

Property Information Sheet

Note: This is just a general list of utility providers and other property information. It is up to the buyer and/or buyer's agent to verify information, connection, and any related fees.

Property / GPS Address: 699 Oil Well Rd, Flomaton, AL 36441

Parcel Number: 30 24 06 24 0 200 005.003

Electric Provider: Southern Pine Phone: 251-867-5415

Water Provider: McCall Water System Phone: 251-867-6100

Septic or Sewer: Septic (2)

Garbage Services: ☒ Y / ☐ N Provider: Available with Republic Services
Phone: _____ Day of Pick Up: _____

Trash Services: ☐ Y / ☐ N Provider: _____
Phone: _____ Day of Pick Up: _____

Internet/Cable: Satellite only no cable or hard wired internet Phone: _____

Gas Provider: Now available with City of Brewton Phone: _____

Age of Roof: 8 years for cabin Age of HVAC: cabin is 1 year old

Age of Water Heater: 5 years old

Termite Bond: ☐ Y / ☒ N Company: _____
Phone: _____

Survey: ☒ Y / ☐ N Company: Jeremy Shealy Phone: 334-376-2712

Taxes: \$ 274.80

HOA Fees: \$ N/A ☐ Annual ☐ Monthly ☐ Mandatory ☐ Voluntary
Contact: _____

Always call if you have any questions!

251-368-1063

Ask for your Realtor!

phd

REALTY, LLC.

ADDITIONAL PROPERTY INFORMATION

699 Oil Well Road, Flomaton, AL

HOMESITE

- ❖ The home site was prepared in 2021.
- ❖ Septic at this site was installed March 2021 and is for a 3 bed 2 bath house.
- ❖ The shop at the homesite is insulated with R19 in ceiling and R13 in walls and installed a reclaimed wood ceiling with led lights.

TINY CABIN

- ❖ Construction was completed on the cabin in 2022. It was a project from 2016-2022.
- ❖ There is 140 sq ft heated and cooled with additional 200 sq ft of screen porch and screened Bathroom. Total of 340 under roof.
- ❖ The power is underground to the cabin off the meter at homesite.
- ❖ Fire pit area has been upgraded with a river rock pad, custom metal 3ft fire pit, 4 Adirondack chairs, and large covered wood storage area that is full of seasoned fire wood.

LITTLE ESCAMBIA CREEK

- ❖ 232 feet of frontage.
- ❖ Under normal conditions the creek is fairly clear and has a 1.5 mph current.
- ❖ The area out for the steps is the perfect place to put your chairs in the water and relax.