



Magee Tract



34.58 Acres
Washington County, Alabama

Magee Tract

34.58 Acres

Washington County, Alabama

LOCATION: Southwest Alabama: Millry is 10 miles to the east, Chatom is 19.8 miles to the Southeast; Buckatunna is 7.3 miles to the southwest; Mobile is 77 miles to the south.

DESCRIPTION: The Magee Tract sits along Antioch Church Road and is the perfect spot for a country homesite or deer hunting. This tract has 15 acres of 2-year-old planted pines and the remaining land is in mature old growth pine and hardwood timber. It has frontage along a county-maintained road and power is available. This property has a nice hill on it with good views to the south.

ACCESS: From the Red light in Millry take Alabama Highway 17 south for .1 mile and turn left onto County Road 34. Travel on County Road 34 for 4.8 miles and turn left onto County Road 36. Travel for 4.8 miles and turn left onto Antioch Church Road. The Old Indian Boundary Tract will be on the right in 1.25 miles.

Price:\$79,995.00

Contact Information:

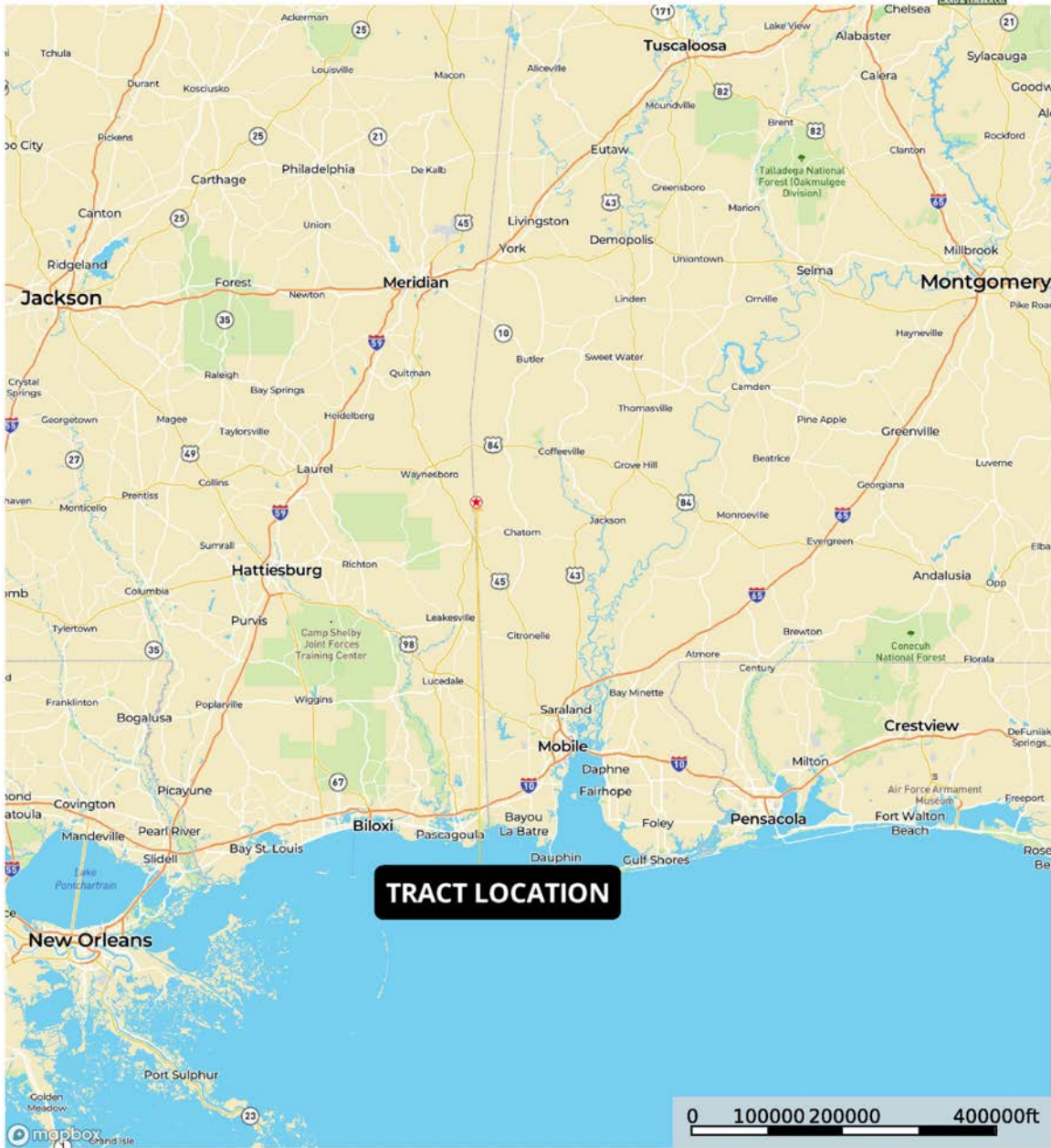
F. Bradford Butler

800-704-0645

brad@butlerlandandtimber.com

LOCATION

Antioch Church Road
Alabama, AC +/-



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

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AERIAL

Magee Tract
Washington County, Alabama, 34.5 AC +/-



 Boundary

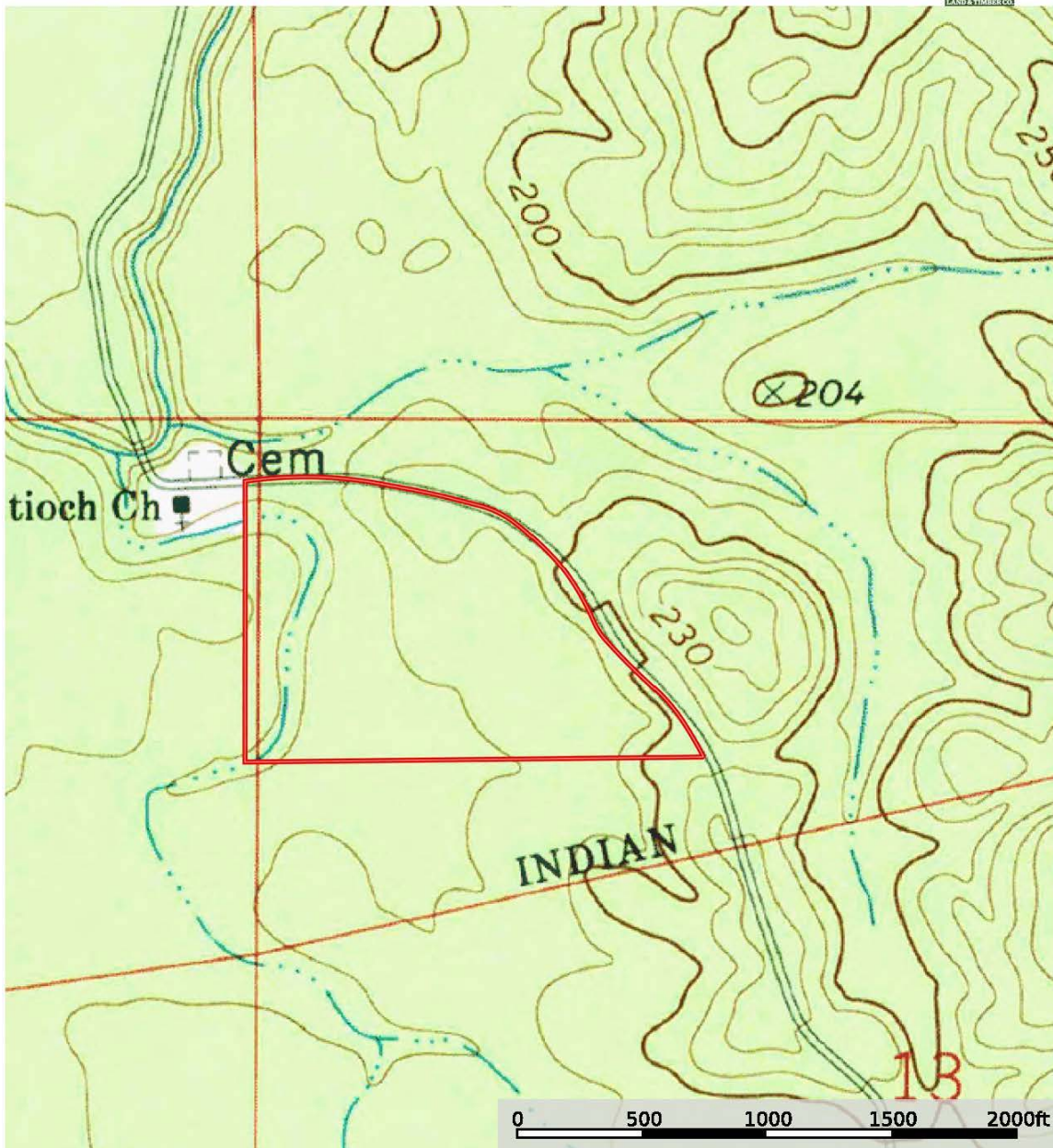
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TOPOGRAPHY

Magee Tract

Washington County, Alabama, 34.5 AC +/-



Boundary

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Listing Broker

F. Bradford Butler

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**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 _____