

Butler & Company, Inc.

FORESTRY AND REAL ESTATE SERVICES

BARNES HWY

29 TRACT

15.27 +/- Acres

Perry County

\$49,551



BUTLER AND COMPANY, INC.

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All information is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price or other conditions, such as prior sales or withdrawal without notice by Butler & Company, Inc. or the Seller.

Address:

Perry County Highway 29
North Perry, Alabama

Location:

This tract is located near the North Perry community in northwest Perry County.

Tax Parcel ID:

0308280000015000

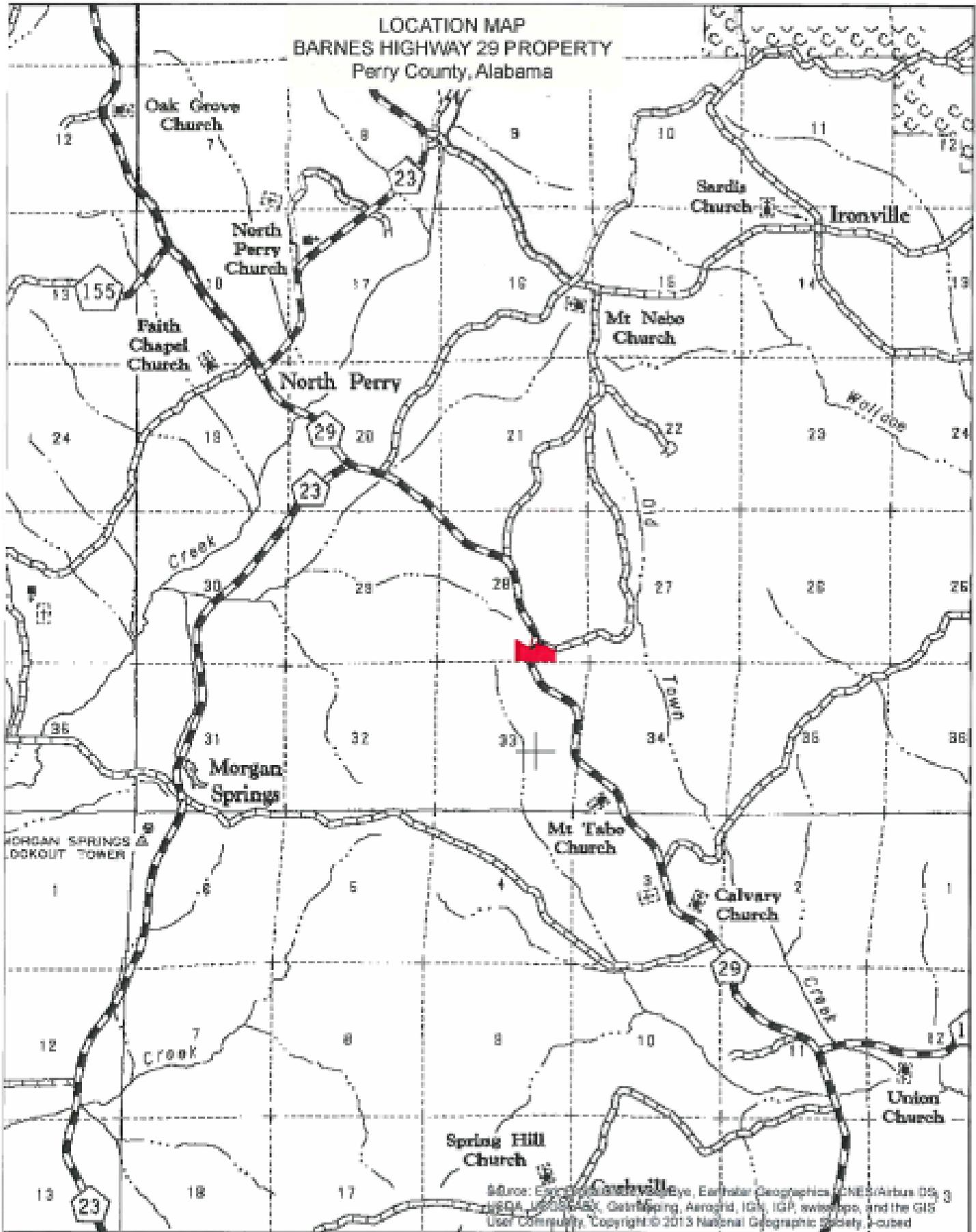
Taxes Per County:

\$45.88

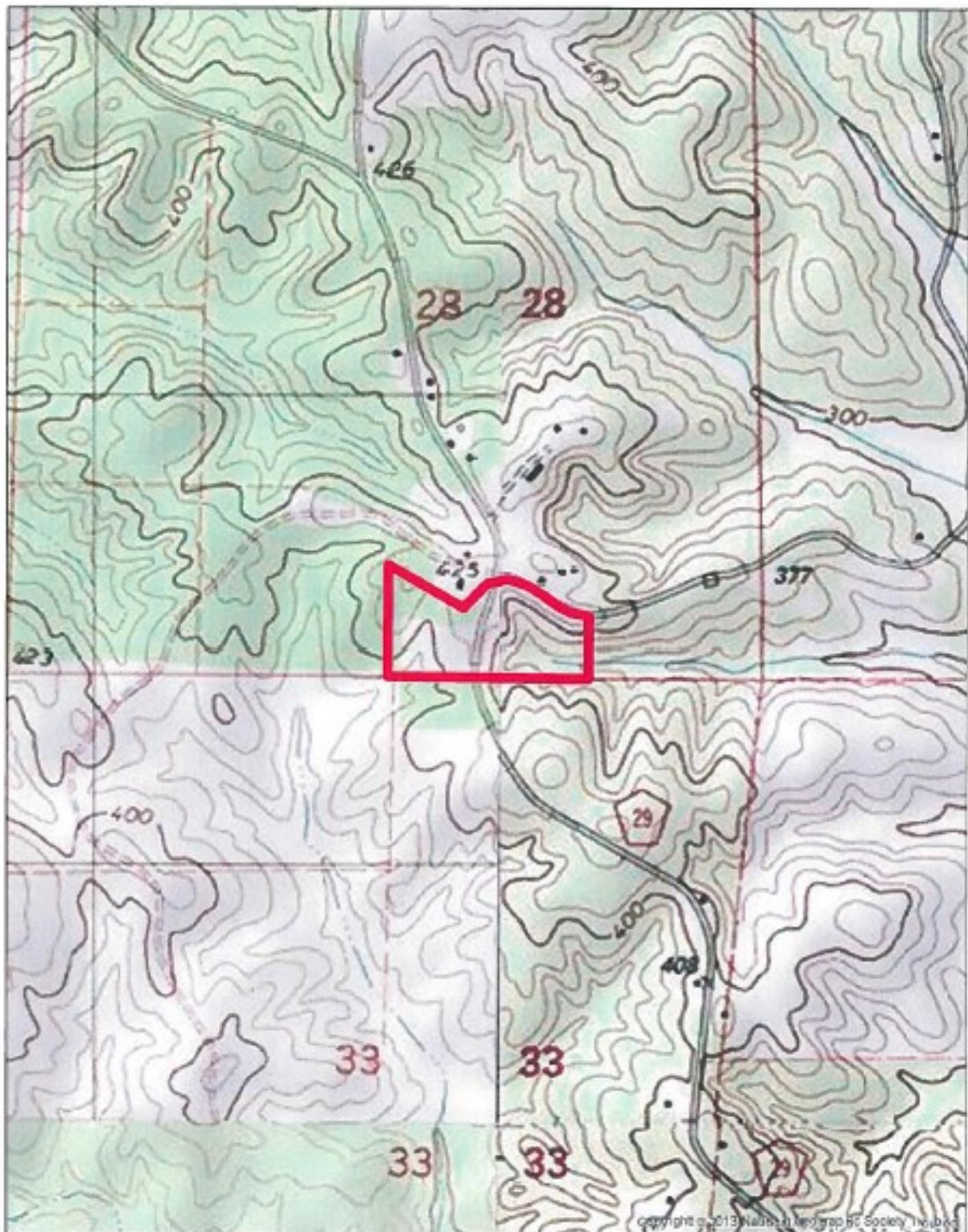
Overview:

This tract contains 15.27 +/- acres approximately 2 to 3 miles southeast of the North Perry Community and 2 to 3 miles east of the Morgan Springs community. This tract has potential for a rural home site with acreage. Utilities available include electricity, water and telephone. This well stocked timbered property has forest stands consisting of pine, pine upland hardwood and upland hardwood timber types. The tract is bisected by County Highway 29. The terrain east of the highway is hilly to steep while the terrain west of the highway is more sloping or rolling. Soils on the property include Luverne and Smithdale soil types. These are excellent soils for pine timber production with soil indexes, base age 50, of 85 to 90 for loblolly pine. As mentioned above this could be an excellent rural home site and it could be a good small recreational tract. Priced at \$49,551.00. Call Gary Butler, Butler and Company, Inc. 334-289-0051.

LOCATION MAP
BARNES HIGHWAY 29 PROPERTY
Perry County, Alabama



NOTE: MAP MAY NOT BE TO SCALE. FOR ILLUSTRATION PURPOSES ONLY.



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Soil Map—Perry County, Alabama
(Barrens 28)



LxLE	Luvernne-Smithdale complex, 15 to 35 percent slopes
ScB	Smithdale sandy loam, 2 to 8 percent slopes

Map Scale: 1:2,500 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web-Mercator. Corner coordinates: WGS84. Edge-ticks: UTM Zone 18N WGS84

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 _____ Date _____

(Acknowledgment for Receipt Purposes, Only)
Date _____