



Atmosphere Road Tract



**Log Cabin, 2 Lakes, & 36 acres
Escambia County, Alabama**

Atmosphere Road Tract

Log Cabin, 2 Lakes, & 36 acres

Escambia County, Alabama

LOCATION: Southwest Alabama: Atmore, Alabama is 6.6 miles to the south. Pensacola, Florida is 57 miles to the south. Mobile, Alabama is 52 miles to the south.

DESCRIPTION: Log Cabin living between two lakes makes the Atmosphere Road Tract the ultimate recreational paradise and private home site. The log cabin is a two story 3 bedroom 2 bath home with a nice front porch and a side porch off of the kitchen for outdoor grilling. This log cabin has been well taken care of and the current owner has exhibited a lot of pride of ownership. There is a 5 acre lake off the front of the cabin and a 2.5 acres lake off the back of the cabin. The lakes have a good number of bass and bream and the banks have been maintained for quality fishing along the edges. There are 5 acres of open land and the remainder is in natural timber. Sizemore Creek runs along the north side of the property which is a large full time creek with a sand and gravel bottom. Deer and turkey are plentiful in the area and there are large agricultural fields around the property that provide a good food source for the wildlife. The property has paved road frontage and a nice gravel road travels through the property to the log cabin. There is also a storm shelter/root cellar on the property.

ACCESS: Must be accompanied by a Butler Land and Timber Company Representative.

Price:\$399,995.00

Contact Information:

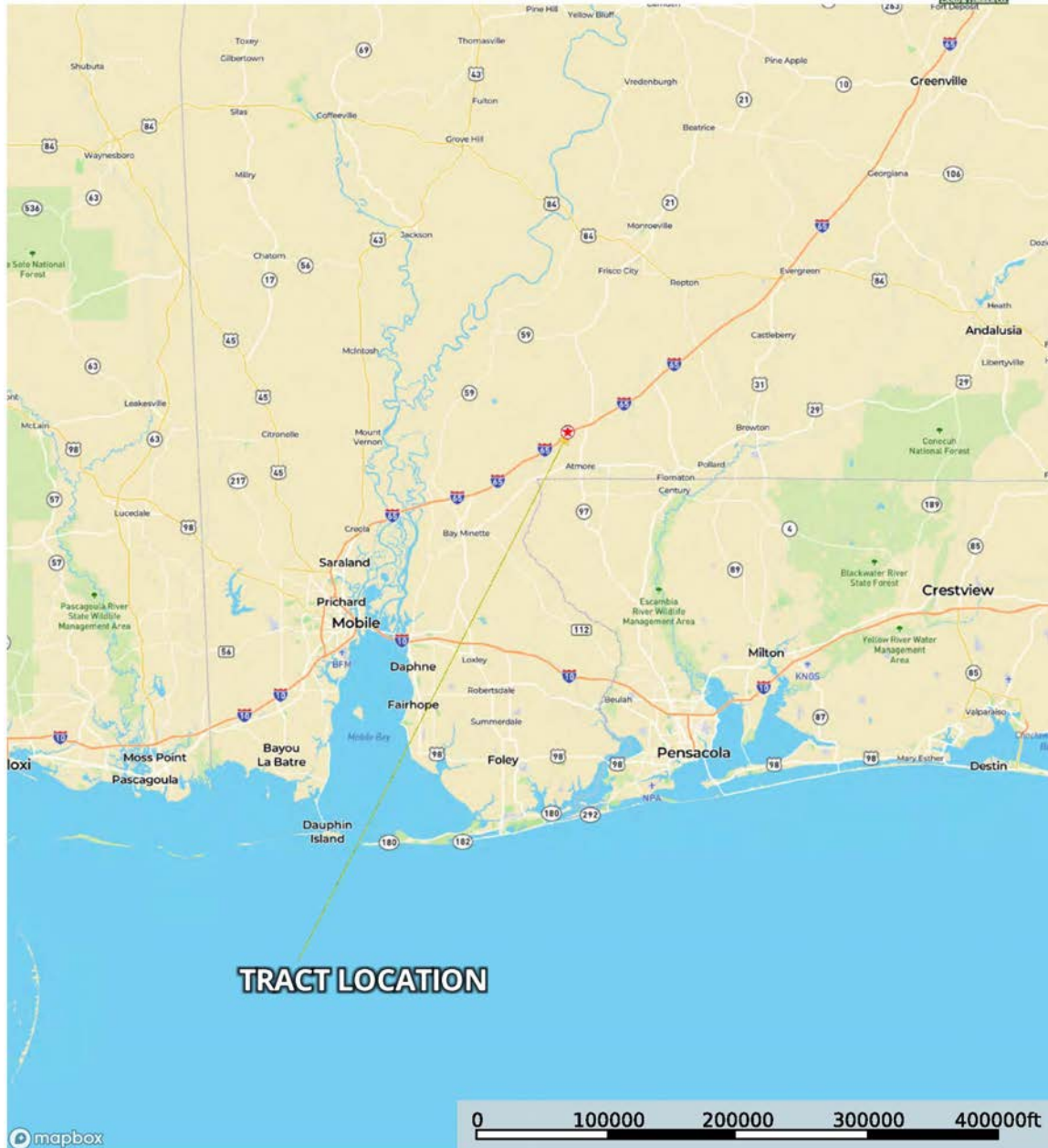
F. Bradford Butler

800-704-0645

brad@butlerlandandtimber.com

LOCATION

Atmosphere Road Tract
Escambia County, Alabama, 36 AC +/-



Proposed Site
 Direction
 Boundary

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

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

AERIAL

Atmosphere Road Tract
Escambia County, Alabama, 36 AC +/-



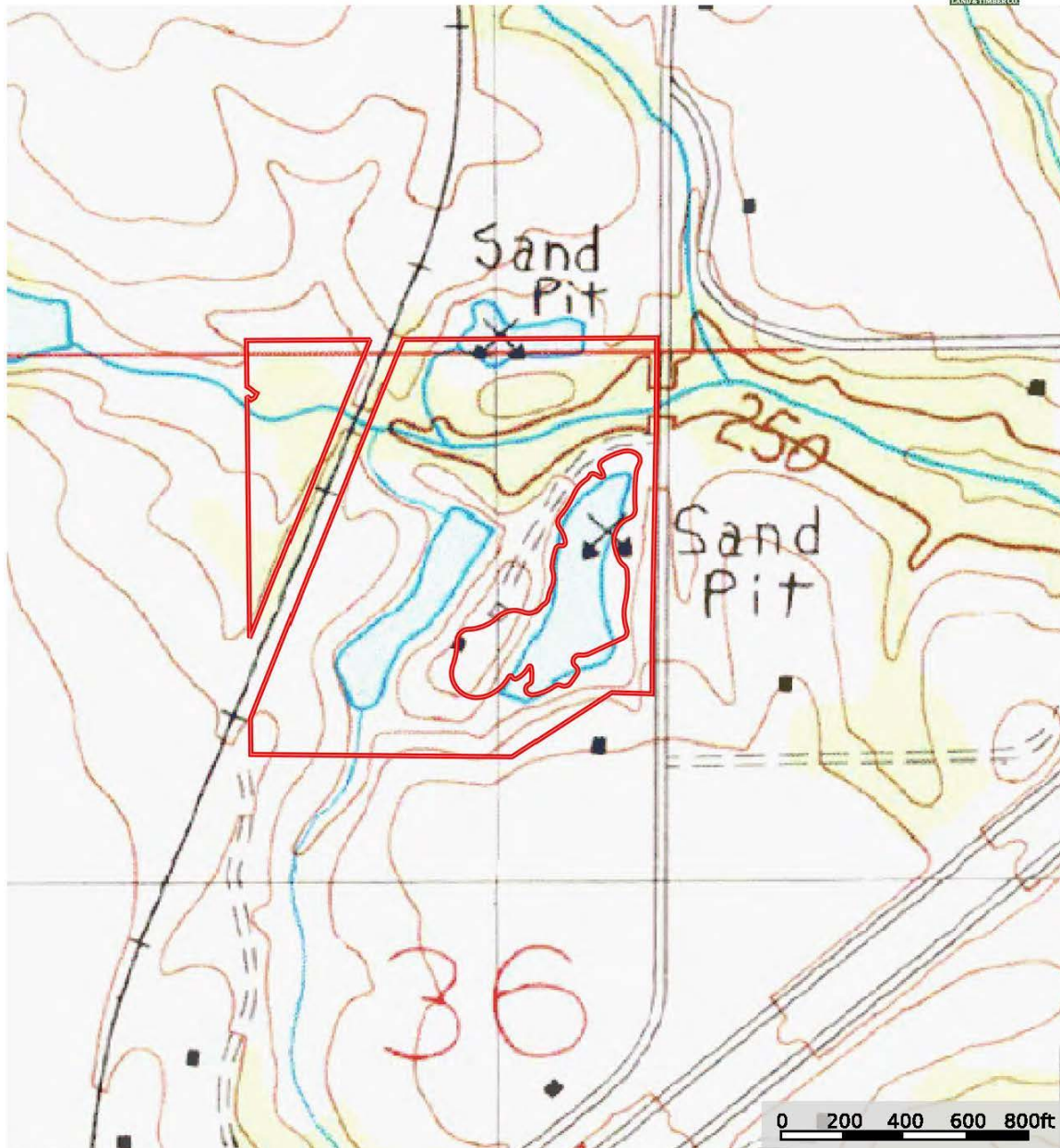
Boundary

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TOPOGRAPHY

Atmosphere Road Tract
Escambia County, Alabama, 36 AC +/-



 Boundary

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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 **F. Bradford Butler**

Signature _____

Date _____

Consumer name _____

Signature _____

(Acknowledgment for Receipt Purposes, Only)

Date _____