



Aiken Road Tract



45 Acres
Crenshaw County, Alabama

Aiken Road Tract

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LOCATION: South Alabama: Brantley is 16 miles to the east. Luverne is 20 miles to the northeast. Montgomery is 68 miles to the north. Andalusia is 31 miles to the south.

DESCRIPTION: Big beautiful Red and White Oaks cover the landscape on the Aiken Road Tract. This property has 4 acres of open fields and the remainder is in beautiful hardwood timber. The fields would make a great homesite or food plots for hunting. There is over a quarter of a mile of paved road frontage and power and county water are available to this tract. This tract is covered in deer and turkey and is a hunter's dream. It is ideal for gun or bowhunting. Spears Branch crosses the tract and another branch crosses it also. This property is hunting and timberland for sale in Alabama at its finest.

ACCESS: From Brantley take U. S. Highway 29 west for 2.8 miles and turn right onto Alabama Highway 106. Travel on Highway 106 for 11.7 miles and turn left onto Aiken Road. The Aiken Road Tract will be on the left in 1.3 miles.

Price:\$149,995.00

Contact Information:

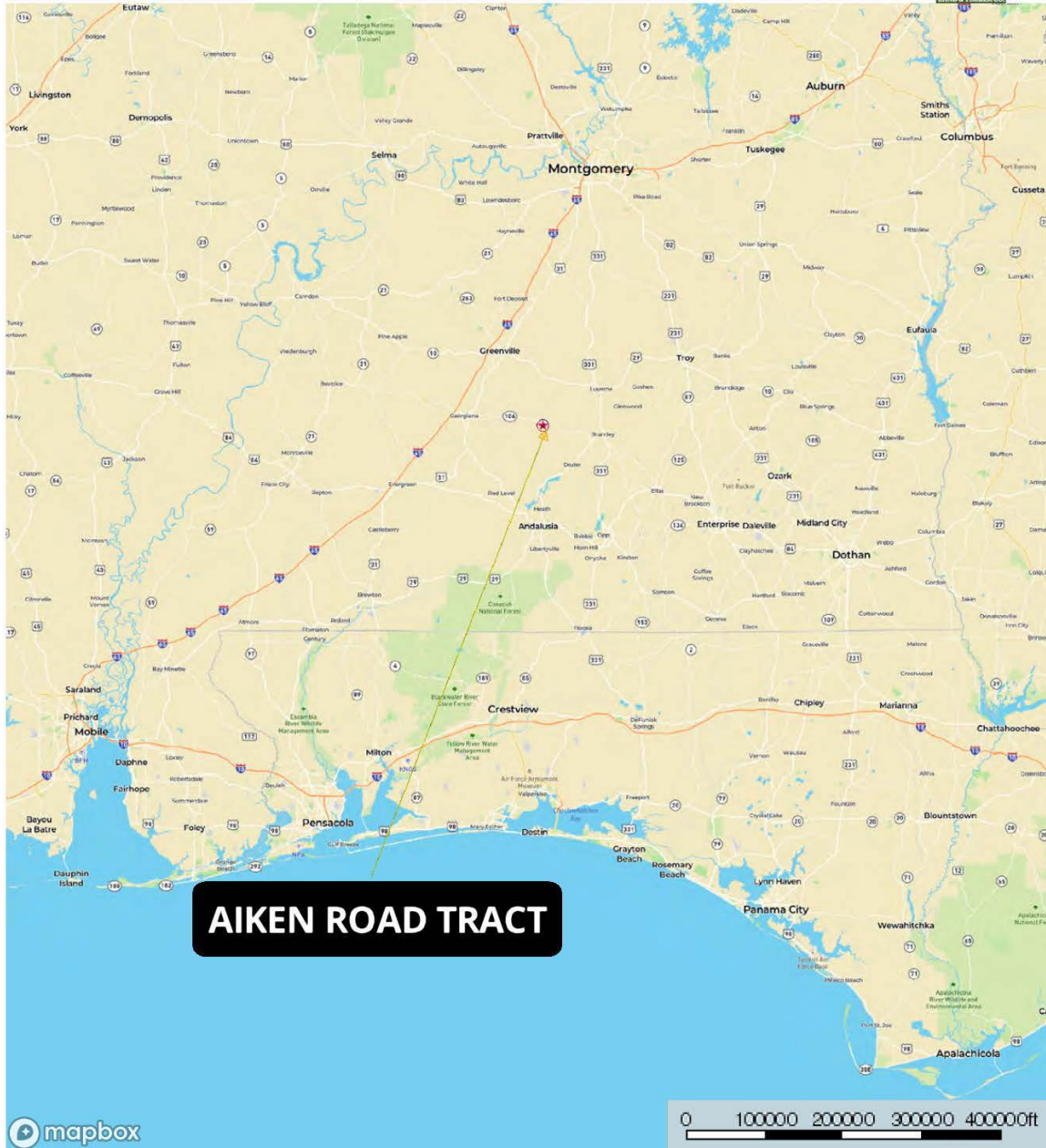
F. Bradford Butler

800-704-0645

brad@butlerlandandtimber.com

LOCATION

Aiken Road Tract
Crenshaw County, Alabama, 45 AC +/-



Proposed Site
 Direction
 Boundary

Brad Butler
P: 850-776-0252 www.butlerlandandtimber.com

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

AERIAL

Aiken Road Tract
Crenshaw County, Alabama, 45 AC +/-



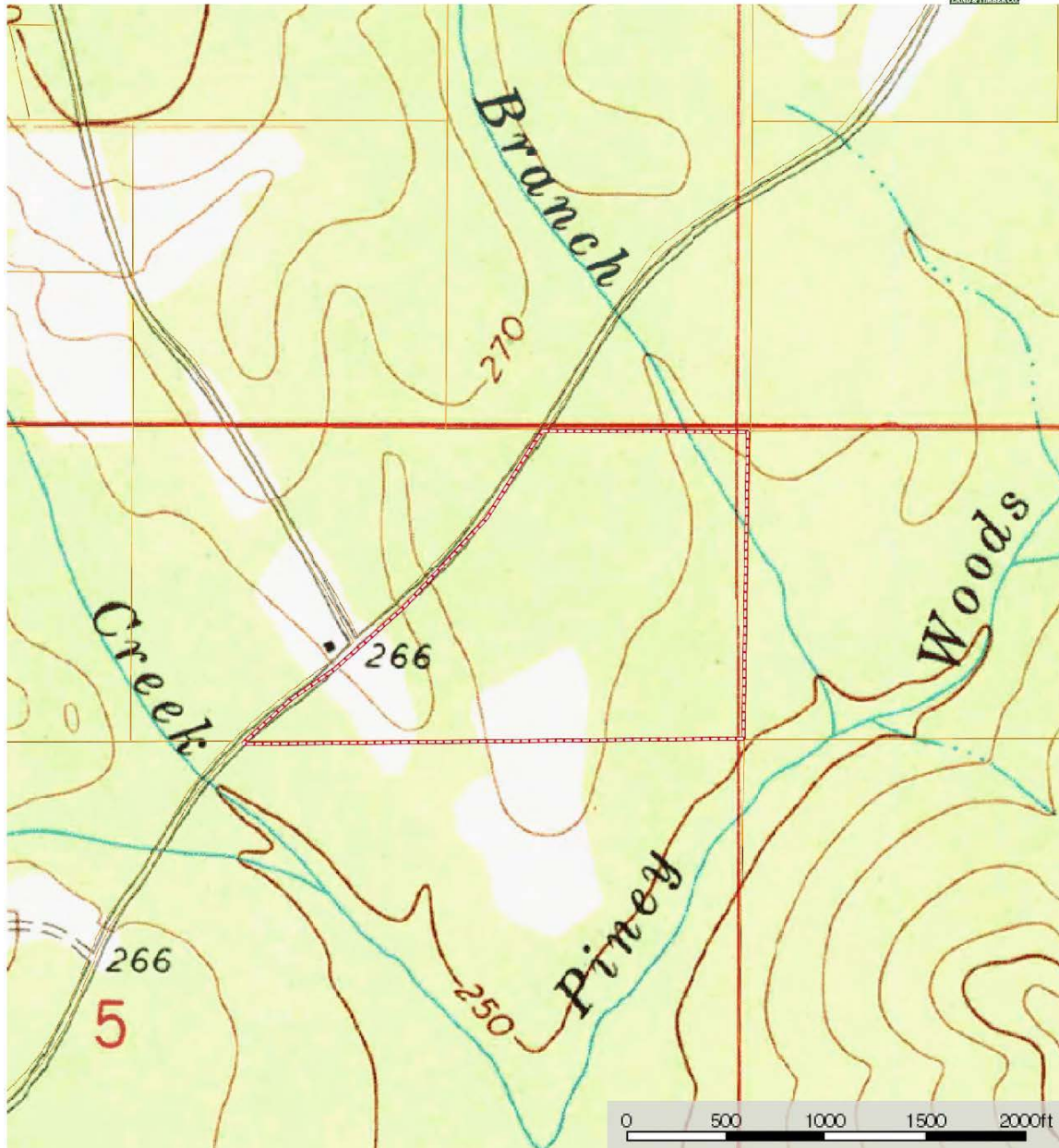
Boundary

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TOPOGRAPHY

Aiken Road Tract
Crenshaw County, Alabama, 45 AC +/-



Boundary

Brad Butler
P: 850-776-0252 www.butterlandandtimber.com

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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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