



John Hall & Company

Land | Commercial | Investment Property
www.JohnHallCo.com

Pete Hall
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NAFTEL MINI FARM

20.4+/- Acres

RITTENOUR RD

PIKE ROAD, AL



LOCATION: NE Montgomery County in the Town of Pike Road

LOT SIZE: Approximately 20.4 acres

PRICE: \$163,200.00 or \$8000.00 per acre



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This company, or any of its agents, will not be held responsible for any false or misleading information. Information is collected by agents from sources that agent deems reliable. Agent has used his best efforts and good faith to obtain reliable information.

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The Naftel Estate is offering several estate lots/ mini farms in the coveted Pike Road community located on Meriwether and Rittenour Rd. The initial offering includes four individual lots of approximately 10, 11, 20.4 and 22 acres though larger acreage may be available at the right price. Depending on the size, the lots can be utilized for recreation, a mini farm, cattle and horses, a family residence, or for investment.

With the explosive growth occurring in Pike Road this is your opportunity to buy your dream estate and the privacy these large parcels afford. You will enjoy the freedom of country living while benefitting from the perks of living in Pike Road. A few examples of these include a new and improved school system, bike and walking trails, statistically much lower crime rates compared to Montgomery, and all located just 10 miles from the Shoppes at Eastchase.

This 22.4 acre parcel fronts Rittenour Rd. It's comprised mock orange trees and hardwoods with a little pasture. Available utilities include power, water, high-speed internet, and gas. Each lot owner will be responsible for his own Septic system.

The initial lot prices are extremely competitive. These prices are subject to change as the parcels begin to move.

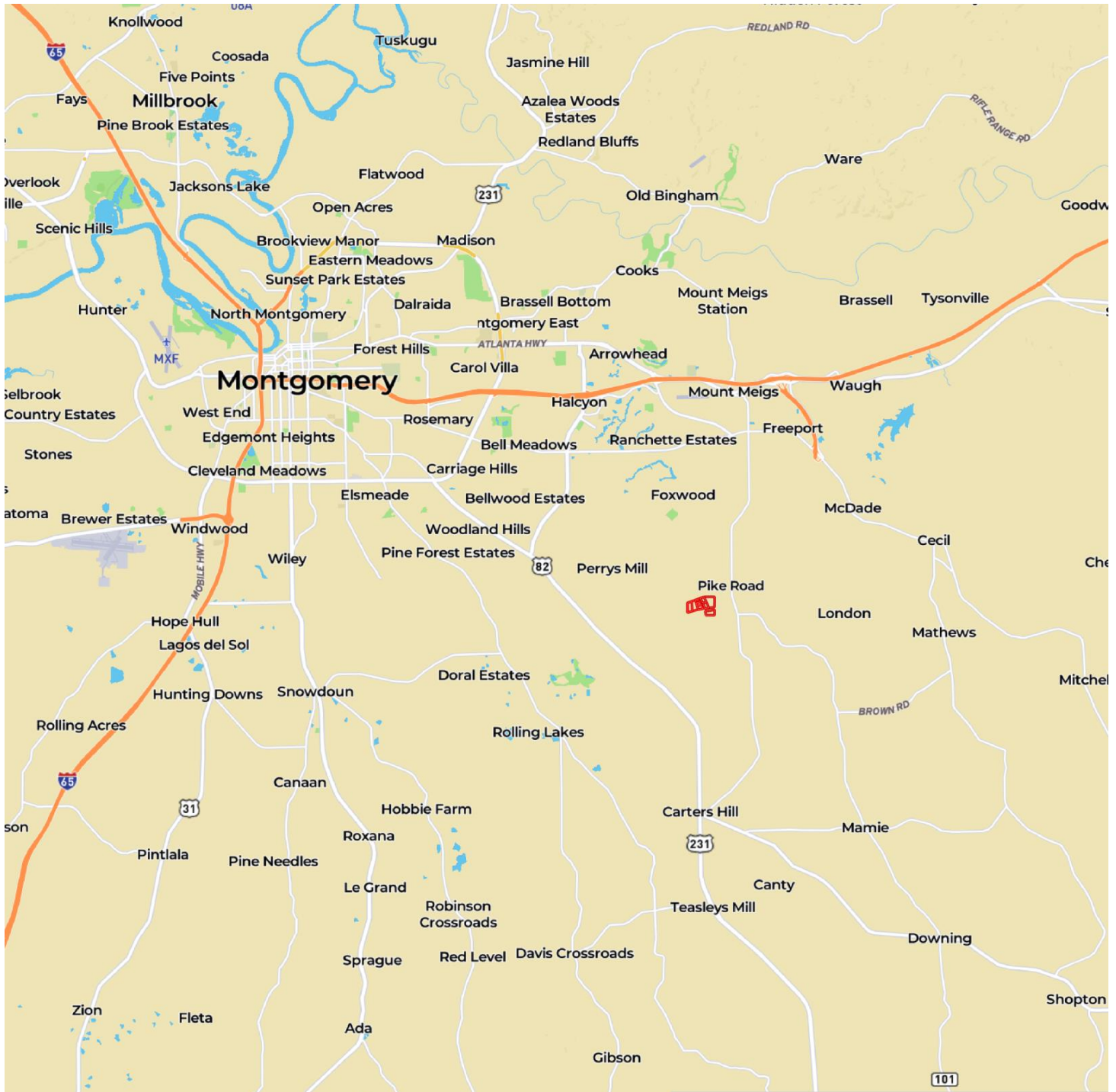
Shown by Appointment only - [Call Pete Hall at 334 312 7099](tel:3343127099)



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Available Lots



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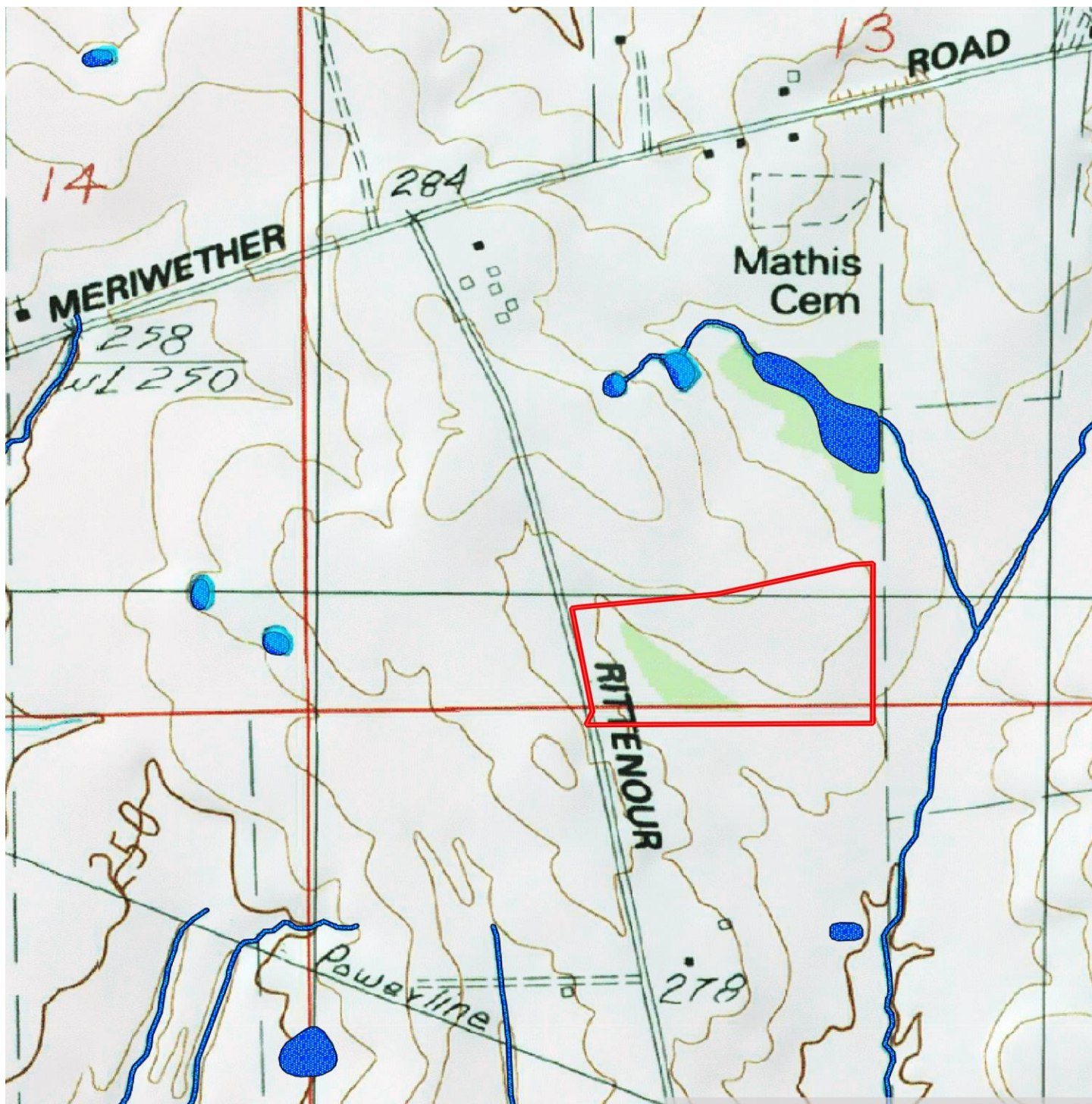




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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

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

Agent Signature

Date

Consumer Print Name

Consumer Signature

Date