Brewer Loop Road Tract

Lodge and 171 Acres
Butler County, Alabama
Brewer Loop Road Tract
Lodge and 171 Acres
Butler County, Alabama

LOCATION: South Alabama: Greenville is 20 miles to the northwest. Georgiana is 18 miles to the west. Luverne is 15 miles to the east. Montgomery is 71 miles to the north. Mobile is 134 miles to the southwest.

DESCRIPTION: Located in one of the best hunting areas in South Alabama, the Woods Spur Tract is an excellent hunting property and timber investment. This property has a 60x100 metal barn with a 2 bedroom 2 bath living quarters. There is also a 20x100 porch off of the living quarters. There is also a 3 bedroom 1 bath farm house on the property that could be used as a guest house. There is a 2 acre stocked lake with bass and bream. The land is covered in natural timber with about 80 acres of 20 year old natural regeneration and the remainder being in mature hardwoods. This tract has the potential to be a great family retreat and a premier recreational property.

ACCESS: From the intersection of U. S Hwy 31 and Alabama Highway 106 in Georgiana take Alabama Highway 106 east 12.1 miles and turn left onto Halso Mill Road (County Road 59). Travel on Halso Mill Road for 2.3 miles and then turn right onto Greybeard Road. Travel for .6 miles and turn left onto Four Pines Road. Travel for .6 miles and turn right onto Brewer Loop Road. The Brewer Loop Road Tract will be on the left in .8 mile.

Price:$559,995.00

Contact Information:
F. Bradford Butler
800-704-0645
brad@butlerlandandtimber.com
AERIAL

Brewer Loop Road
Greenville
Brewer Loop, Greenville, AL, USA
771.03 Acres
$59,995.00

Butler Land and Timber Company
Brad Butler
(850) 775-8252
brad@butlerlandandtimber.com
http://butlerlandandtimber.com
TOPOGRAPHY
Listing Broker

F. Bradford Butler
850-776-0252
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 ________________________________