



## **Cool Branch Road Tract**



**372 Acres**  
**Quitman County, Georgia**

# **Cool Branch Road Tract**

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### **Quitman County, Georgia**

**LOCATION:** Quitman County, Georgia; Georgetown is 5.3 miles to the northwest. Eufaula, Alabama is 8.7 miles to the northwest. Columbus is 52 miles to the north. Dothan, Alabama is 59 miles to the south.

**DESCRIPTION:** Located on State Hwy 39 South, two miles from US Hwy 82 in Quitman County, Georgia. this property has frontage on two paved roads with electricity and public water available. Only two miles away you will find, Cool Branch Park, with a boat launch into Lake Walter F. George. The lake offers some of the best fishing and water sports that can be found. The property consists of large mature hardwoods and pine and also over 100 acres of third generation generically improved loblolly pine. This large property has hill, hollers, and flat land with numerous clear running streams originating from springs on the property. Quitman County is the second least populated county in the state with only 2500 residents, however during hunting season the population doubles, as people from all over have discovered the large deer, turkey and other abundant wildlife. Eufaula, Alabama is only ten minutes away and offers all the shopping, restaurants and lodging one might need. Come, let me give you a tour of this beautiful property with its established interior road system and food plots. All the work has been done and the property is ready for you to enjoy!

**ACCESS:** From Georgetown take U. S. Highway 82 east 2.9 miles and turn right onto Georgia Highway 39 South. The Cool Branch Road Tract will be on the right in 2.1 miles.

**Price:**\$1,025,750.00

**Contact Information:**

**F. Bradford Butler**

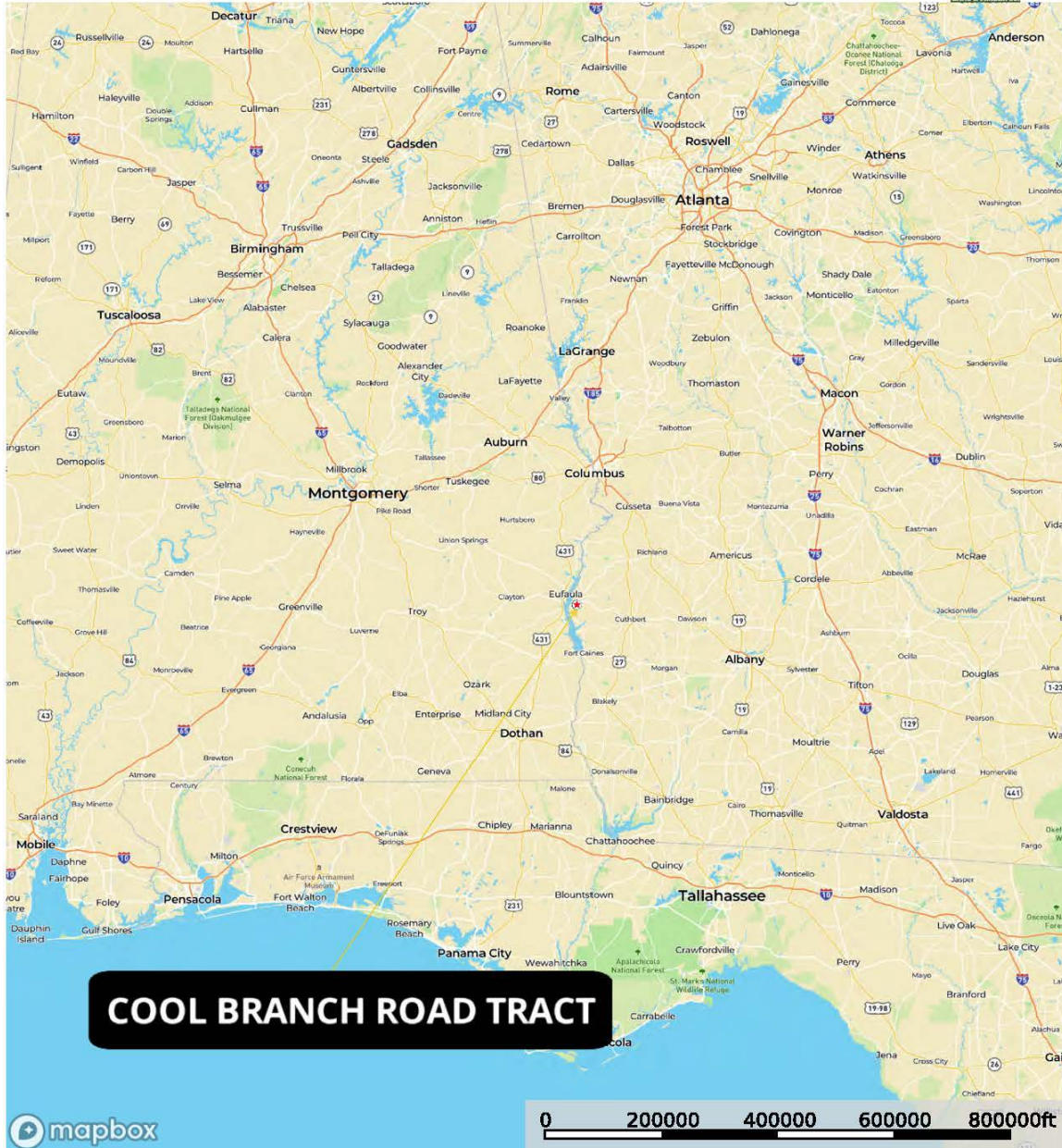
**800-704-0645**

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



# LOCATION

Quitman County, GA 372 Hunting/Timber  
Georgia, AC +/-



Existing Site Direction 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.



# AERIAL

Quitman County, GA 372 Hunting/Timber  
Georgia, AC +/-



Boundary

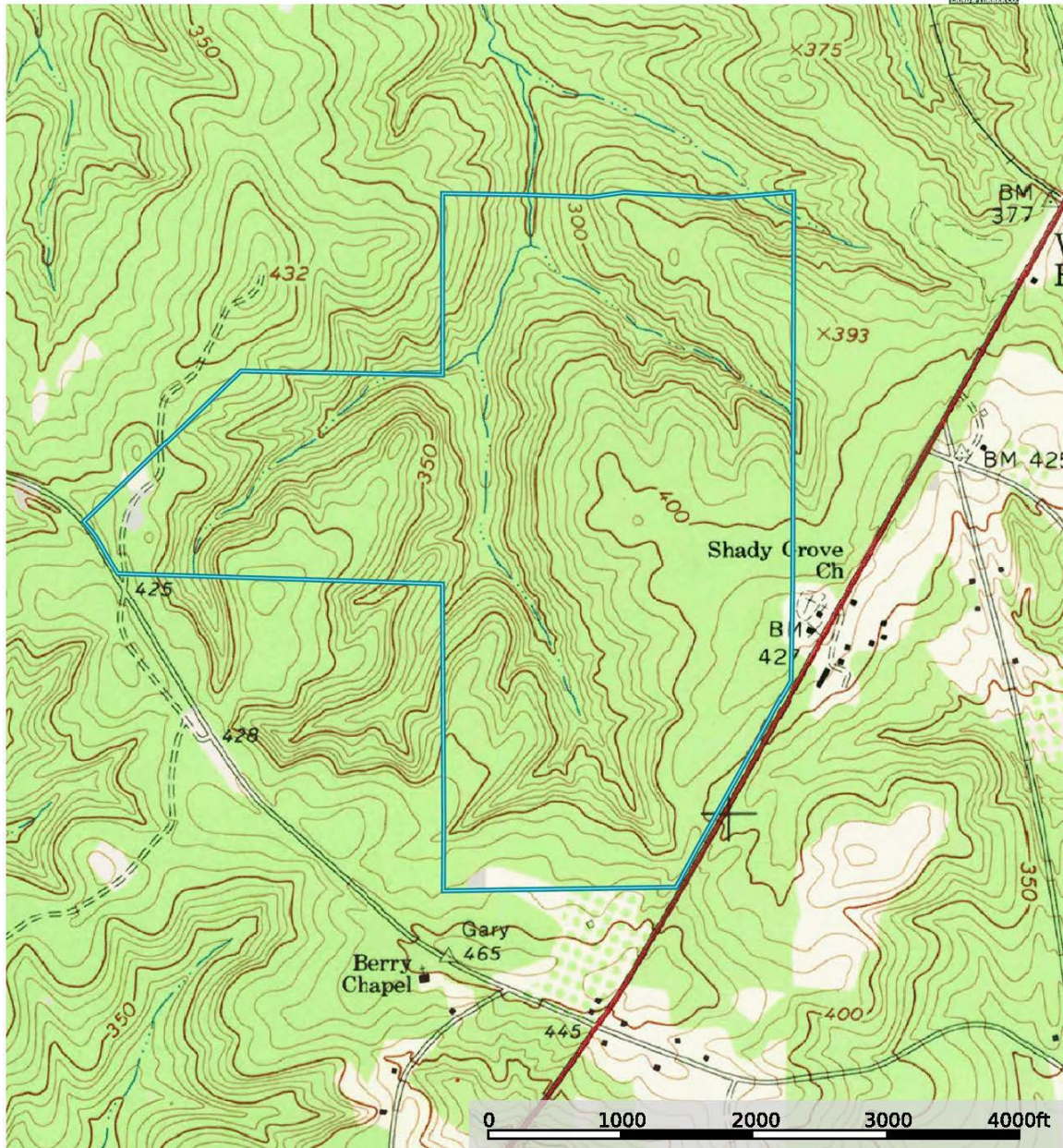
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# TOPOGRAPHY

Quitman County, GA 372 Hunting/Timber  
Georgia, AC +/-



Boundary

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**Listing Broker**

**Hugh Stovall  
229-317-5231**

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