



Club Pond Tract North



89 Acres
Crenshaw County, Alabama

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LOCATION: South Alabama: Brantley is 4.5 miles to the north. Luverne is 14 miles to the north. Montgomery is 65 miles to the north. Andalusia is 30 miles to the southwest.

DESCRIPTION: The Club Pond Road Tract North is a great country homesite or family hunting tract. This property has almost 26 acres in openland with 21 acres being in cultivation and 5 acres in pasture. The remainder of the property natural timber land that is mixed with hardwood and pine timber that is between 15 and 20 years old. There is a branch that starts in the middle of the property that could be a nice pond site. The property has county road frontage and a power is available.

ACCESS: From Brantley take U. S. Highway 331 south for 1.6 miles and turn left onto Alabama Highway 189. Almost immediately bear left onto Club Pond Road. The property will be on the left in 3 miles.

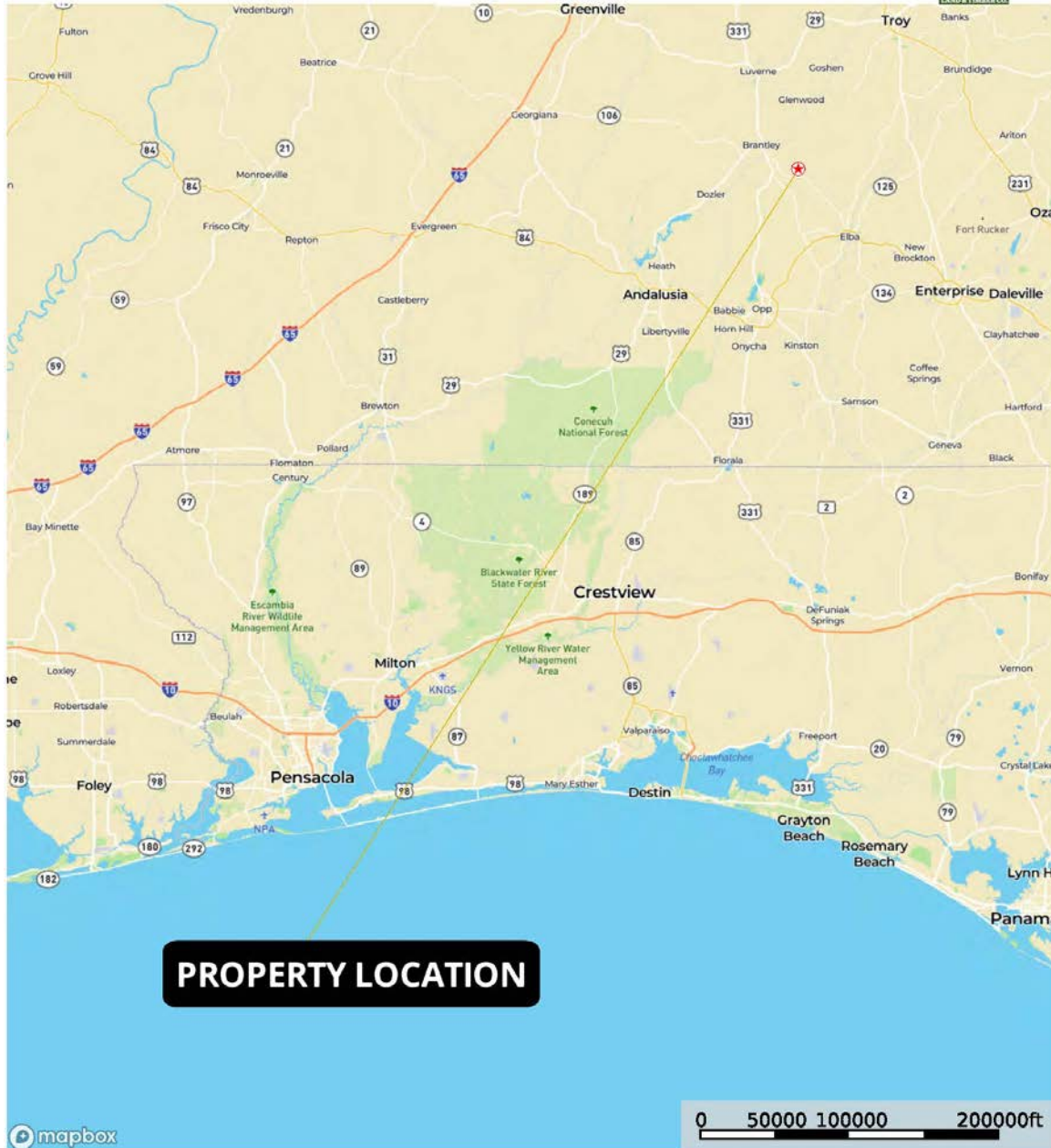
Price:\$199,995.00

Contact Information:
F. Bradford Butler
800-704-0645
brad@butlerlandandtimber.com

LOCATION



Alabama, AC +/-



Brad Butler
P: 850-776-0252

www.butlerlandandtimber.com

M The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.


AERIAL

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Crenshaw County, Alabama, 89 AC +/-



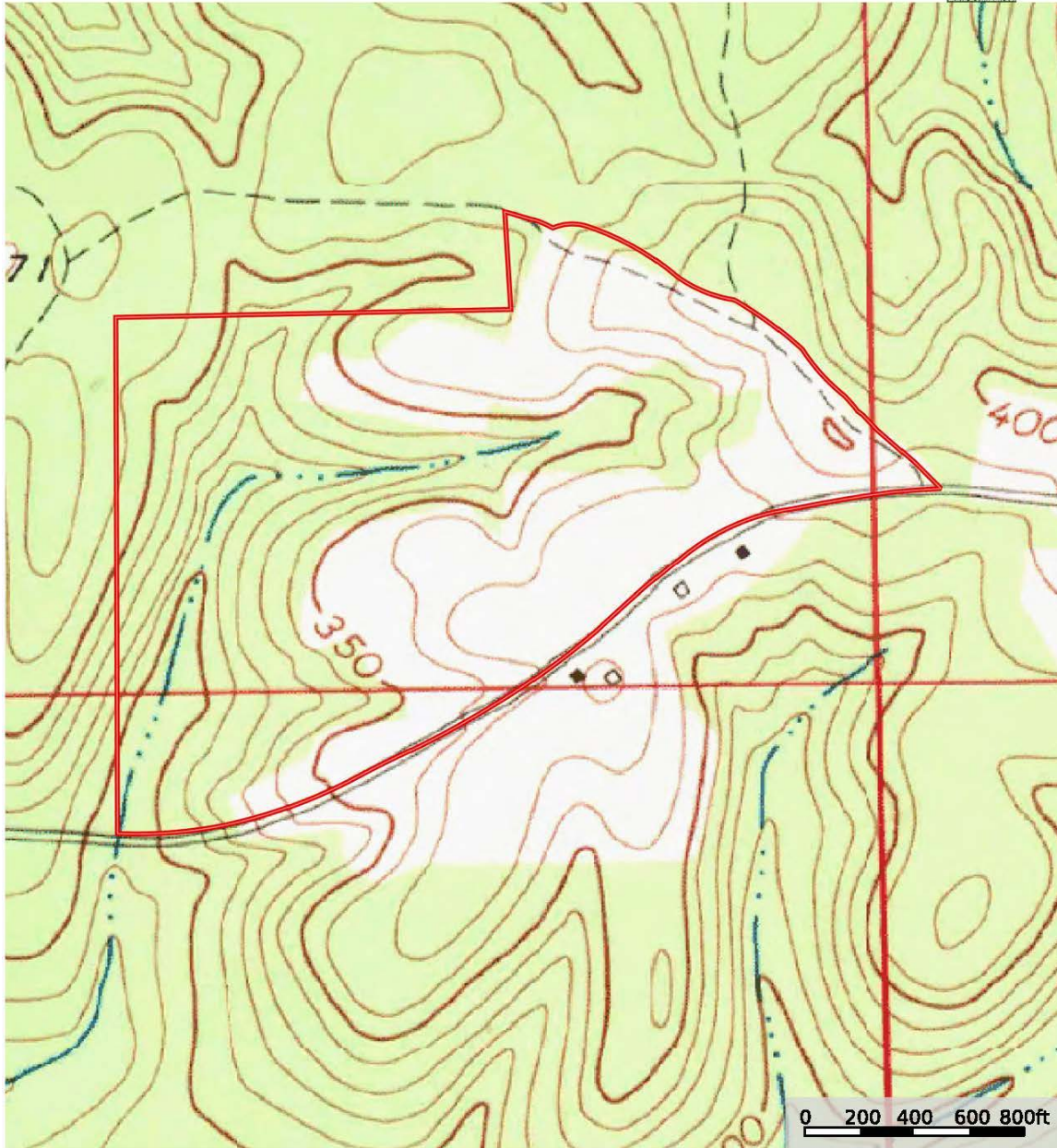
 Boundary

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TOPOGRAPHY

Club Pond Road Tract North
Crenshaw County, Alabama, 89 AC +/-



 Boundary

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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 _____

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