



Douglas Tract



22 Acres
Washington County, Alabama

Douglas Tract

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LOCATION: Southwest Alabama: Millry is 10 miles to the east, Chatom is 19.8 miles to the Southeast; Buckatunna is 7.3 miles to the southwest; Mobile is 77 miles to the south.

DESCRIPTION: The Old Indian Boundary Tract is great for hunting, timber investment, or country homesite. This property has 15 acres of 10 year old planted pines and the remainder of the property is in mature natural timber. There is a good road system in place and one food plot. This property is loaded with deer and turkey and has a stream that runs through the property parts of the year. There is power nearby and several nice homesites.

ACCESS: From the Red light in Millry take Alabama Highway 17 south for .1 mile and turn left onto County Road 34. Travel on County Road 34 for 4.8 miles and turn left onto County Road 36. Travel for 4.8 miles and turn left onto Antioch Church Road. The Old Indian Boundary Tract will be on the right in 1.8 miles.

Price:\$59,995.00

Contact Information:

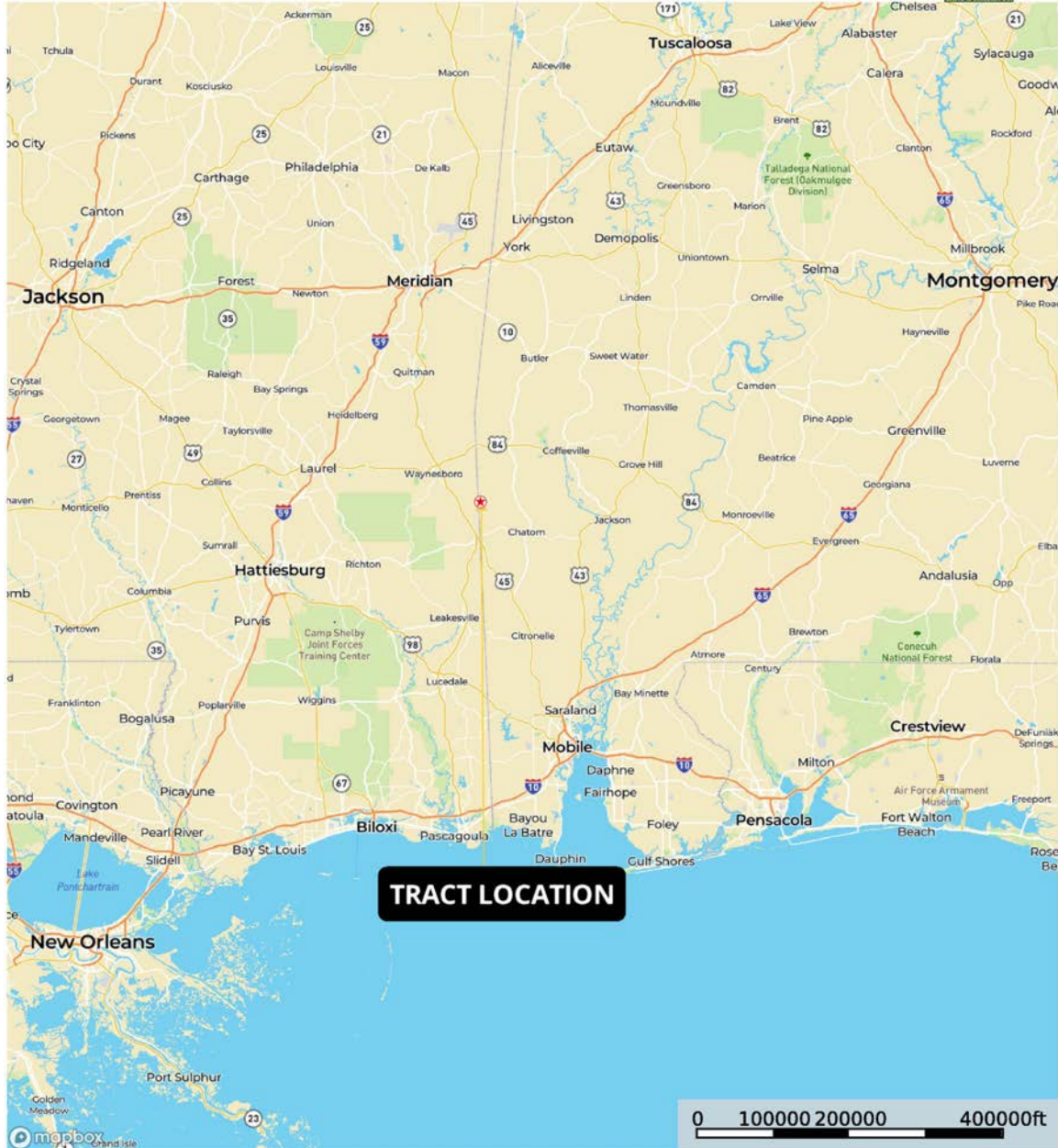
F. Bradford Butler

800-704-0645

brad@butlerlandandtimber.com

LOCATION

Antioch Church Road
Alabama, AC +/-



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

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AERIAL

Douglas Tract

Washington County, Alabama, 22 AC +/-



 Boundary

Brad Butler
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TOPOGRAPHY

Douglas Tract

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 Boundary

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Listing Broker

F. Bradford Butler

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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 _____