

**ABBIE CREEK HUNTING
CAMP, FARM AND
RECREATIONAL TRACT**

**280 +/- Acres
Henry County, AL
\$899,000**

**NATIONAL
LAND
REALTY®**



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REALTY®**

National Land Realty
16662 US Hwy 431 S
Headland, AL 36345
www.NationalLand.com



Forrest During
Office: 855.657.5263
Cell: 205.902.8779
Fax: 888.672.1810
Fduring@nationalland.com

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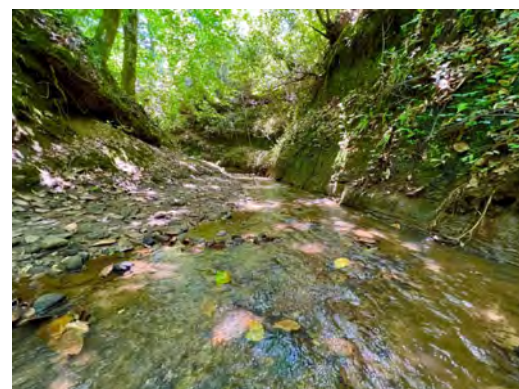
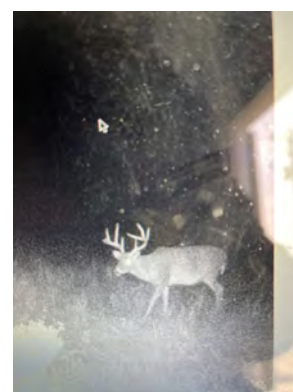


OVERVIEW:

PRICE IMPROVEMENT! This diverse waterfront property is a rare find. Located between Columbia Abbeville just off Highway 95, enjoy 4,000+/- feet of Abbie Creek frontage, and close proximity to churches and shopping in Columbia, Abbeville, Headland, and Dothan. This tract is setup for year round activities, from fishing and kayaking opportunities on the Abbie Creek or enjoy other small creeks flowing through the property. This area is known for great deer, turkey, ducks, and dove hunting and other wild game. There are multiple established food plots with raised shooting houses, and a 4BD/2BA camp with covered front porch. There is also a new barn with concrete slab for storage. The timber consist of hardwood bottoms and natural timber on the ridges. It also has 36+/- acres of tillable land for farming or could be converted to pastures for livestock. Tracts of this size and quality are rarely available in this area. Call Forrest During at 205-902-8779 for more information.

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TAXES: (Call Agent for Details)



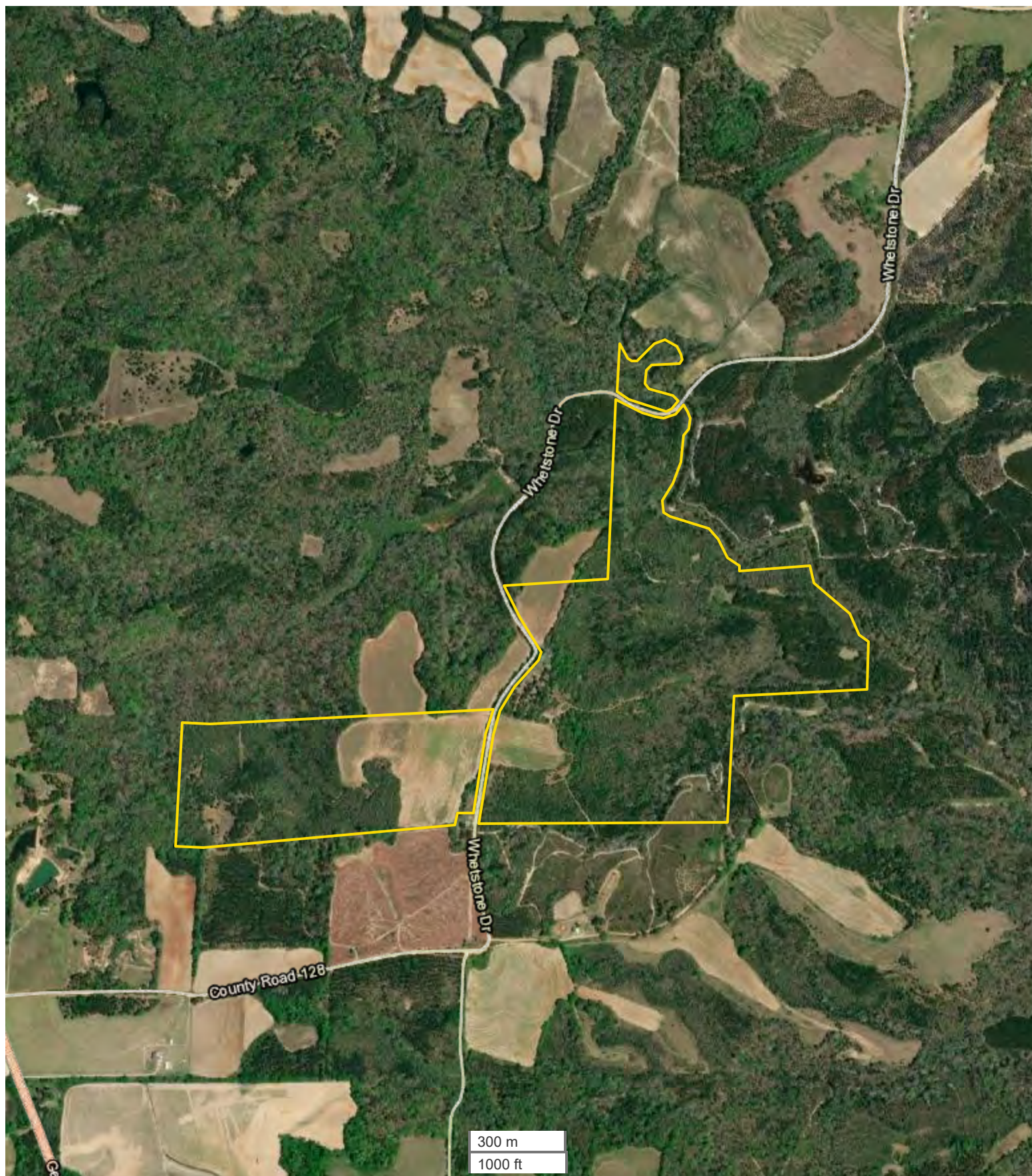
PROPERTY HIGHLIGHTS:

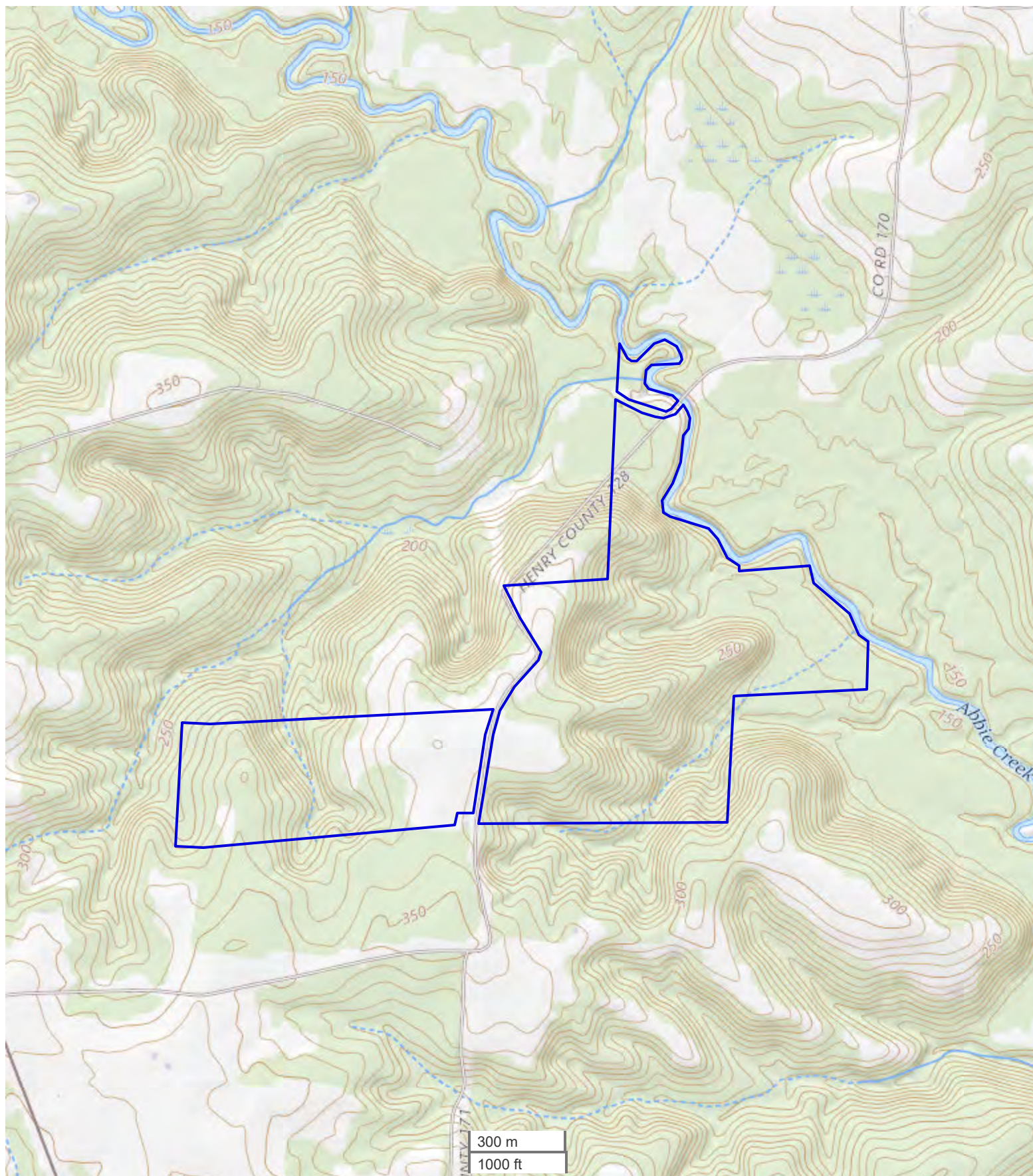
- Abbie Creek frontage
- Great deer, turkey, dove and squirrel hunting
- Access off county dirt road and power is on site
- Multiple springs throughout the property
- 36+/- acres of tillable land
- Hardwood and pine timber
- Brand new barn
- 4 bed 2 bath camp house
- Multiple green fields

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=2234339

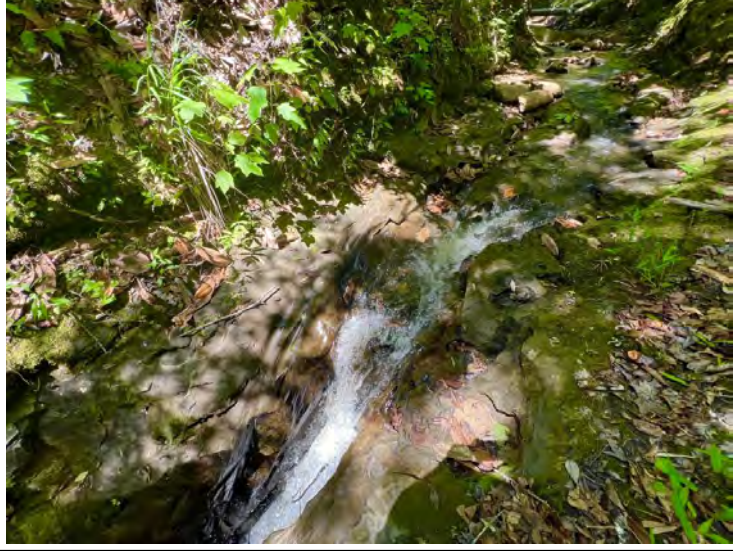












REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

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.**