

MOUNTAIN CREEK HOME & RETREAT

139 +/- Acres

Cleburne County, AL

\$1,199,000

NEW LISTING

NATIONAL LAND REALTY™



National Land Realty
308 Montgomery Highway
Suite A
Vestavia Hills, AL 35216
www.NationalLand.com



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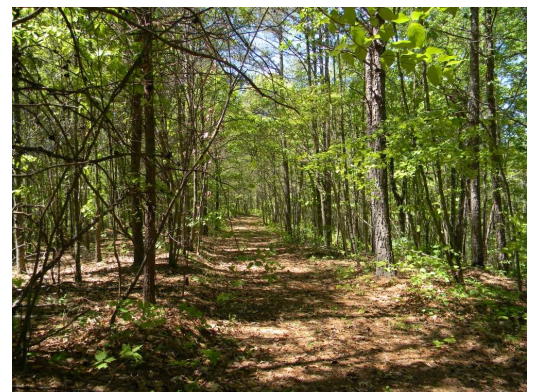
Ellis Pilgreen
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OVERVIEW:

Secluded nature lover's retreat on approximately 139+/- acres offering hunting, swimming, tennis and ATVing. From the many spacious decks, porches or poolside, you can take in the picturesque mountain views and hear the rustling water of a flowing creek below. Outdoorsman will enjoy this hunter's paradise with its abundant wildlife including deer and turkey. For the tennis player, Har-Tru(clay) tennis court, lighted and fenced. With bathroom and equipment house which includes tools needed to maintain clay court courtside, you can focus on your game. When your done playing, relax by the 9ft deep salt water, heated pool with diving board, slide and massive deck. The property with its custom built 3 bedroom, 2.5 half bath cedar log home also includes a cedar log sided guest house! With a rocking chair front porch, the main house has an open family room, dining area and kitchen complete with all appliances, eat-in bar, propane gas stoned fireplace, custom oak cabinets/book shelf nook and vaulted ceilings. Master bedroom w/master bath, office/study, half bath, heated/cooled 3 car garage, and screened in porch complete the main level of home. Finished garage has pantry, workshop area and custom cabinets. Master bedroom offers sitting area, floor to ceiling windows for breathtaking views, enormous walk-in closet, master bath with double sinks, walk-in steam shower, jacuzzi tub, make-up vanity and access to screened in porch an deck. rustic ceiling beams give it the feel of a lodge/resort! Two bedrooms, 1 bath, laundry room and second kitchen compliment the finished daylight basement. Open living/dining area is a relaxing place to unwind by the fireplace, play cards on the game table or prepare a meal in the 2nd kitchen with cabinets aplenty, cook top, microwave and



full sized refrigerator. Guest house has two levels. Main level is 2 bedrooms, 2 baths, with family room/dining/kitchen, gas cook stove, dishwasher, eat in bar, laundry room covered porches, and gorgeous views. Upper level currently houses an office but could be converted to a 1 bedroom, 1 bath, with kitchen nook. Guest house has supplemental gas heat and gas hot water heater. Close to guest house is a shop/barn with workshop and concrete floors to store equipment and tools. Additional features include a 15hp creek pump designed to help protect the property from fires(main house has 2 attached fire hoses), and capable of supplying enough water and pressure to all of the yards, garden, clay tennis court and filling the pool. 3 underground 500 gallon propane tanks for the backup generator and gas logs at the main house, the second backup generator, hot water, cook stove and supplemental heat at guest house, and supplying heat for pool. Each house has a separate well, plus much much more. Words cannot adequately describe this scenic, secluded property. Feel like your living at a resort!

TMS/PARCEL ID: 18 05 09 29 0 000 001.001

TAXES: \$1,427/year (2016)

ADDRESS:

1797 County Road 224
Fruithurst, AL 36262

LOCATION:

1 hour and 15 minutes from Birmingham. 1 hour from Atlanta.

ACREAGE BREAKDOWN:

139 +/- acres

PROPERTY HIGHLIGHTS:

- Custom built 3 bedroom, 2.5 bathroom, cedar log home.
- Guest/caretaker house.
- Swimming pool.
- Tennis court.
- 139+/- acres of pristine woods.
- Great hunting.
- Beautiful Mountain Creek.
- Incredible views.
- Well maintained interior road system.
- Beautiful hardwood trees.

LEGAL DESCRIPTION:

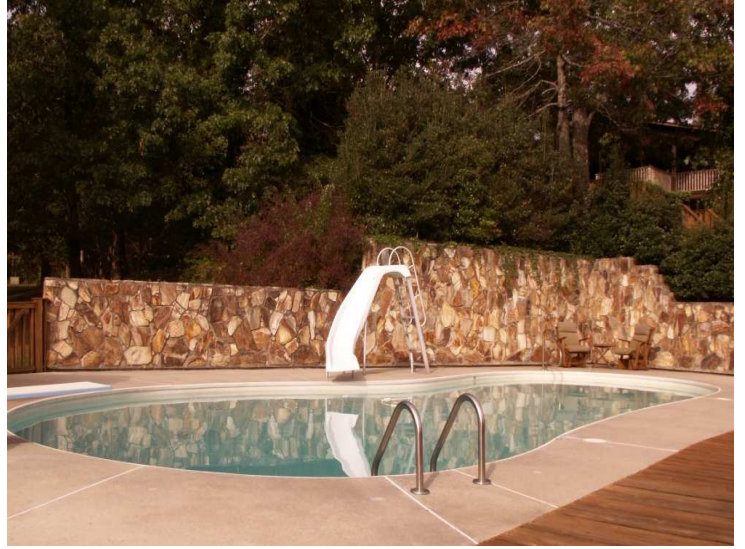
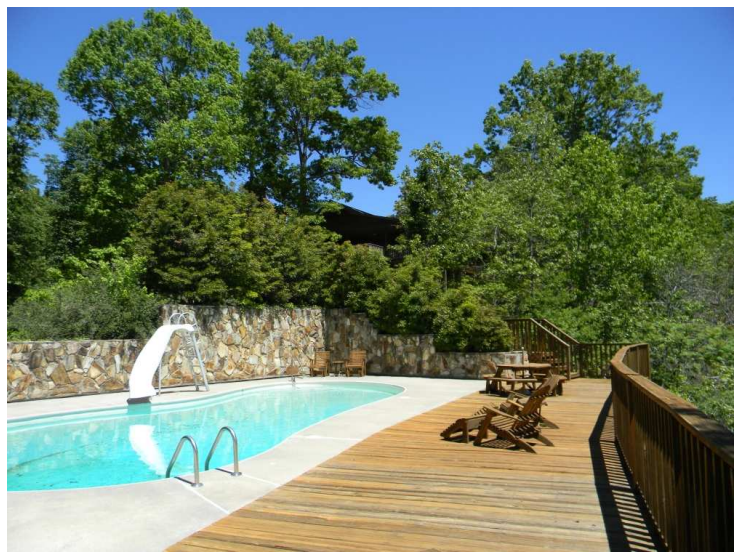
BEG AT NE COR NW1/4 TH: S TO SE COR NW1/4;
TH: W TO SW COR NW1/4; TH: N 1293.15' TO NW
COR SW1/4 NW1/4; TH: E 376.61' TO OLD MARS
HILL RD; TH: NE ALG OLD RD TO INT WITH N LN
SEC 29; TH: E ALG N LN TO POB; FICHE 74-C
FRAME 9-13; D2002 PG 694 D2008 PG 2159

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=872460









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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.**