



Highway 189 Tract Northwest



171 Acres
Coffee County, Alabama

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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: Farmland, pastureland, and timberland, the Highway 189 Tract North has a little bit of everything. There are 32 acres of high quality row crop land that has been leased for several years to the same farmer. There is 20 acres of pastureland that has recently been reclaimed so that is could be grazed or used as hayfields. The timber land is about 15-20 year old natural regeneration that is just a few years away from needing a thinning. West fork Creek runs across the north side of the property and has several tributaries that could be lake sites. This tract is loaded with deer and turkey and quail have also been spotted on this tract. The tract has frontage along Highway 189 with utilities available. There are several great home/cabin sites on the property that give nice views for miles.

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 6.6 miles and the Highway 189 Tract will be on the left.

Price:\$419,995.00

Contact Information:

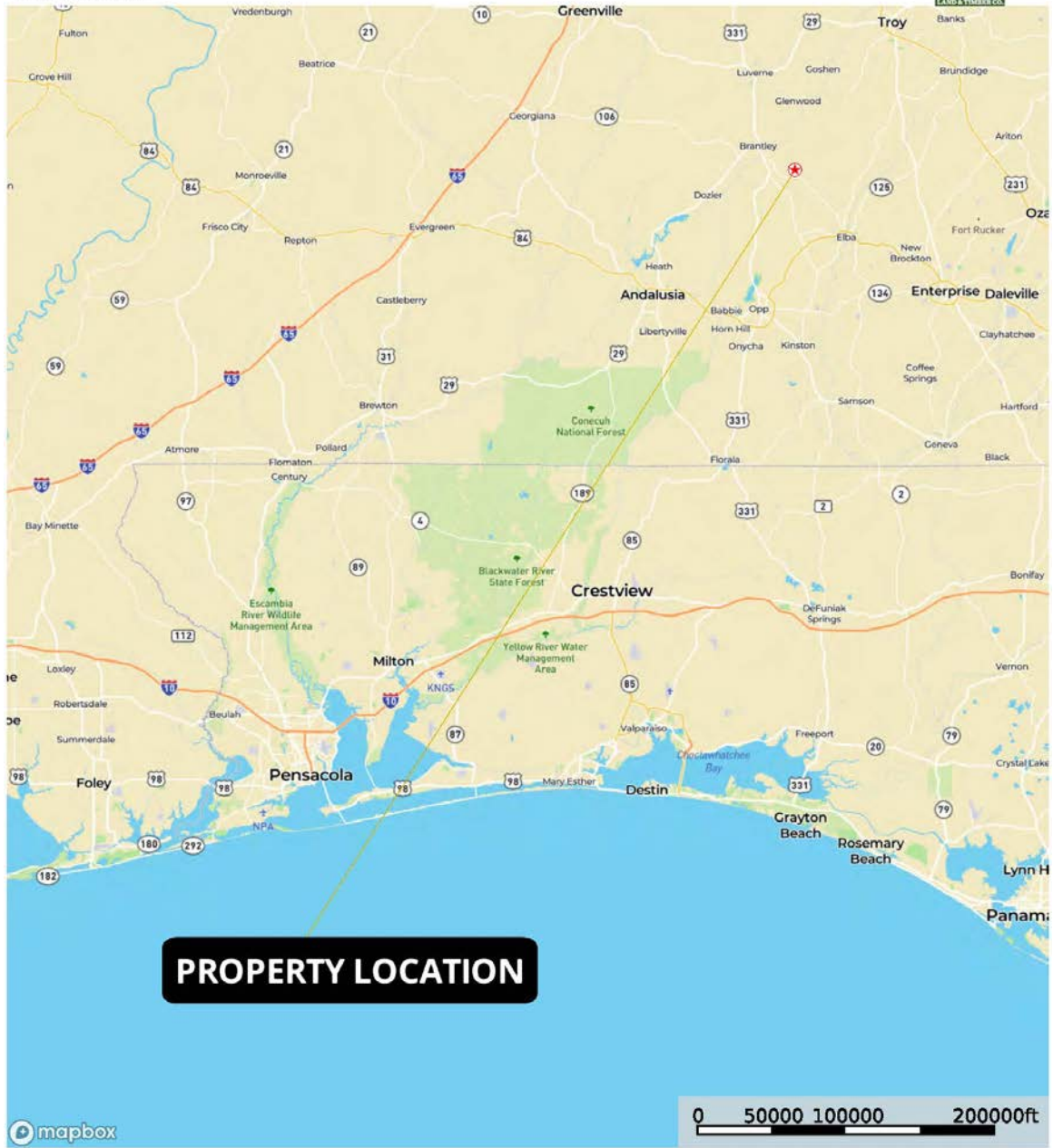
F. Bradford Butler

800-704-0645

brad@butlerlandandtimber.com

LOCATION

Alabama, AC +/-



Brad Butler
P: 850-776-0252

www.butlerlandandtimber.com



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

Highway 189 Tract Northwest

Coffee County, Crenshaw County, Alabama, 171 AC +/-



Boundary

Brad Butler
P: 850-776-0252

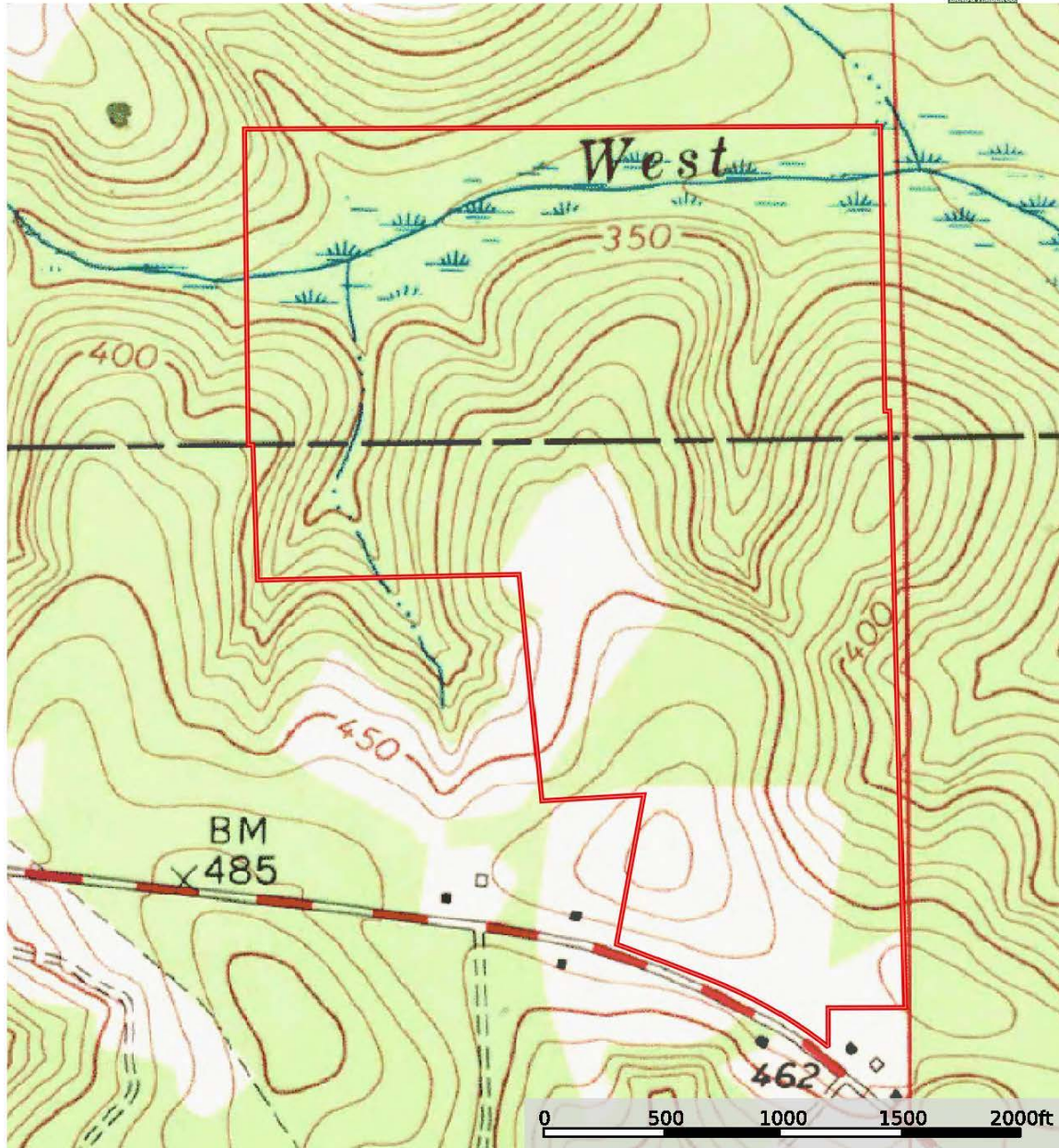
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TOPOGRAPHY


Highway 189 Tract Northwest

Coffee County, Crenshaw County, Alabama, 171 AC +/-



 Boundary

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Listing Broker

F. Bradford Butler

850-776-0252

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**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 _____