

BEST DEAL LANDSELLERS

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	22-09-32-0-000-025.000 & 22-09-32-0-000-019.004
Lot Count:	2
Account # or GEO #:	216017
Property Address:	County Rd 421, Cullman, AL 35057
If No Address or 0 address: Closest Property with Numbered Address	481 County Rd 421, Cullman, AL 35057
County:	Cullman
State:	Alabama
Lot Number:	N/A
Legal Description:	74.9 AC(C) - COMM SW COR SW1/4 SE1/4 N 140.85 TO POB, CONT N 3320(S) TO CO RD #216, SE ALG RD 1445(S), S 210, E 210, N 210, E 230(S) TO HWY I-65, SW ALG HWY 1505(S), SE 260, SW 20, NW 172, S 148, SE 136 TO HWY, SW ALG HWY 250(S), NW 113, S'LY 180(S), W 967.24 TO POB.
Parcel Size:	163 acres
Subdivision:	None
Approximate Dimensions:	1 mile long by 0.3 miles wide
GPS Center Coordinates (Approximate):	34.037264845836326, -86.87386296297655
GPS Corner Coordinates (Approximate):	
Google map link:	https://goo.gl/maps/iEL5NA4HjxJ8DLf46
Elevation:	600FT
Market Value:	\$800,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	Paved
If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	None

Property miscellaneous images	https://drive.google.com/drive/folders/1XdzdXQapAqxoRXVRn4nOvkSyW15IGwZm?usp=share_link
YouTube Link:	https://youtu.be/l8c_NR7kkW0
ADDITIONAL LAND INFO	
QUESTION/S	DATA
Closest major city:	Birmingham, AL - 38 min (41.4 miles)
Closest small town:	Bremen, AL - 10 min (8.7 miles)
Nearby attractions:	Ave Maria Grotto - 17 min (13.2 miles) Rickwood Caverns State Park - 18 min (15.0 miles) Railroad Park Foundation - 39 min (42.4 miles) Clarkson Covered Bridge - 18 min (17.4 miles) Cullman County Museum - 14 min (11.8 miles)
COUNTY DATA	
QUESTION/S	DATA
Assessor Website	https://www.revenue.alabama.gov/property-tax/county-offices-appraisal-assessment-records/
Assessor Contact	256-775-4862 Ext. 284
Treasurer Website	https://cullmanrevenuecommissioner.com/
Treasurer Contact	(256) 775-4776
Recorder/Clerk Website	http://www.cullmancourts.org/recording.html
Recorder/Clerk Contact	256-775-4804
Zoning or Planning Department Website	http://www.co.cullman.al.us/road-department.html
Zoning or Planning Department Contact	256-796-2266
County Environmental Health Department Website	https://www.alabamapublichealth.gov/cullman/
County Environmental Health Department Contact	(256) 734-1030
GIS Website	https://cullmanrevenuecommissioner.com/gis-maps-online/
CAD Website	https://cullmanrevenue.us/TaxPayments/Property/Search
Electricity Company Name & Phone Number	
Water Company Name & Phone Number	
Sewer Company Name & Phone Number	
Gas Company Name & Phone Number	
Waste Company Name & Phone Number	
ZONING DATA	

QUESTION/S	DATA
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	No Zoning
Terrain type? (Is it flat /slope/etc)	cannot determine the terrain type - unknown you will need to visually inspect
Property use code?	N/A
Is the land cleared? (Yes/No)	No, not cleared
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	unknown you will need to visually inspect as per the Engineering department
What can be built on the property? (Different types of homes that we can build on the lots.)	Anything as per the Engineering department
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	Yes
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	camping is allowed
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	Yes
Note's on RV's (jot down notes whatever the county has to say)	RV is allowed
Are Mobile homes allowed on the property? (Please ask if there is restrictions.) Yes/No	Yes
Notes on mobile homes (jot down notes whatever the county has to say)	Mobile home is allowed
Are tiny houses or small cabins allowed in the property? Yes/ No (Please ask if there is restrictions.) Yes/No	Yes
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	None
Are there any building height restrictions? (Yes/ No) How many ft... please take down notes from the county	None
What are the setbacks of the lot?	off of Cullman County roads existing ROW, and if located in a curve or near intersection of said road setback far enough to not limit safe driving sight distance
What is the minimum lot size to build on the property?	15,000 square feet is the minimum lot size for a conventional septic system.
Is there any time limit to build?	None
Is there a County or City Impact fee required to build	None

and if so how much does this cost?	
Is the property in a flood zone and if so what needs to be done to the lot in order to build?	Part of property may possibly be in or bordering a flood zone. Will need to have an elevation certificate to determine if it is, then what is needed to be done is decided on case-to-case basis.
Any other restrictions?	None
Is property in a Floodzone? (if yes add link to FEMA Website)	Partly in Flood Zone A on the east to west border of the 2 lots
Link to FEMA website	https://drive.google.com/drive/folders/1dsbgvR_Xd9ok_i0djOc3CNCciiDqBwpg?usp=sharing
Is property wetland?	Not in wetlands
Link to Wetland website	https://drive.google.com/drive/folders/1dsbgvR_Xd9ok_i0djOc3CNCciiDqBwpg?usp=sharing
County Operator Details who Confirmed the Information:	Fred Speake <fspeake@co.cullman.al.us>
UTILITIES DATA	
QUESTION/S	DATA
Is the property located inside or outside city limit? Notes: If Inside City: It means water and sewer is provided by the city (You need to confirm it) If Outside City: It considered under County, means water can be built through deep well (You need to confirm it)	County
Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Not connected but available in the area
If YES... (Put the company name and the phone number of the provider)	Cullman County Water Department: 256-734-2900 ext: 8
If it's in the area (Put the street name where the main water line is located.)	cannot determine where the main waterline is located
If NO: (Ask if we do we have to dig a well, or, is there any utility company who provides water in the area where the property is located.)	None
How much will it cost (setup cost) to have water connection?	Property is undeveloped and no meter yet: \$1000
Does the property currently have Sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Septic is needed

If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county / city or private company?)	Private company
Please ask the details of the Company Name & the Contact information (Call and Confirm if it's the right company)	T P's Septic Tank & Plumbing: +12563526182
If NO: Do we need to install septic? (YES/NO) or a septic system is already installed in the property?	Would need to install septic system
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	Yes
How much will it cost (setup cost) to have sewer connection or septic installed?	Buyer needs to gather information
Does the property currently have electricity connected? (Yes, No or Do Not Know)	Not connected but available in the area
What is the electric company name (Confirm If there is Electric company Service in the area - Select either City, Community, None etc.)	Cullman Electric Cooperative: +12567373200
How much will it cost (setup cost) to have power connection?	\$5 membership fee \$50 service fee meter \$350 security deposit \$100 meter set and tap
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Natural gas Cullman-Jefferson Gas District: +12567371600
For waste.... Will the county or city pick up the trash?	County
If YES... Get the details of the company name and contact information that service in the area... NOTE: If NO, (Ask if it's responsibility of the property owner.)	Cullman County Sanitation Department: +12562871142
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM LM TEAM:	
DISCLAIMER	
The buyer is responsible for verifying all information with the County as to what can and can't be done with the property. The buyer will need to work with the County to obtain the proper permits if needed. The buyer will also need to confirm the availability of any utilities needed or serviced on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.	