



Bethel Cutoff Road 6 Acres Tract



6 Acres
Clarke County, Alabama

Bethel Cutoff Road 6 Acres Tract

6 Acres

Clarke County, Alabama

LOCATION: Coffeetown, Alabama: Coffeetown is 4.8 miles to the south. Jackson is 28.6 miles to the south. Mobile is 93 miles to the south.

DESCRIPTION: The Bethel Cutoff Road 6 Acres Tract is an excellent country homesite or small hunting tract. There are about 3 acres of 6-year-old planted pines and the remainder of the property is in natural hardwood timber. There are several areas for food plots on the property and there is good sign of deer and turkey on the property. There is evidence of power and county water being available for this property, but it will be up to the buyer to verify the availability.

ACCESS: From the Intersection of Alabama Highway 69 north and U. S. Highway 84 in Coffeetown, take Highway 69 North for 4.5 miles and turn right onto Bethel Cutoff Road. The Bethel Cutoff Road 6 acres Tract will be on the right in 3/10ths of a mile.

Price:\$26,000.00

Contact Information:

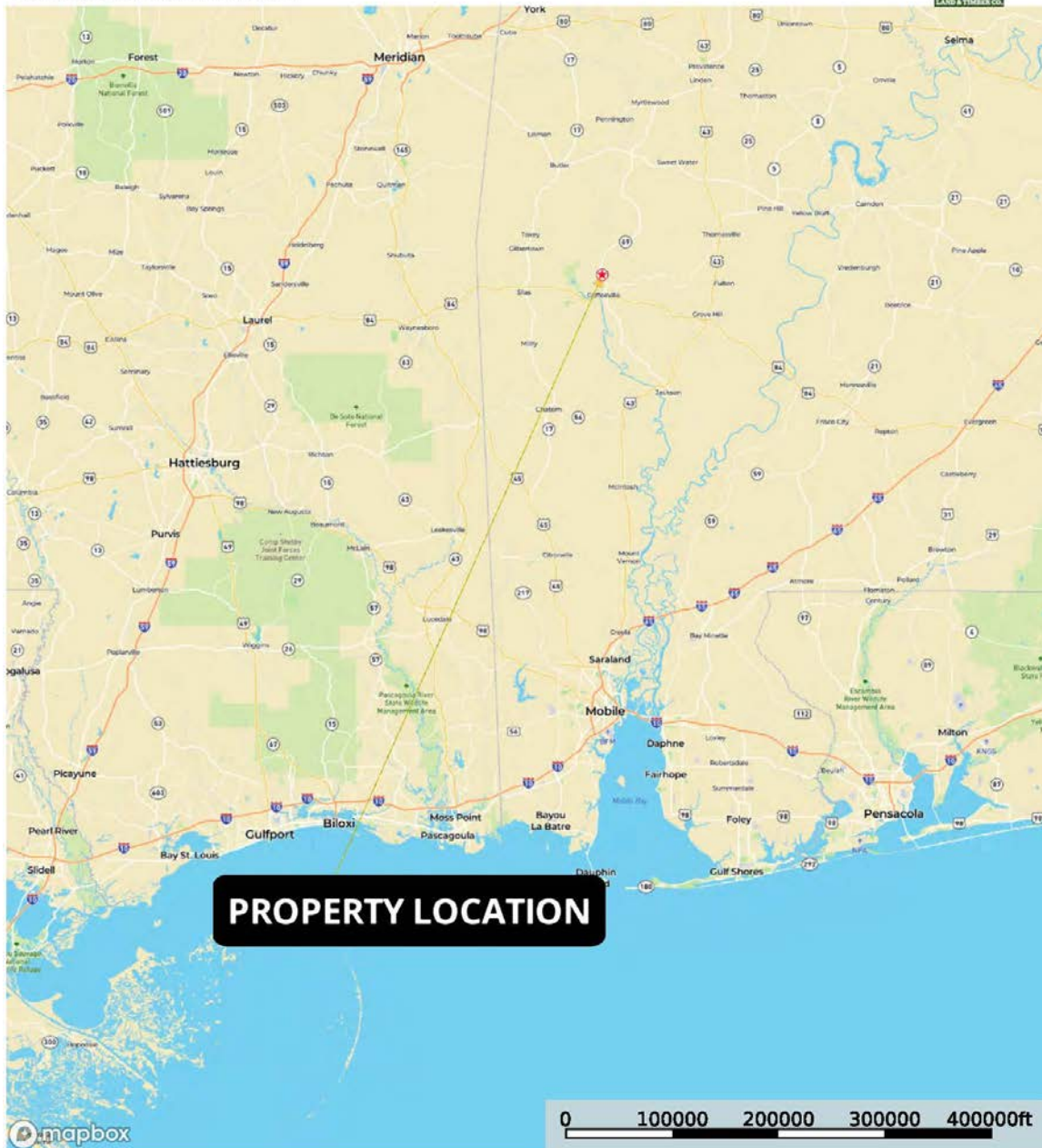
F. Bradford Butler

800-704-0645

brad@butlerlandandtimber.com

LOCATION

Bethel Cutoff Road 12 acres
Clarke County, Alabama, 12 AC +/-



Proposed Site Direction Boundary

Brad Butler
P: 850-776-0252

www.butlerlandandtimber.com

2854 Old Shell Road Mobile, AL 36607

id the information contained herein was obtained from sources deemed to be reliable. Land ID™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

AERIAL

Bethel Cutoff Road 6 acres
Clarke County, Alabama, 6 AC +/-

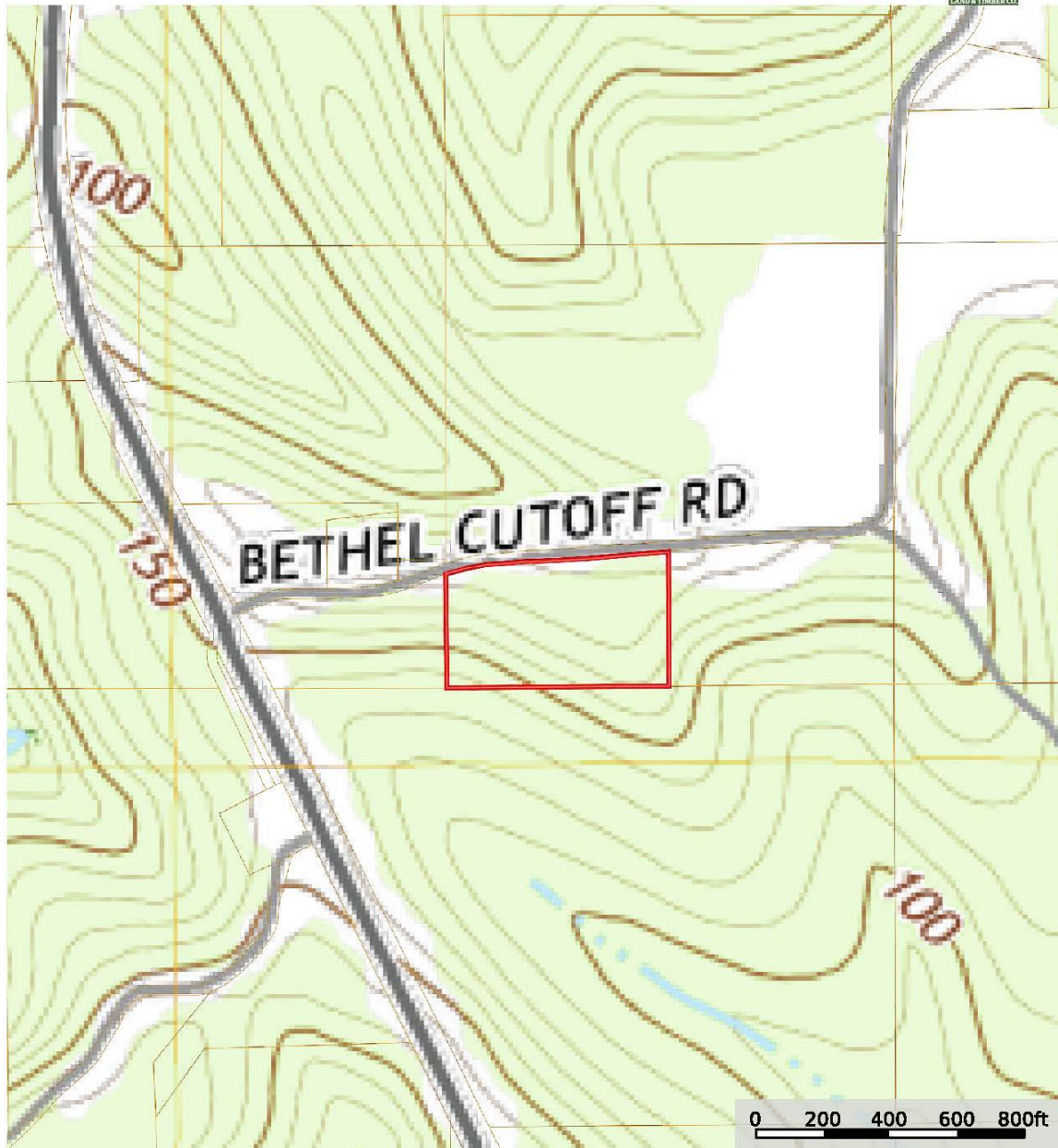


Brad Butler
P: 850-776-0252 www.butlerlandandtimber.com 2854 Old Shell Road Mobile, AL 36607

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

TOPOGRAPHY

Bethel Cutoff Road 6 acres
Clarke County, Alabama, 6 AC +/-



Boundary

Brad Butler
P: 850-776-0252

www.butlerlandandtimber.com

2854 Old Shell Road Mobile, AL 36607

The information contained herein was obtained from sources deemed to be reliable. Butler Land & Timber Co. makes no warranties or guarantees as to the completeness or accuracy thereof.



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 _____