



Bread Tray Hill



**475 Acres with Cabin and Lakes
Bullock County, Alabama**

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Bullock County, Alabama

LOCATION: South Central Alabama: Union Springs is 7.8 miles to the north. Troy is 26 miles to the southwest. Montgomery is 41 miles to the northwest. Auburn is 48 miles to the northeast.

DESCRIPTION: Bread Tray Hill is a turn key hunting and recreational tract in the Black Belt Region of Alabama. There is a 4 bedroom 1 bath cabin that overlooks a 1 acre pond on the front of the property. The cabin has been recently updated and is ready for furniture to be moved. This property also has a 4.5 acre lake and numerous small ponds that were once used to water cattle but are now nice watering holes for the wildlife. This property has a nice network of roads that lead to 11 food plots on the property. The land is mainly a mixture of timberland and pastures that have been allowed to grow up for bedding areas for deer and turkey. The timber is natural with a good mixture of hardwoods and pine. This is truly an awesome recreational and hunting property in the heart of the Black Belt.

ACCESS: From Union Springs take Alabama 223 South for 7.8 miles and the Bread Tray Hill Tract will be on the left.

Price:\$1,599,995.00

Contact Information:

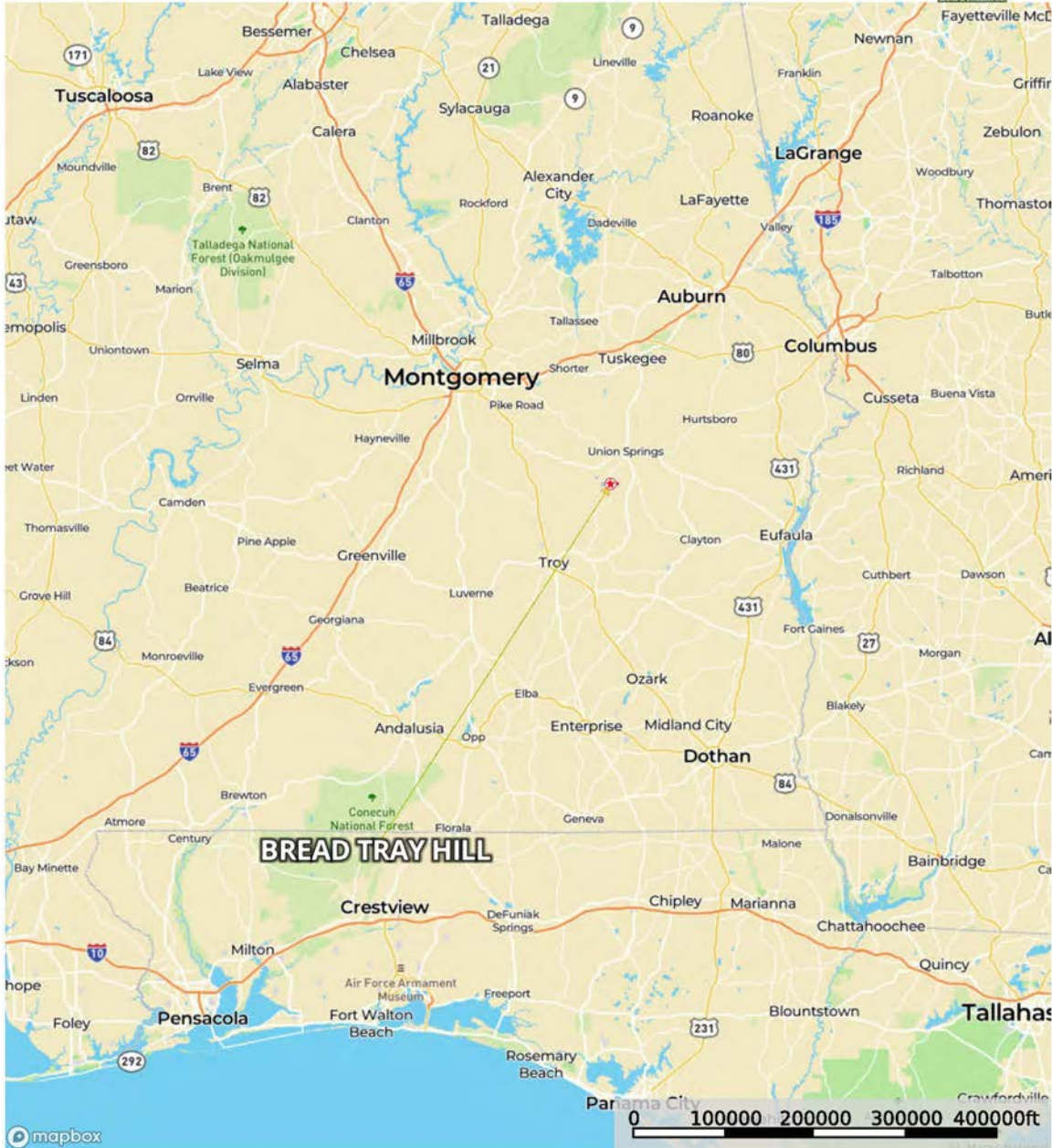
F. Bradford Butler

800-704-0645

brad@butlerlandandtimber.com

LOCATION

Bread Tray Hill
Alabama, AC +/-



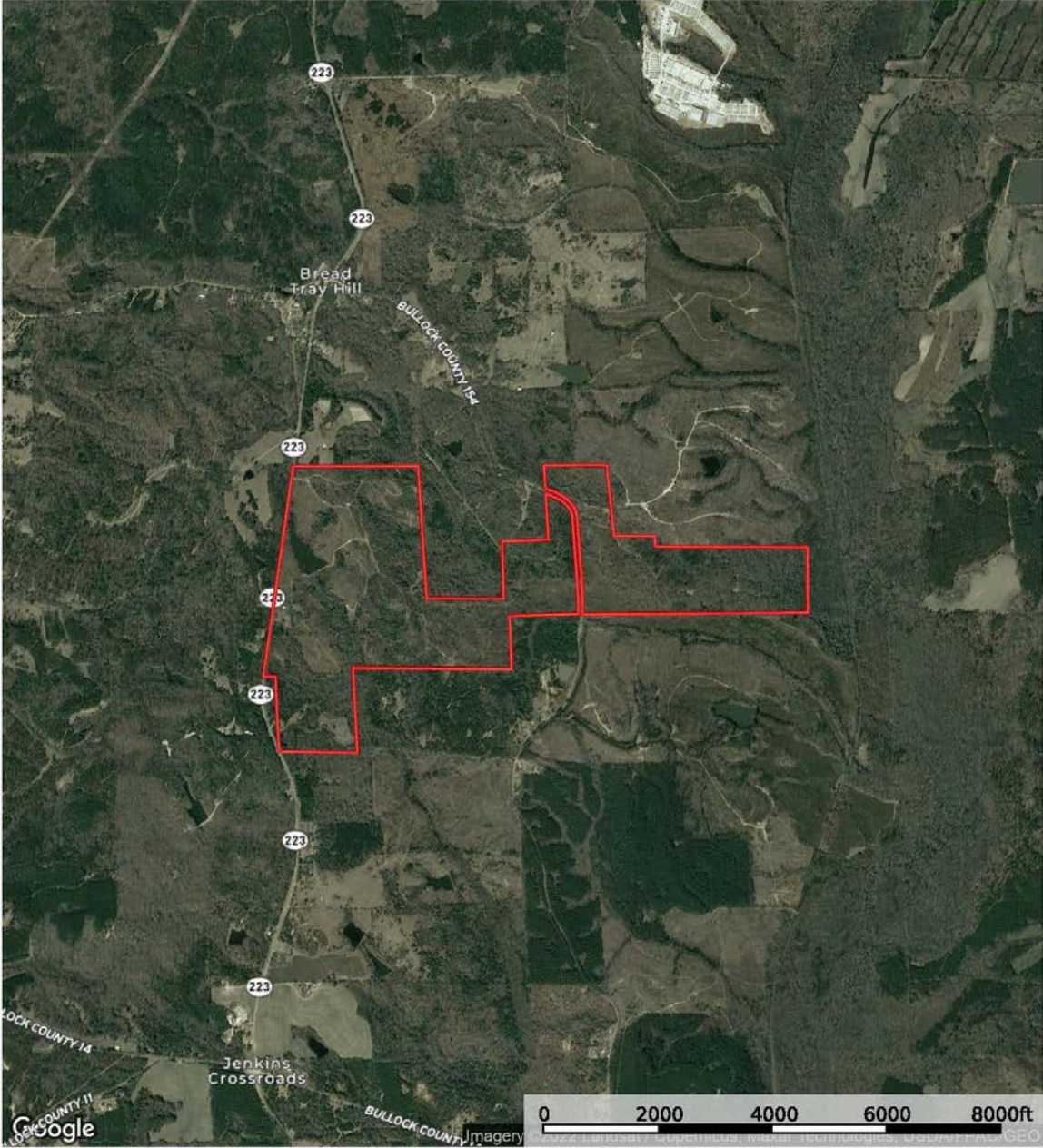
Proposed Site Direction Boundary

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

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

AERIAL

Bread Tray Hill
Alabama, AC +/-



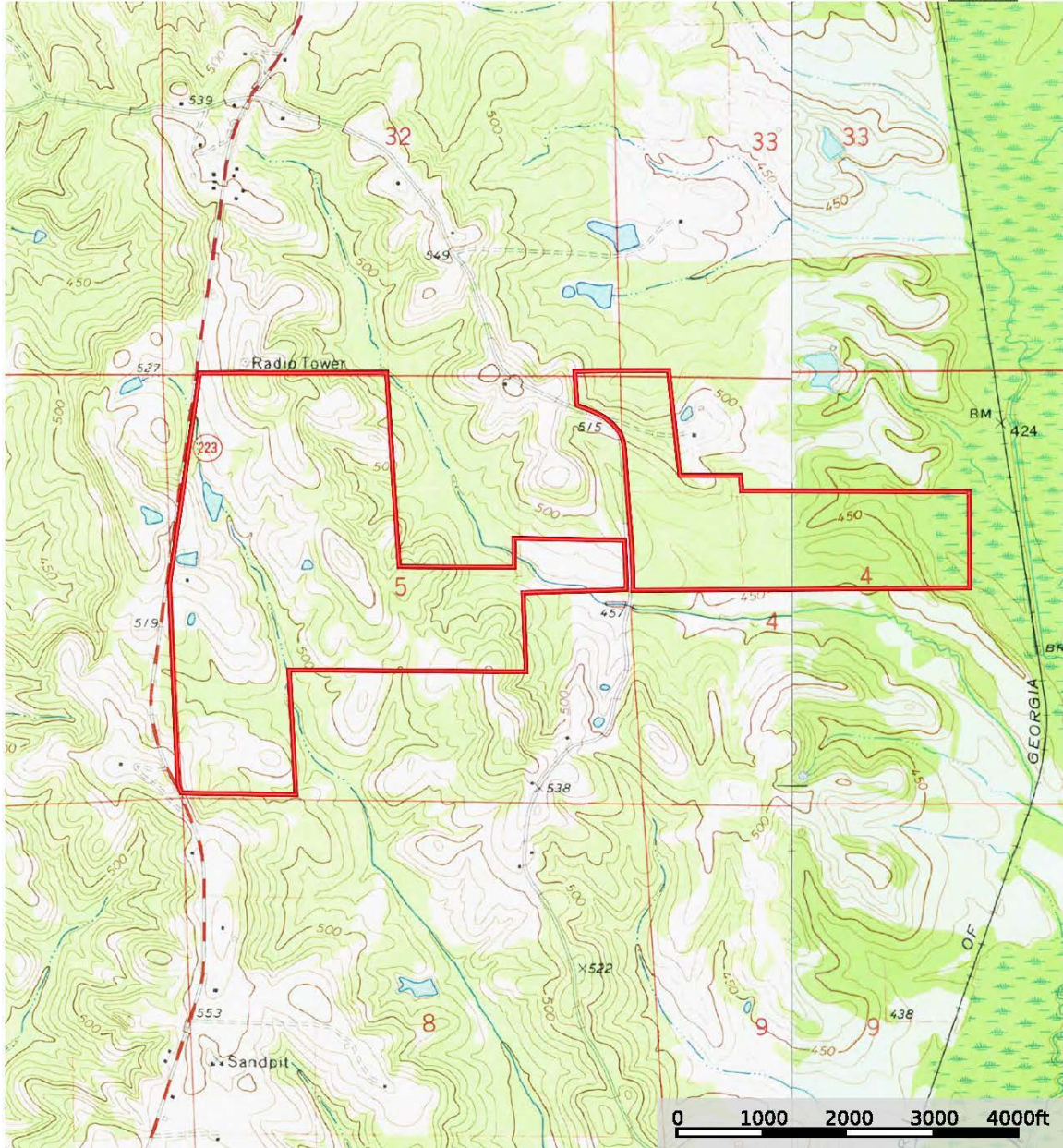
Boundary

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TOPOGRAPHY

Bread Tray Hill
Alabama, AC +/-



□ Boundary



Listing Broker

F. Bradford Butler

850-776-0252

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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 _____