



Pioneer Road Tract



**61 Acres
Mobile County, Alabama**

Pioneer Road Tract

61 Acres

Mobile County, Alabama

LOCATION: Southwest Alabama: Pioneer Road Theodore, AL 36852

DESCRIPTION: Situated just off of the Fowl River and Mobile Bay is the Pioneer Road Tract. There are endless opportunities for this tract from development to recreation. It has paved road frontage along the west boundary and a good road system that allows access to most of the property. There are 2 lakes on the property that are loaded with bass and bream. There are 3 good size field that are great hunting areas for deer and turkey.

ACCESS: From Exit 17 A-B on Interstate 10 take the ramp to Alabama Highway 193 towards Dauphin Island. Travel for 6.7 miles and turn left onto Baker Sorrell Road. At the stop sign turn right onto Dauphin Island Parkway. Travel for 5.4 miles and turn right onto Baumhower Road and in .5 mile turn right onto Pioneer Road. The property will be on the right in .4 mile.

Price:\$599,995.00

Contact Information:

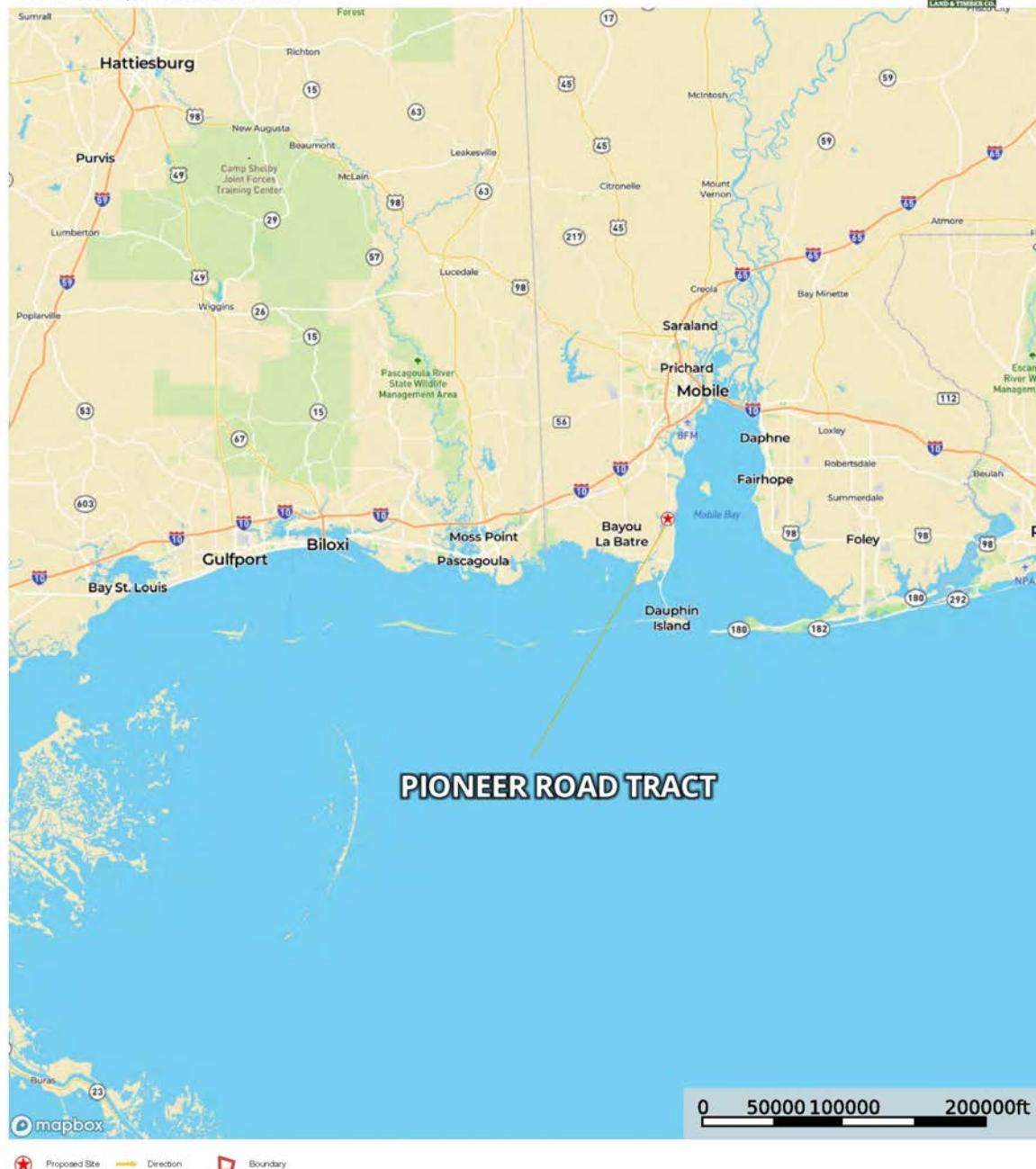
F. Bradford Butler

800-704-0645

brad@butlerlandandtimber.com

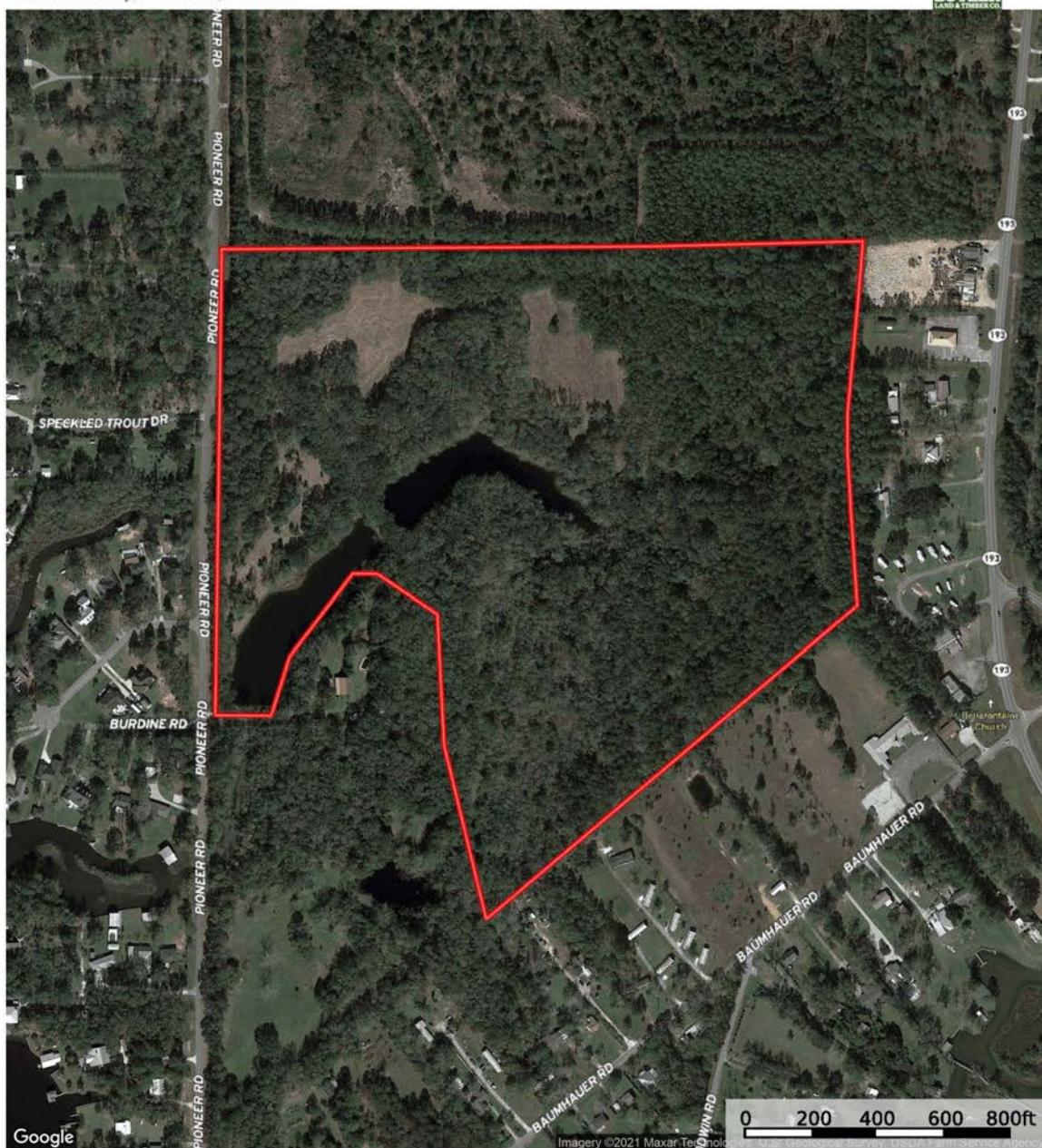
LOCATION

Pioneer Road Tract
Mobile County, Alabama, 61 AC +/-



AERIAL

Pioneer Road Tract
Mobile County, Alabama, 61 AC +/-



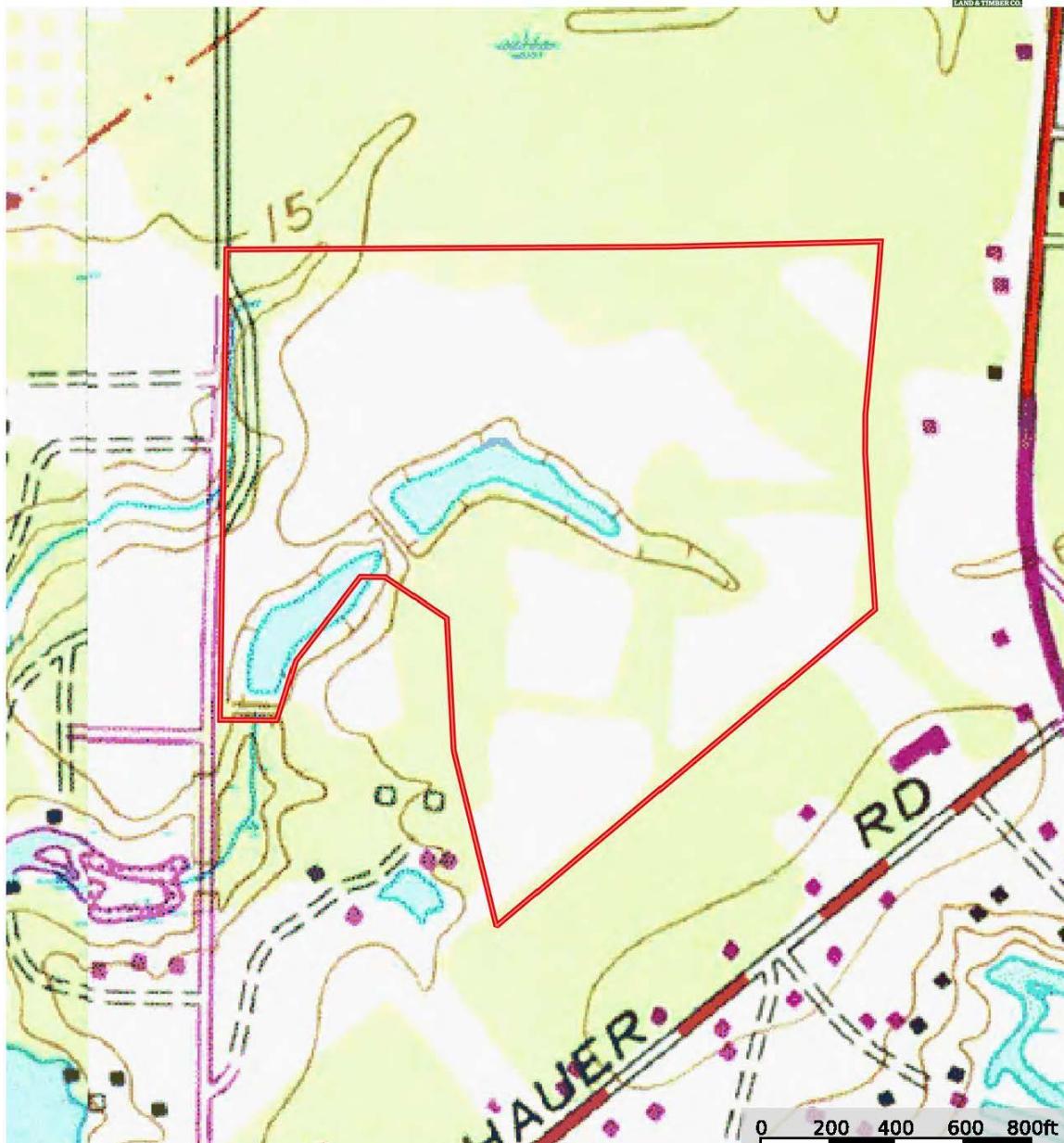
Brad Butler
P: 850-776-0252 www.butlerlandandtimber.com

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TOPOGRAPHY

Pioneer Road Tract

Mobile County, Alabama, 61 AC +/-





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 _____