



Brimwood Lakes and Lodge



645 Acres
Bibb County, Alabama

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LOCATION: Central Alabama: McCalla is 16 miles to the northeast. Tuscaloosa is 33 miles to the west. Birmingham is 32 miles to the northeast.

DESCRIPTION: Located halfway between Birmingham and Tuscaloosa right off of Interstate 20/59 sits the Brimwood Lakes and Lodge. This property is ideal for the avid outdoor enthusiast with great hunting, fishing, and trails for either hiking or riding atvs. Upon entering the property, a 5 bedroom 2 bath lodge sits atop a hill overlooking the northern most lake. Before entering the lodge there is a large front porch with large white columns and a swing for reading a book or relaxing in the evening. On the first level there is the master bedroom, kitchen and breakfast room, dining room, living room, office, and bathroom. On the second level there are 3 bedrooms, 1 bath and den at the landing of the stairs. There is a huge back porch perfect for grilling. There is also a detached two car garage.

There are 3 lakes on the property loaded with bass and bream. The banks of the ponds have been well maintained to make fishing easy along the edges. The land is equally divided between large mature timber and premerchantable planted longleaf and loblolly pines. There is a great road system that allows access all of the property and it has frontage along Grey Hill Road, Camp Branch Road, and Matthews Road. There are 6 food plots on the property and this tract is loaded with deer and turkey. There are several creeks and branches that run through the property also.

ACCESS: From Exit 97 of Interstate 20/59 at McCalla, go south U. S. Highway 11 for 1 mile and turn left onto Grey Hill Road. Travel 1.5 miles on Grey Hill Road and turn right onto Eastern Valley Road and the immediately turn left onto Grey Hill Road. The Brimwood Lakes and Lodge will be on the right in 2.1 miles

Price: \$1,999,995.00

Contact Information:

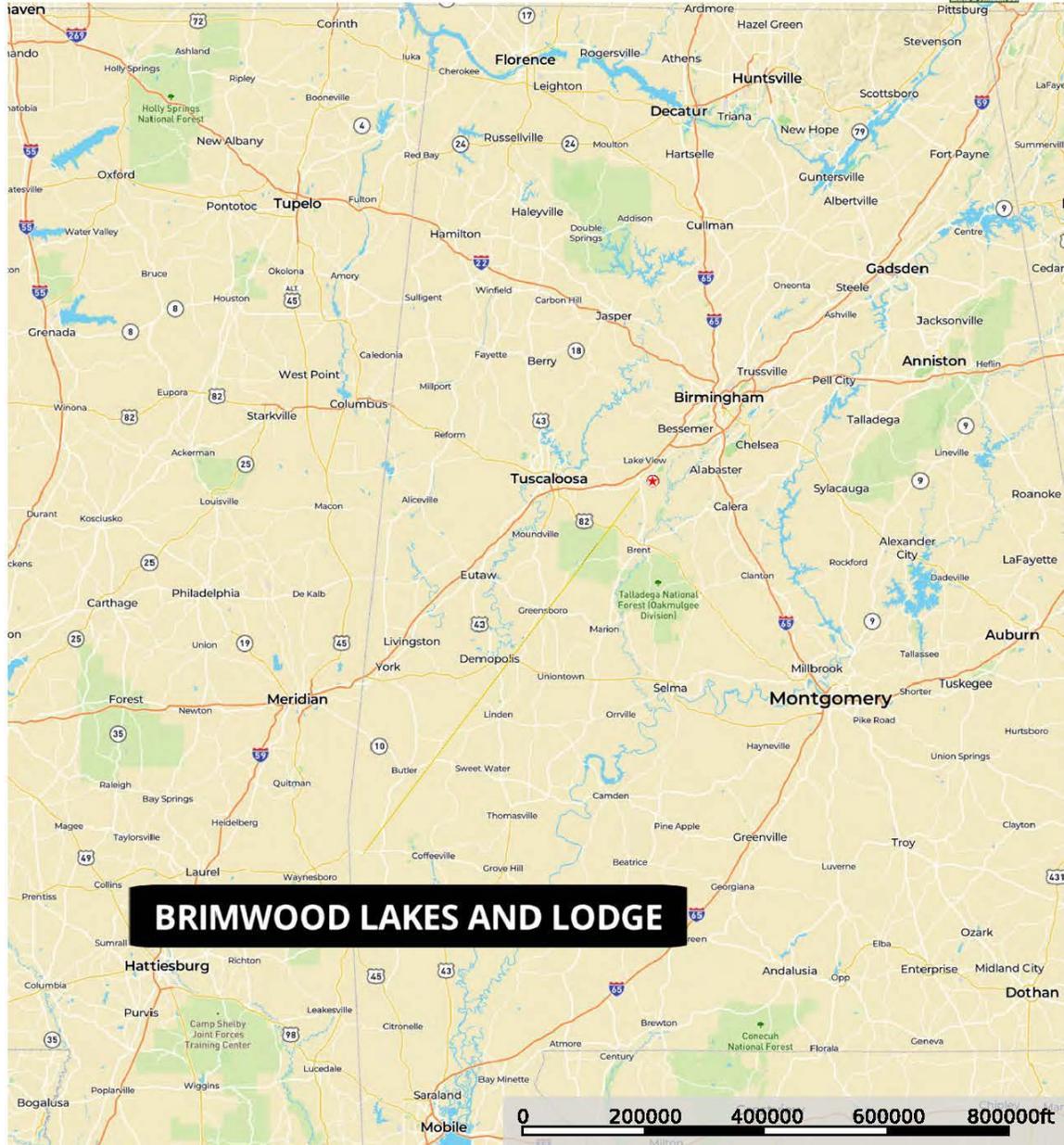
F. Bradford Butler

800-704-0645

brad@butlerlandandtimber.com

LOCATION

Brimwood Lakes and Lodge
Alabama, AC +/-



BRIMWOOD LAKES AND LODGE

Proposed Site Boundary Direction

AERIAL

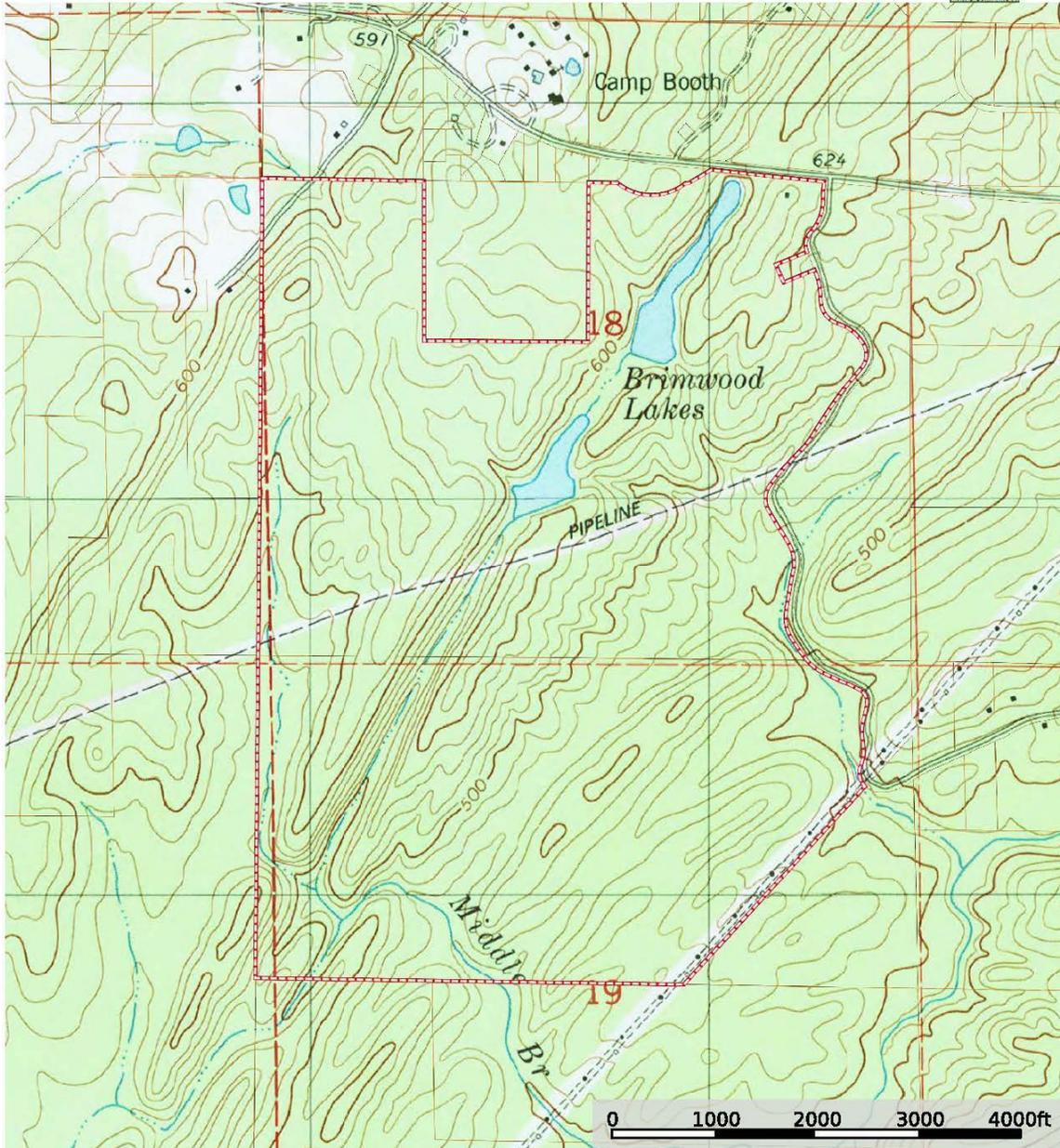
Brimwood Lakes and Lodge
Alabama, AC +/-



Boundary

TOPOGRAPHY

Brimwood Lakes and Lodge
Alabama, AC +/-



Boundary



Listing Broker

F. Bradford Butler

850-776-0252

brad@butlerlandandtimber.com

**THIS IS FOR INFORMATION PURPOSES
THIS IS NOT A CONTRACT
REAL ESTATE BROKERAGE SERVICES DISCLOSURE**

*Alabama law requires you, the consumer, to be informed about the 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 SUBAGENT is another agent/licensee who also represents only one party in a sale. A subagent helps the agent represent the same client. The client may be either the seller or the buyer. A subagent 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 clients 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 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.

Name of licensee _____

Signature _____

Date _____

Consumer name _____

Signature _____

(Acknowledgment for Receipt Purposes, Only)

Date _____