



John Hall & Company
Land | Commercial | Investment Property
www.JohnHallCo.com

Pete Hall
334.312.7099
pete@johnhallco.com

NAFTEL MINI FARM

20.4+/- Acres
RITTENOUR RD
PIKE ROAD, AL



LOCATION: NE Montgomery County in the Town of Pike Road

LOT SIZE: Approximately 20.4 acres

PRICE: \$163,200.00 or \$8000.00 per acre



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This company, or any of its agents, will not be held responsible for any false or misleading information. Information is collected by agents from sources that agent deems reliable. Agent has used his best efforts and good faith to obtain reliable information.



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The Naftel Estate is offering several estate lots/ mini farms in the coveted Pike Road community located on Meriwether and Rittenour Rd. The initial offering includes four individual lots of approximately 10, 11, 20.4 and 22 acres though larger acreage may be available at the right price. Depending on the size, the lots can be utilized for recreation, a mini farm, cattle and horses, a family residence, or for investment.

With the explosive growth occurring in Pike Road this is your opportunity to buy your dream estate and the privacy these large parcels afford. You will enjoy the freedom of country living while benefitting from the perks of living in Pike Road. A few examples of these include a new and improved school system, bike and walking trails, statistically much lower crime rates compared to Montgomery, and all located just 10 miles from the Shoppes at Eastchase.

This 22.4 acre parcel fronts Rittenour Rd. It's comprised mock orange trees and hardwoods with a little pasture. Available utilities include power, water, high-speed internet, and gas. Each lot owner will be responsible for his own Septic system.

The initial lot prices are extremely competitive. These prices are subject to change as the parcels begin to move.

Shown by Appointment only - Call Pete Hall at 334 312 7099



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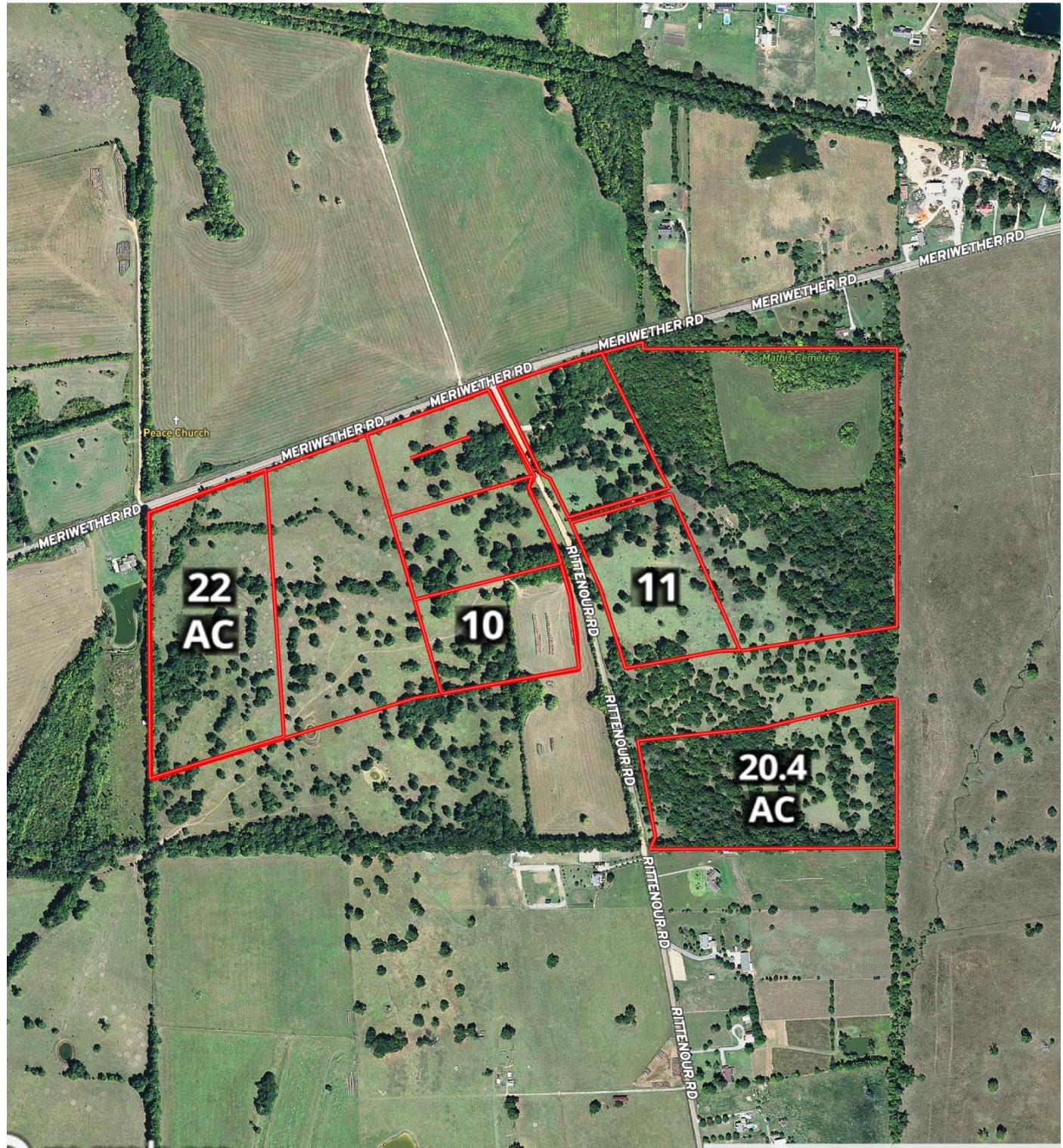




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Available Lots



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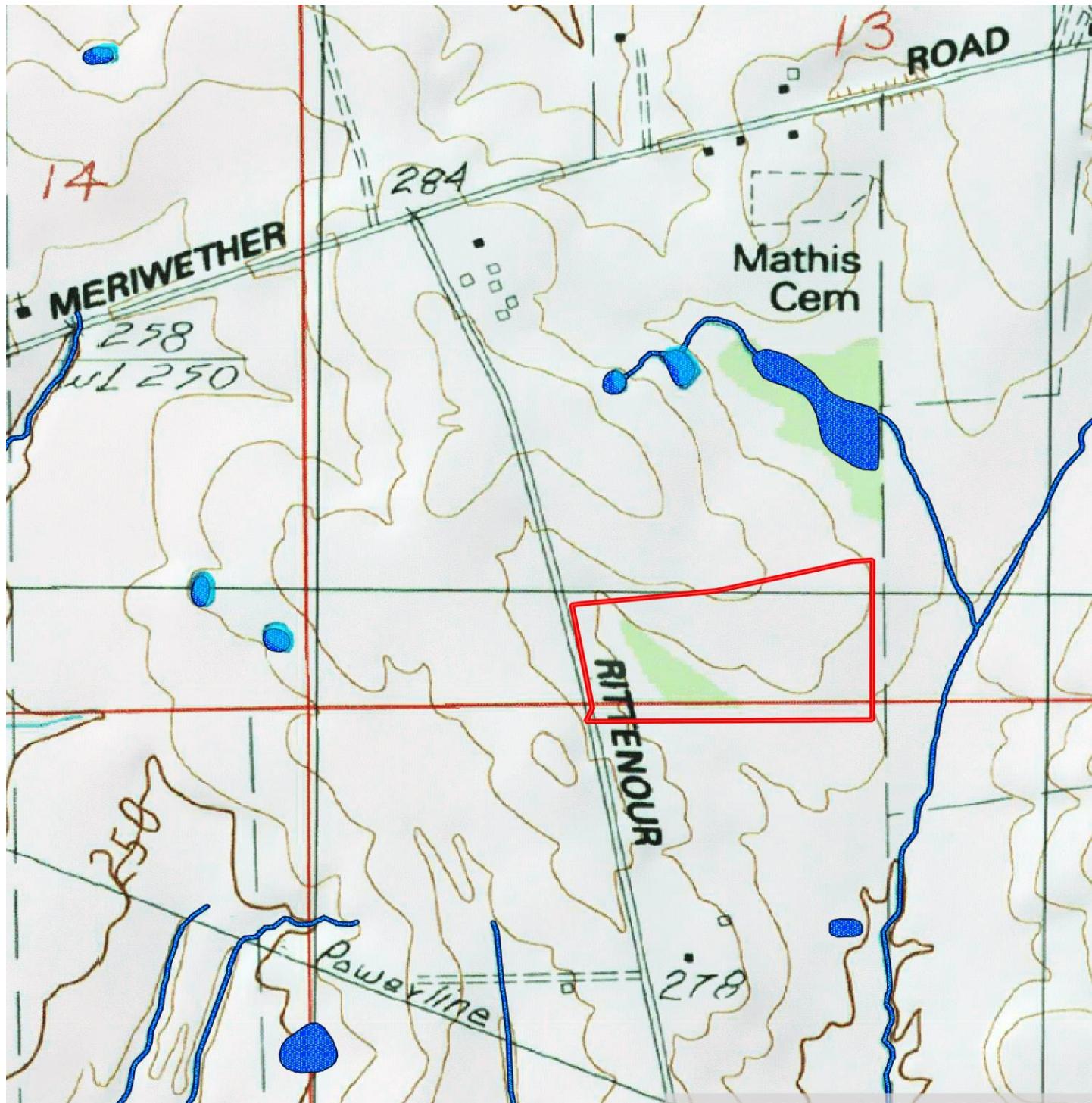




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Naftel Covenants Amended

The following restrictions shall burden the Property:

- I. Land Use and Building Types - The Property shall be used for residential purposes only. No structure shall be erected, altered, placed or permitted to remain on any subdivided lot (each a "Lot") to be created within the Property other than a detached single family dwelling for private use, except that a private garage, guest house, servant's quarters, or other outbuilding incidental to residential use of a Lot may be allowed; provided, however, that said outbuildings shall be of a design and exterior finish commensurate with that of the main structure.
2. Dwelling size - Any main dwelling constructed on a Lot shall contain not less than 2000 square feet of heated living area and in case of a one and one-half or two story dwelling, the ground floor must be not less than 1200 square feet of heated living area.
3. Time of Construction - All construction on a Lot, once begun, must be completed within twelve (12) months.
4. Building Location - No building constructed on a Lot shall be located nearer than one hundred (100) feet to any right-of-way or one hundred (100) feet to any the side or rear property line.
5. Temporary Structures - No basement, tent, shack, garage, barn, mobile home, outbuilding, or any temporary structure shall be occupied or used as a residence in the Property. Any main dwelling structure that does not meet the requirements of Paragraph 2 hereof, shall be considered a temporary structure.
6. Signs - No billboard or other advertising devices shall be erected or permitted in the Property, nor shall anything be done or permitted in the Property that will deface or mar the natural scenery thereof or of neighboring land. This restriction does not prohibit identification signs such as on mailboxes, for sale signs, etc.;
7. Livestock and Poultry - No animals, livestock, or poultry of any kind shall be raised, bred or kept in the Property, except that horses and domestic pets, such as dogs and cats may be kept, provided they are not maintained for commercial purposes and do not become a nuisance to the neighborhood.
8. Hunting - There shall be no discharge of rifles, pistols or other firearms on the Property. Hunting stands are prohibited. For lots over 20 acres the owner may get a variance from the Sheriff's office for dove hunting only using shotguns and will be limited to no more than three hunts per year. Bow hunting will be permitted on lots over 20 acres.
9. Oil and Mining Operation - No oil or gas drilling or mining operation of any kind shall be permitted in the Property.
10. Nuisances - Use of the Property shall be for residential purposes only, and no noxious or offensive trade or activity shall be conducted in the Property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighboring land.
12. Open Fires - There shall be minimal burning of trash, rubbish, grass, brush, tree limbs, and other debris in the Property. All such burning must be done in a safe manner to keep fire from adjacent property owners.



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13. Sewage Disposal- Unless and until public sewer becomes available, sewage from the Property shall be disposed of by a properly designed onsite sewage disposal system meeting all local, state and federal requirements and located no closer than twenty-four feet to any property line.

14. Tanks - No elevated tank of any kind shall be permitted in the Property, unless hidden from view.

15. Property Maintenance - All Lots shall be kept neat in appearance. All equipment must be stored in a poll barn or covered building.

16. Enlarging or Subdividing of Lots - Owners shall have the following rights to enlarge or subdivide Lots, provided that such Owner or Owners own all land being enlarged or subdivided:

(a) Owners may combine Lots to create an Enlarged Lot;

(b) An owner may convey a portion of his Lot to the Owner of a contiguous Lot, provided that his Lot remains at least ten (10) acres large after the conveyance; and

17. Grantee's Right to Further Restrictions - Grantee reserves the right to restrict further any portion of the Property owned by Grantee, in any manner Grantee sees fit, provided that such further restriction shall not abrogate or nullify any restriction contained herein, but shall be in addition to the restrictions contained herein.

18. 502.B. Residential Accessory Uses – All regulations found in the Town of Pike Road “Residential Accessory Uses” must be adhered to. This includes ancillary businesses and other use of the property.



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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

THIS IS FOR INFORMATION PURPOSES. THIS IS NOT A CONTRACT.

Alabama law requires you, the consumer, to be informed about 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 SUB-AGENT is another agent/licensee who also represents only one part in a sale. A sub-agent helps the agent represent the same client. The client may be either the seller or the buyer. A sub-agent 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 client 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 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.

Agent Print Name

Agent Signature

Date

Consumer Print Name

Consumer Signature

Date