



Watsonville Tract



523 Acres
Wilcox County, Alabama

Watsonville Tract

523 acres

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LOCATION: South Alabama: Oak Hill is 7.8 miles to the northeast. Camden is 14.8 miles to the northwest. Greenville is 38 miles to the east. Montgomery is 76 miles to the northeast. Mobile is 135 miles to the south.

DESCRIPTION: Located in some of the best timber growing soils in the southeast sits the Watsonville Tract. This property has 480 acres of planted pines ranging from 11 years old to 35 years old. There are 12 food plots for hunting and an interior road system that allows access to all of the property. This area is known for its trophy whitetail deer and good turkey hunting. There is power and water available with several nice cabin sites. There are several streams on the property that would make great lake sites.

ACCESS: From the Intersection of Highway 10 and Highway 21 in Oak Hill, Alabama, take Highway 21 south for 3.4 miles and turn right onto County Road 16. Travel on County Road 16 for 4.1 miles and turn left onto St. Francis Road. The Watsonville Tract will be on the right in .4 miles.

Price:\$1,299,995.00

Contact Information:

F. Bradford Butler

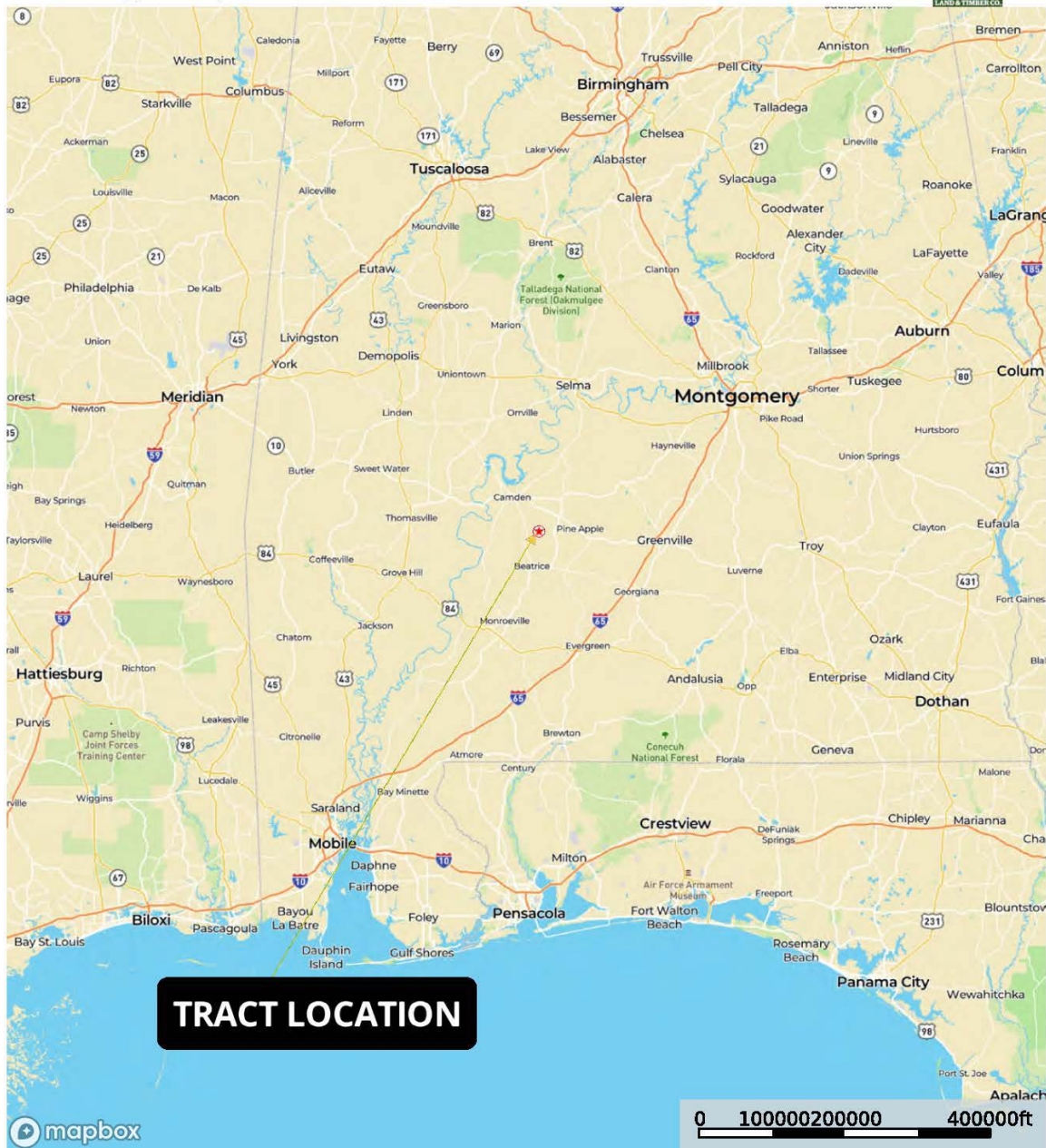
800-704-0645

brad@butlerlandandtimber.com

LOCATION

Watsonville Tract

Wilcox County, Alabama, 523 AC +/-



TRACT LOCATION

Proposed Site
 Direction
 Boundary

Brad Butler
P: 850-776-0252

www.butlerlandtimber.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

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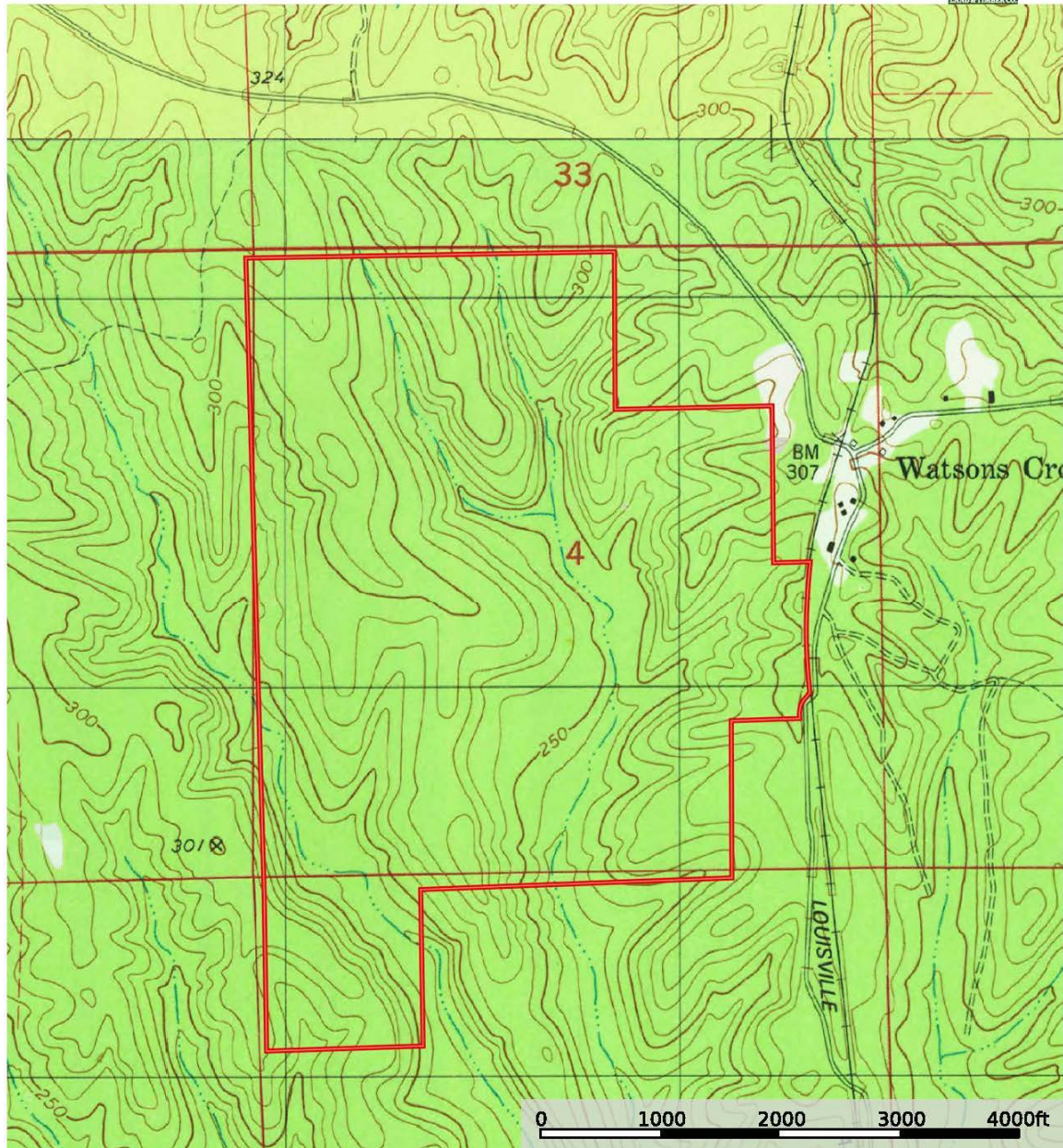


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TOPOGRAPHY

Watsonville Tract

Wilcox County, Alabama, 523 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 _____

Signature _____

Date _____

Consumer name _____

Signature _____

(Acknowledgment for Receipt Purposes, Only)

Date _____

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