wildlife food plots for great hunting
- A very good internal road system
- Great for riding ATVs
- Comes with a shed for all your equipment

## LOCATION:

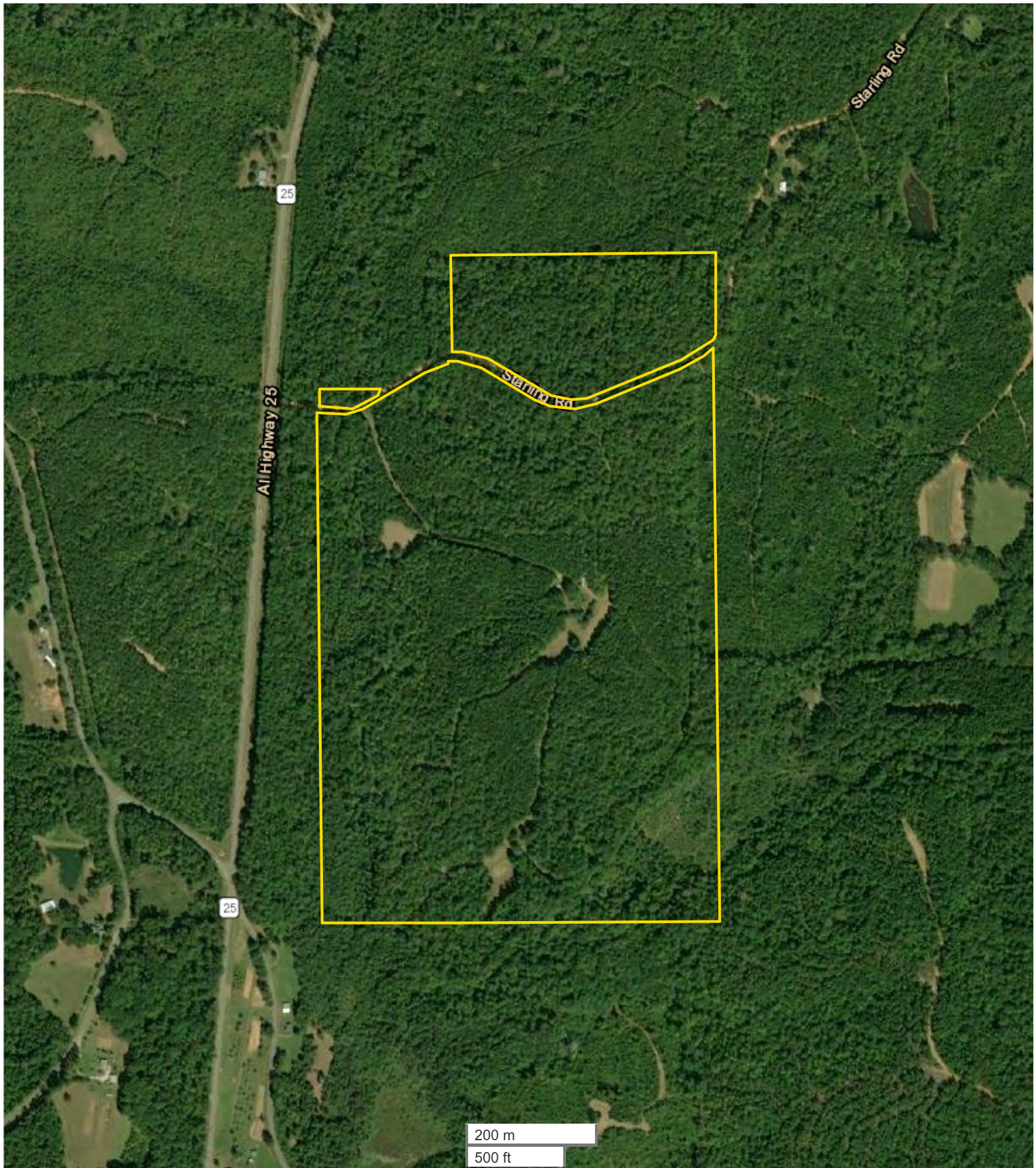
Call agent for directions.

## VIEW FULL LISTING:

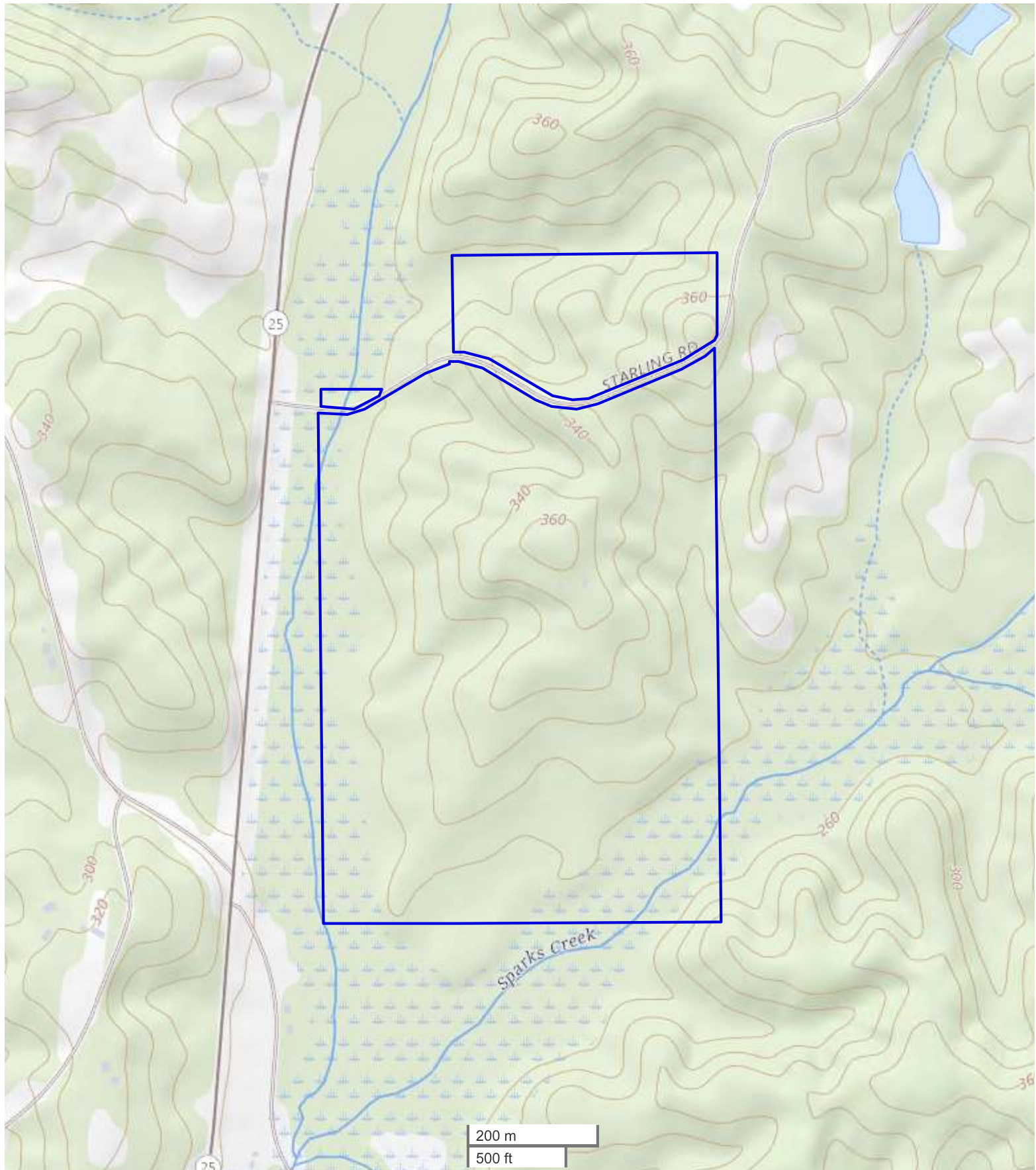
[www.nationalland.com/viewlisting.php?listingid=2201799](http://www.nationalland.com/viewlisting.php?listingid=2201799)

























**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.**