



Detroit Timber Investment, Hunting, and Homesite

60 +/- Acres | Marion County, AL | \$150,000



National Land Realty
2809 8th Street
Tuscaloosa, AL 35401
NationalLand.com

Allan Hixon
Office: 205-343-2110
Cell: 205-799-1422
Fax: 205-343-2144
Ahixon@nationalland.com

Josh Hixon
Office: 205-343-2110
Cell: 205-361-0946
Fax: 864-331-1610
Jhixon@nationalland.com

The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



PROPERTY SUMMARY

This property is located just 3.5 miles from I-22, between Detroit and Hamilton, with frontage on County Road 22. It has a good mix of merchantable pine and hardwood timber on gently rolling terrain. This property would make a great family hunting tract, a good timber investment, and has several good spots to build a camphouse or full-time residence. For more information or to set up a showing, call Allan Hixon at 205-799-1422 or Josh Hixon at 205-361-0946.



ACREAGE BREAKDOWN

60+/- Acres

ADDRESS

0 County Road 22
Detroit, AL 35552

LOCATION

Contact us for property location details.

PROPERTY HIGHLIGHTS

- Paved Road Frontage
- Merchantable Hardwood & Pine
- Gently Rolling
- Homesite

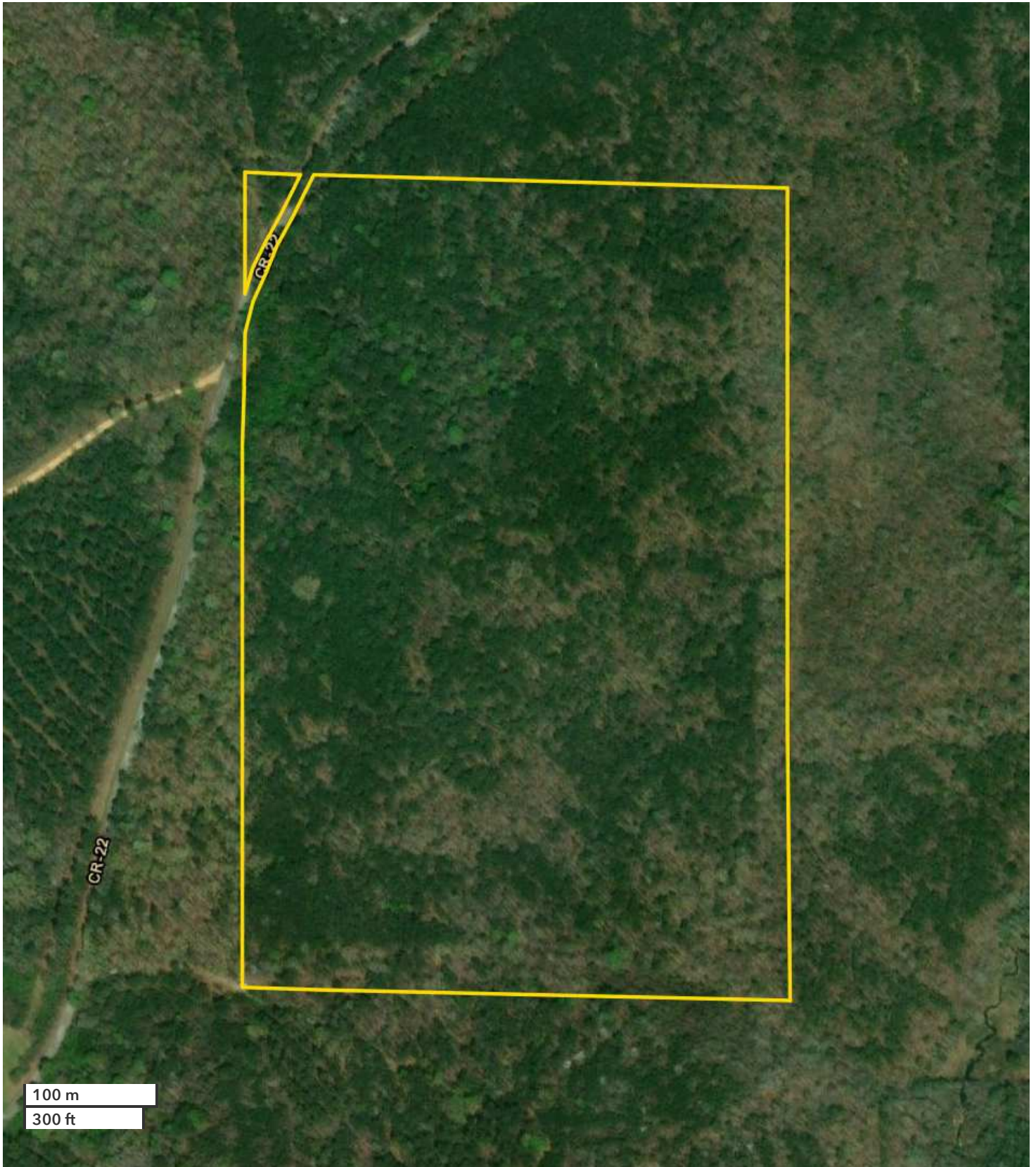




ALLAN HIXON
Land Professional, Registered
205-343-2144
Ahixon@nationalland.com
205-799-1422
205-343-2110

JOSH HIXON
Land Professional, Registered
864-331-1610
Jhixon@nationalland.com
205-361-0946
205-343-2110

Detroit Timber Investment, Hunting, and Homesite
Marion County, AL
60 +/- Acres



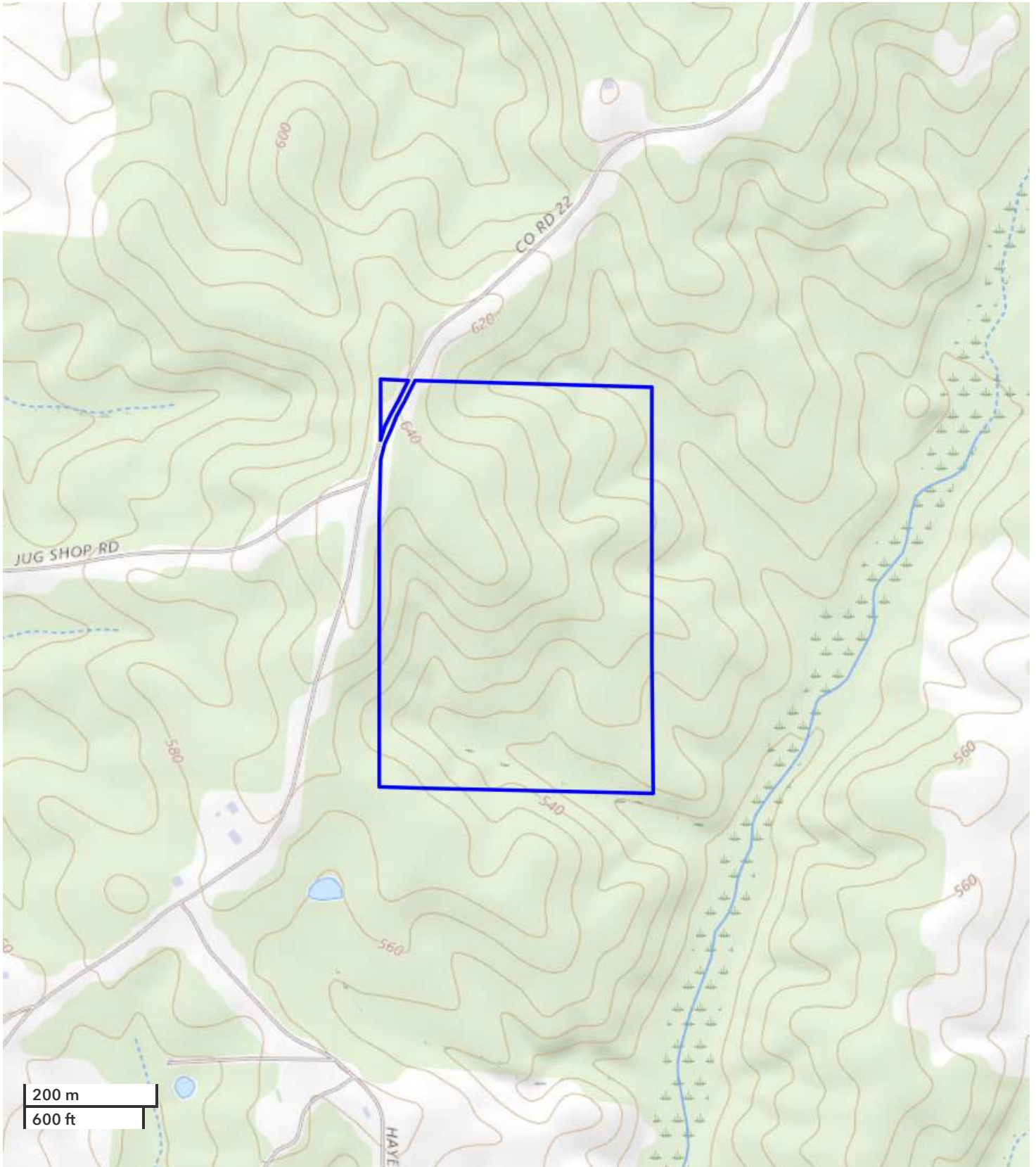
All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



ALLAN HIXON
Land Professional, Registered
205-343-2144
Ahixon@nationalland.com
205-799-1422
205-343-2110

JOSH HIXON
Land Professional, Registered
864-331-1610
Jhixon@nationalland.com
205-361-0946
205-343-2110

Detroit Timber Investment, Hunting, and Homesite
Marion County, AL
60 +/- Acres



All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



National Land Realty
2809 8th Street
Tuscaloosa, AL 35401
NationalLand.com

Allan Hixon
Office: 205-343-2110
Cell: 205-799-1422
Fax: 205-343-2144
Ahixon@nationalland.com

Josh Hixon
Office: 205-343-2110
Cell: 205-361-0946
Fax: 864-331-1610
Jhixon@nationalland.com

The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



National Land Realty
2809 8th Street
Tuscaloosa, AL 35401
NationalLand.com

Allan Hixon
Office: 205-343-2110
Cell: 205-799-1422
Fax: 205-343-2144
Ahixon@nationalland.com

Josh Hixon
Office: 205-343-2110
Cell: 205-361-0946
Fax: 864-331-1610
Jhixon@nationalland.com

The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.

REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

THIS IS FOR INFORMATION PURPOSES. THIS IS NOT A CONTRACT.

Alabama law requires you, the consumer, to be informed about 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 SUB-AGENT is another agent/licensee who also represents only one part in a sale. A sub-agent helps the agent represent the same client. The client may be either the seller or the buyer. A sub-agent 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 client 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 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.

Agent Print Name

Consumer Print Name

Agent Signature

Consumer Signature

Date

Date

***THIS IS NOT A CONTRACT.**