

**KALI OKA ROAD  
CHICKASAW CREEK  
LAKEFRONT HOMES WITH  
ACREAGE  
50 +/- Acres  
Mobile County, AL  
\$695,000**

**NATIONAL  
LAND  
REALTY®**



**National Land Realty**  
9 N. Conception St.  
Mobile, AL 36602  
[www.NationalLand.com](http://www.NationalLand.com)



**Tom Leatherbury, Jr.**  
Office: 855.657.5263  
Cell: 251.422.5643  
Fax: 888.672.1810  
[Tleatherbury@nationallandrealty.com](mailto:Tleatherbury@nationallandrealty.com)



**Clint Flowers, ALC**  
Office: 855.657.5263  
Cell: 251.387.0787  
Fax: 888.672.1810  
[cflowers@nationalland.com](mailto:cflowers@nationalland.com)

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### OVERVIEW:

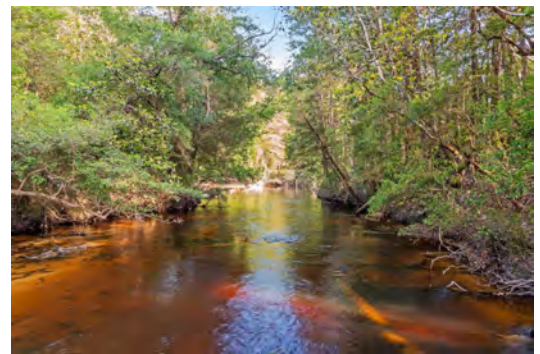
This unique waterfront retreat offers a bit of everything for the outdoorsman. 6 ponds surrounding the homes provide great fishing opportunities in-addition to the abundant wildlife that roam this sanctuary. Over 2,500' of Chickasaw Creek meanders the east boundary and 970' of Silver Creek bisects this tract to create the ultimate waterfront environment. Potentially serving as a fulltime residence, weekend getaway or wedding venue, this oasis is sure to impress. Two homes allow for fulltime living or provide ample space to spread out and/or entertain friends at your weekend getaway. The newer home is 4 bed 2 bath 1,800sqft with large front and back porches. The existing home sitting nearby is 3 bed 2 bath 1,700sqft with a nice covered front porch and a carport off the back. There is a older bait shop and a storage shed for your tools, kayaks and buggies. Located minutes from Saraland's great schools, shopping, Interstate 65 and just 20 minutes from downtown Mobile. Shown by appointment only. Contact Tom Leatherbury, Jr or Clint Flowers, ALC at 855.NLR.LAND for more information.

**PARCEL #/ID:** 1805210000002.XXX, 1805210000006.XXX, 1805210000006.001, 1805210000009.001

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

### ADDRESS:

11100 Kali Oka Road  
Eight Mile, AL 36613



## PROPERTY HIGHLIGHTS:

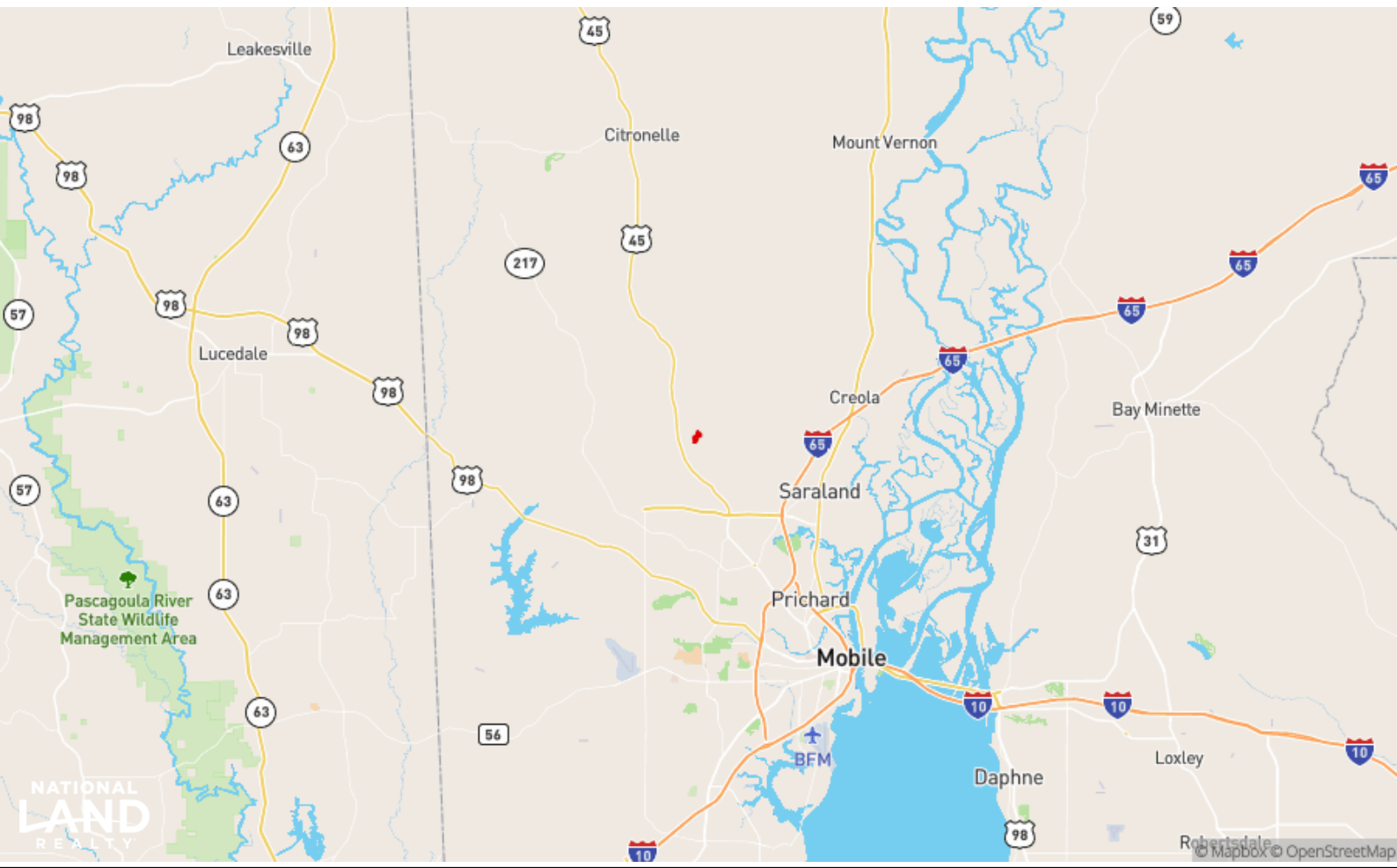
- Newer 4 Bed 2 Bath 1,800+/- sqft Home
- Existing 3 Bed 2 Bath 1,700+/- sqft Home
- 6 Ponds
- 2,500'+ Chickasaw Creek Frontage
- 970'+ Silver Creek Frontage
- Paved Road Frontage on Kali Oka Road
- Internal Road System
- Established Food Plots
- Whitetail Deer
- Turkey
- Waterfowl
- Small Game
- Fishing

## LOCATION:

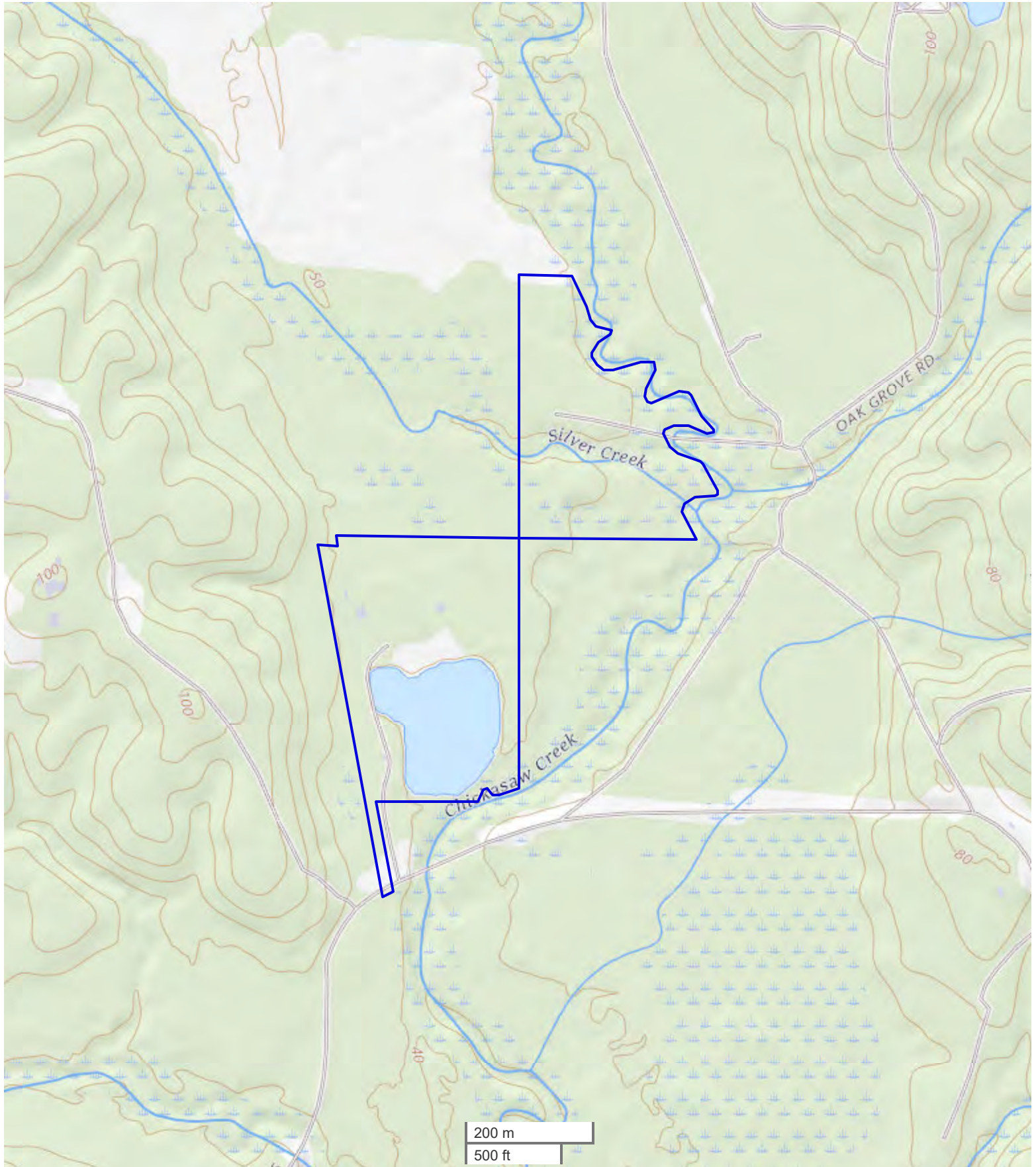
Call for directions.

## VIEW FULL LISTING:

[www.nationalland.com/viewlisting.php?listingid=2220445](http://www.nationalland.com/viewlisting.php?listingid=2220445)















**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.**