

Comstock Road Farm
Elberta, AL 36530

\$1,445,000
170± Acres
Baldwin County



MORE INFO ONLINE:

jonkohler.com



Comstock Road Farm
Elberta, AL / Baldwin County

SUMMARY

City, State Zip

Elberta, AL 36530

County

Baldwin County

Type

Farms, Ranches, Residential Property, Undeveloped Land,
Timberland, Horse Property

Latitude / Longitude

30.414365 / -87.597761

Acreage

170

Price

\$1,445,000

Property Website

<https://www.landleader.com/property/comstock-road-farm-baldwin-alabama/40954>



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PROPERTY DESCRIPTION

Comstock Road Farm a 170 +/- acre division of a larger 1602 acre row crop farming operation located in booming Baldwin County, AL just north of Orange Beach and Gulf Shores, it is less than a 30-minute drive to white sandy beaches, Pensacola hospitals & shopping, and only 30 minutes from Fairhope, named one of the most notable small towns in America. Baldwin County is now the 7th fastest growing MSA in America and the fastest growing county in Alabama. The Alabama gulf coast serves over 8M people each year generating over \$5B in revenue. The growth in Baldwin County is no secret and its business-friendly environment, safe neighborhoods, great schools, and low property taxes continue to attract businesses and people from across the country. The development opportunities here are real and its current use as farmland creates immediate income for investors.

The Comstock Road Farm presents a range of potential uses, making it an ideal investment for various lifestyles. Whether you envision developing the land, establishing a private homesite, indulging in equestrian activities, hunting the abundant amount of game present, creating a self-sustainable homestead, engaging in farming endeavors, or securing an ideal social storm asset, this property caters to it all.

Moreover, existing power along Comstock Road adds convenience and makes the development of your dream project even more feasible. Embrace the opportunity to shape this expansive canvas into your vision, taking advantage of its prime location and versatile acreage.

The world is quickly changing, and more people are looking for freedom, security, and self-sustainable lifestyles. Baldwin County is one of the few places left where you can raise a family the All-American way with a house and enough land to be completely self-sufficient, distanced from the crime and crowds of big cities, but also close to great schools, restaurants, beaches, and boating.

Comstock Road Farm is an ideal Social Storm Property that exemplifies the self-sufficient, independent living that makes this country great. For more information, please contact us today.

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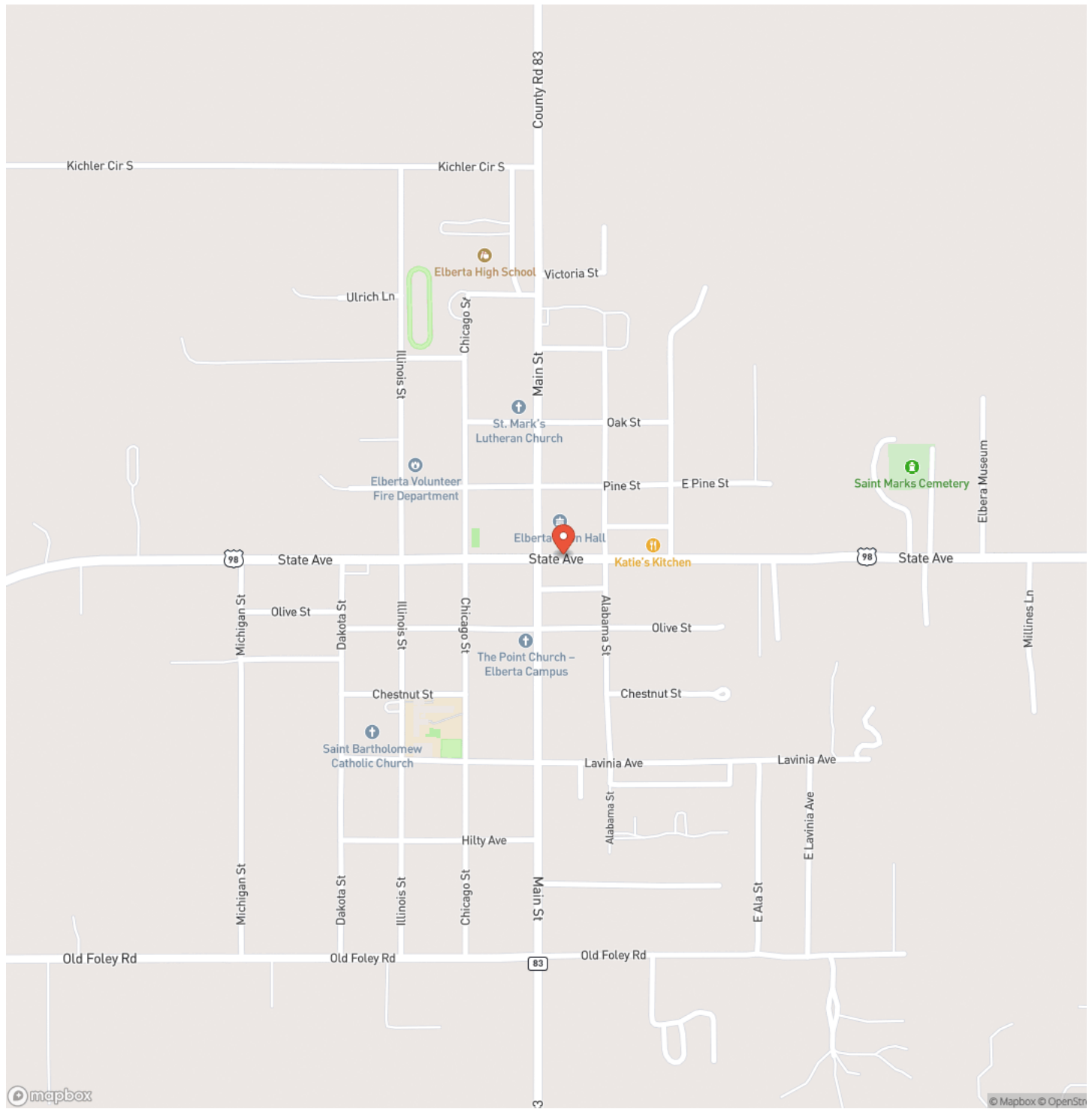
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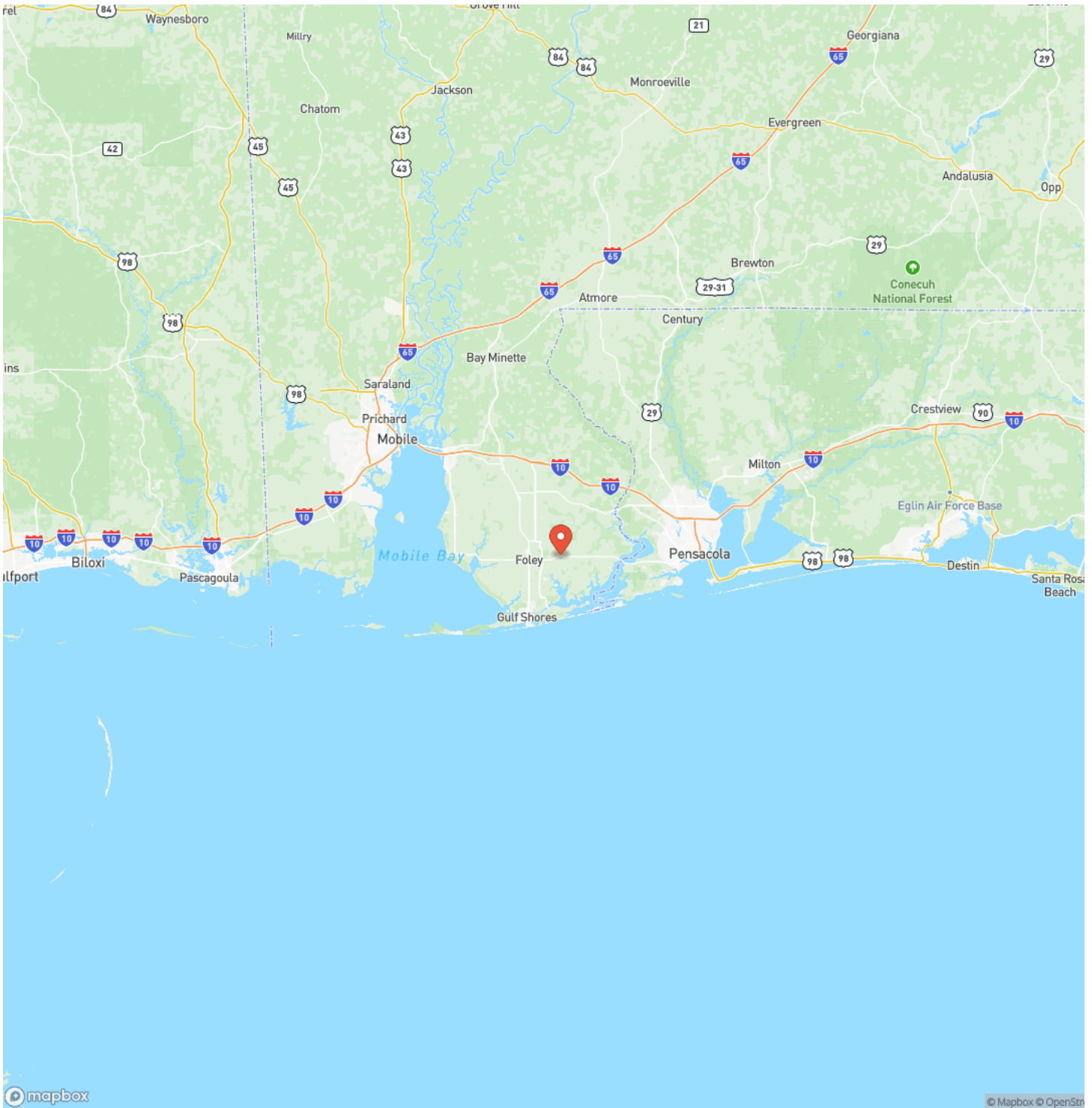
Locator Map



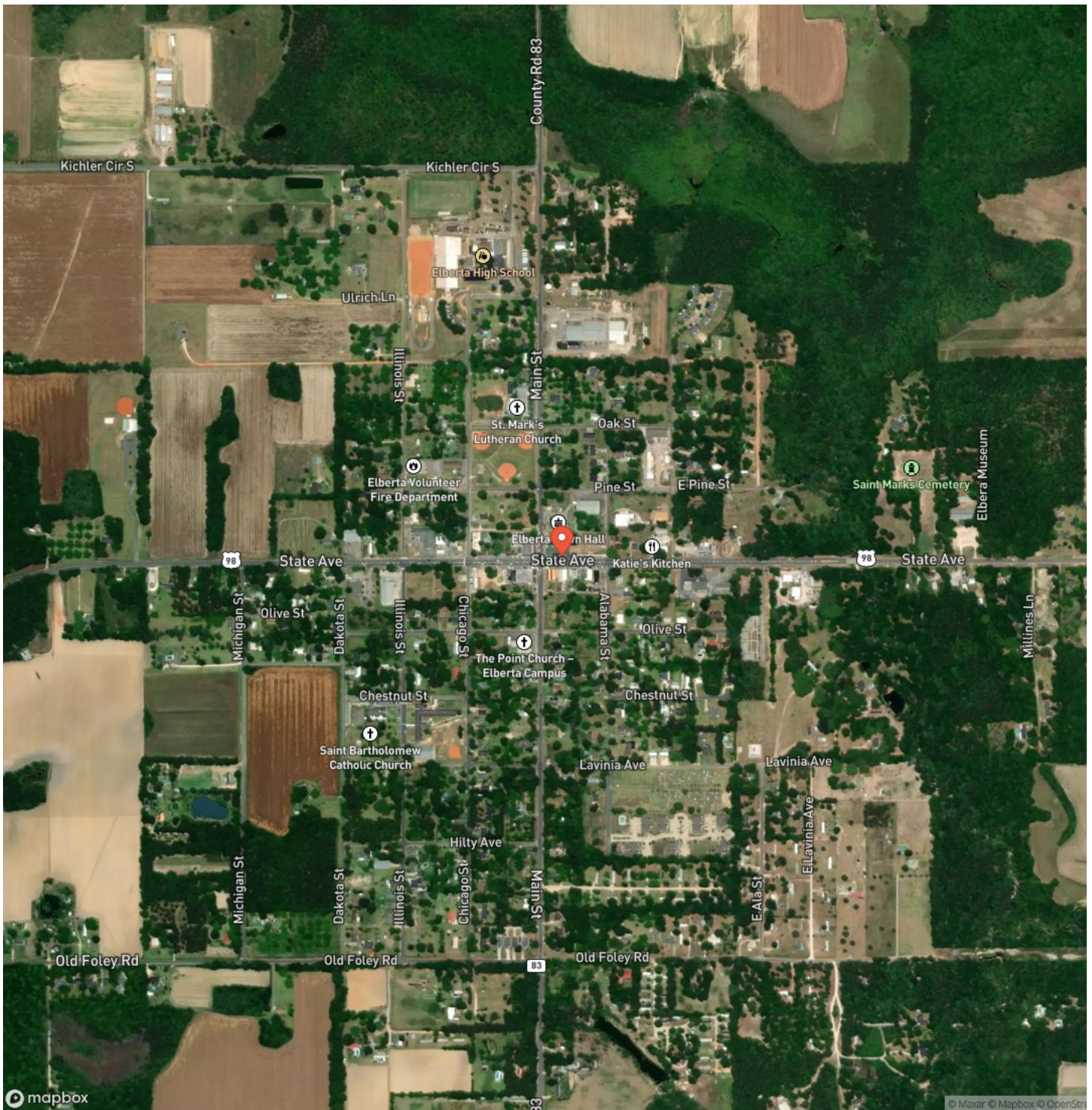
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Locator Map



Satellite Map



LISTING REPRESENTATIVE
For more information contact:



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NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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