



## **County Road 337 Tract South**



**66 Acres**  
**Coffee County, Alabama**

# **County Road 337 Tract South**

## **66 Acres**

### **Coffee County, Alabama**

**LOCATION:** South Alabama: Brantley is 8.2 miles to the north. Elba is 12 miles to the east. Enterprise is 29 miles to the southeast. Andalusia is 30 miles to the southwest.

**DESCRIPTION:** The County Road 337 Tract South is a great tract for farming, hunting, and timber investment. There are 35 acres that are currently in cultivation and could remain in cultivation or become pasture for livestock. The remainder of the property is a mixture of natural pine and hardwood timber over 20 years old. There is a stream through the center of the property that could be an excellent lake site. The property has paved road frontage with power along the frontage. There are numerous sites that are good locations for a home or cabin.

**ACCESS:** From Brantley take U. S. Highway 331 south for 1.6 miles and turn left onto Alabama Highway 189. Travel on Highway 189 for 5.1 miles and turn right onto Coffee County Road 337. Travel down County Road 337 for 1.9 miles and turn left onto Coffee County Road 348. The property will be on the left in .3 miles.

**Price:**\$179,995.00

**Contact Information:**

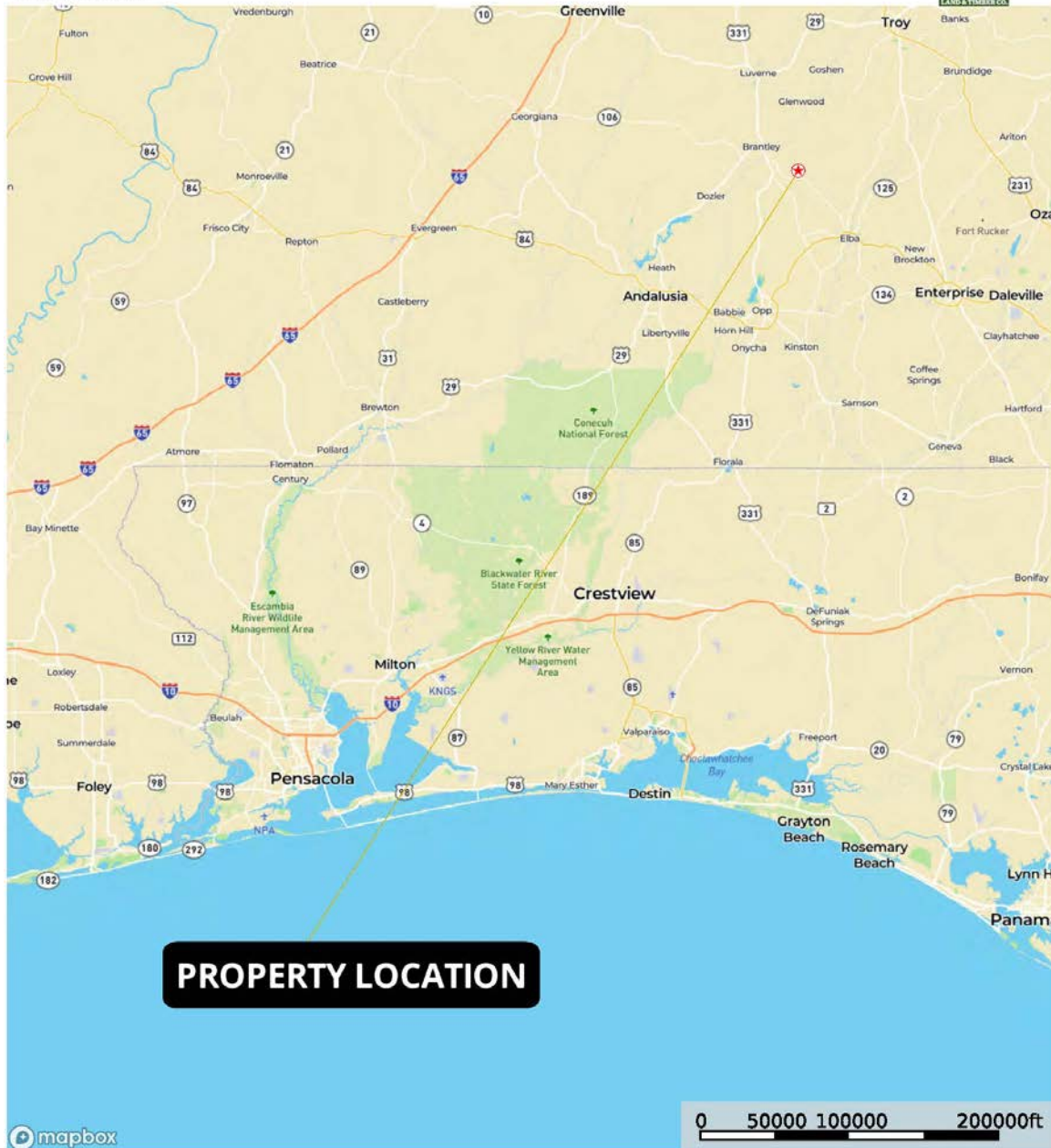
**F. Bradford Butler**

**800-704-0645**

**[brad@butlerlandandtimber.com](mailto:brad@butlerlandandtimber.com)**

# LOCATION

Alabama, AC +/-






# AERIAL

County Road 337 Tract South  
Coffee County, Alabama, 66 AC +/-



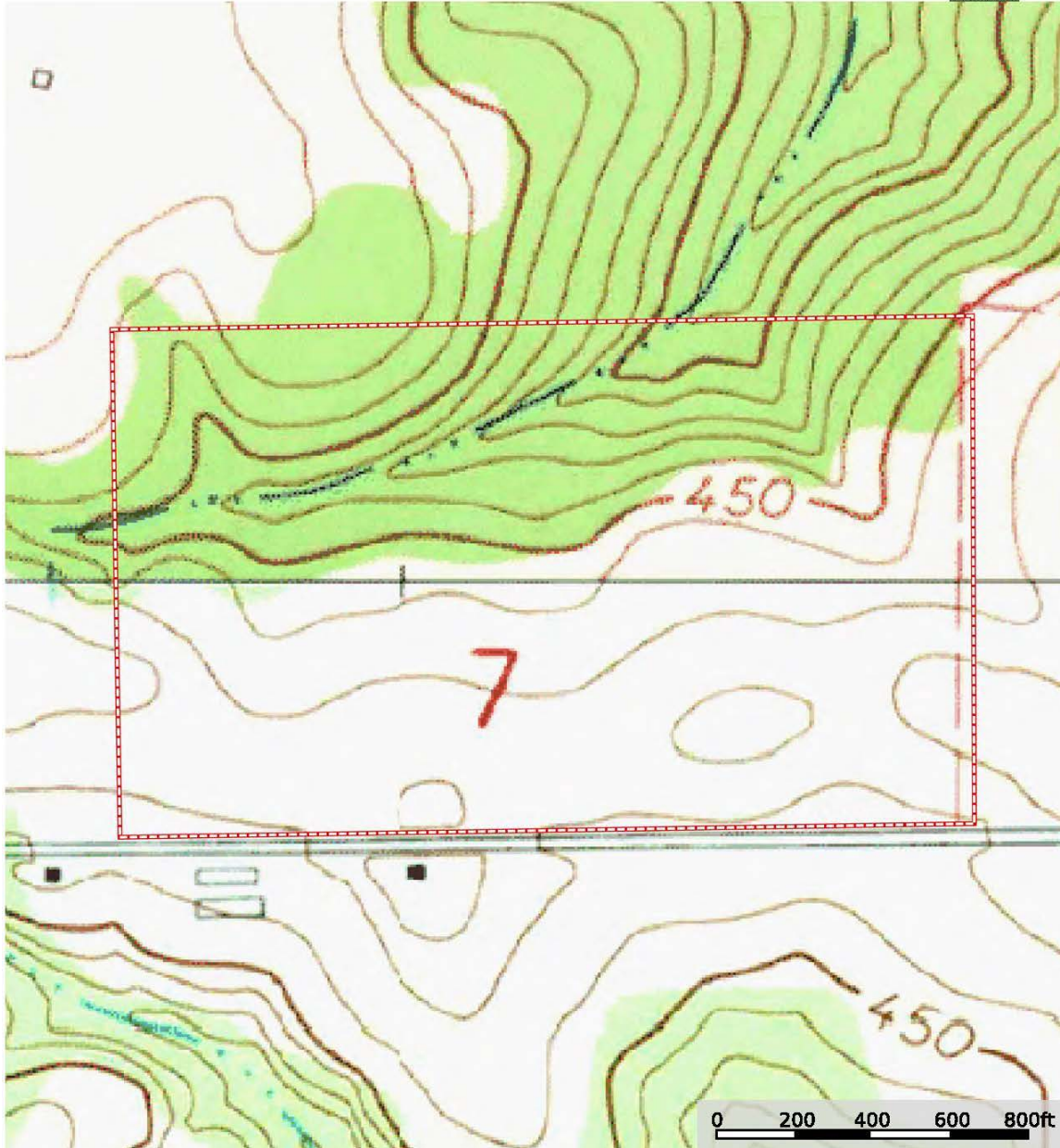
 Boundary

Brad Butler  
P: 850-776-0252 [www.butlerlandandtimber.com](http://www.butlerlandandtimber.com)

 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.

# TOPOGRAPHY

County Road 337 Tract South  
Coffee County, Alabama, 66 AC +/-



Boundary



**Listing Broker**

**F. Bradford Butler**

**850-776-0252**

**[brad@butlerlandandtimber.com](mailto: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 \_\_\_\_\_

**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 \_\_\_\_\_