

Fort Pierce
Tensaw, AL 36579

\$11,900,000
4,300± Acres
Baldwin County



MORE INFO ONLINE:

jonkohler.com

Fort Pierce
Tensaw, AL / Baldwin County

SUMMARY

City, State Zip

Tensaw, AL 36579

County

Baldwin County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Lakefront, Riverfront, Timberland, Horse Property

Latitude / Longitude

31.147882 / -87.834320

Bedrooms / Bathrooms

3 / --

Acreage

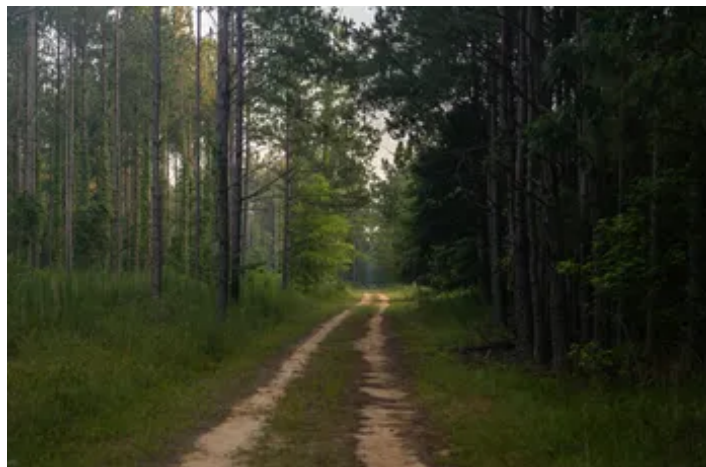
4,300

Price

\$11,900,000

Property Website

<https://www.landleader.com/property/fort-pierce-baldwin-alabama/31657>



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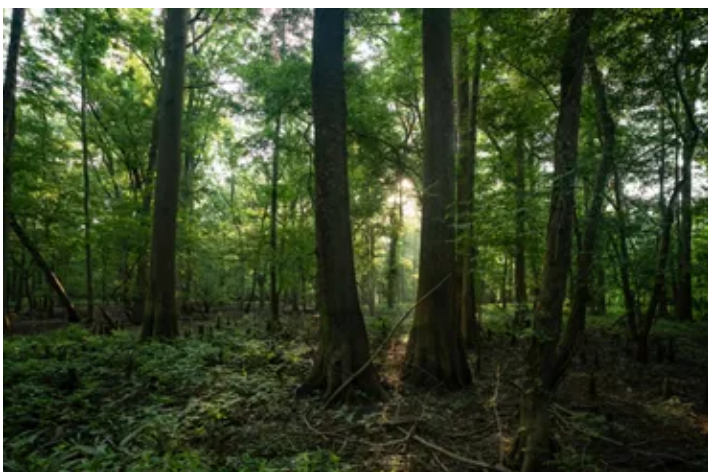
PROPERTY DESCRIPTION

Historic 4,300 Hunting Property with World Class Hunting & Fishing, Managed Timberlands, & Highly Desirable Social Storm Attributes! Fort Pierce is one of most game-rich properties you will find in Alabama! Year-around family fun A legacy can live on in memories, stories, and photos, but it's the land that can truly provide a tangible example of those that came before us. Fort Pierce as it exists today is one of the best large legacy properties in the Southeast. At 4,300 acres, this is the largest recreational hunting property on the market in the State of Alabama. It boasts incredible diversity, very good soils, miles of river frontage, flowing creeks, pristine hardwoods, great timber, and unmatched wildlife. The history here goes beyond the current family, named for a small stockade built by the Pierce brothers in the 1700's. It was a settler's fort on the Alabama River that was abandoned after the Massacre at Fort Mims during the Creek Indian War. Fort Pierce was home to a sawmill, mercantile, and Alabama's very first public school. While the history here is fascinating, the modern-day Fort Pierce is equally as interesting. Fort Pierce was previously owned by Scott Paper Company and used as a corporate retreat. Fort Pierce was referred to as a 'playground' to one of Scott Paper Companies long time employees, Tom Kelly. Spending most of his work life in the woods as a forester, Mr. Kelly is best known for telling stories about turkey hunting and his book, "Tenth Legion". He is a legend in the turkey hunting world and was said to be very fond of Fort Pierce and the mornings he spent chasing turkeys here. It's said that turkeys were never over hunted at Fort Pierce, self-imposing strict limits on the number of turkeys harvested to improve turkey populations. Decades later, its not uncommon to hear 10-12 gobbling turkeys on a good morning. The diversity here is a rare find when you consider everything this legacy property has to offer. Over 1700+/- acres of pristine hardwood bottoms that transition into 2600+/- acres of highly productive uplands. To have sizable acreage of both bottomlands and uplands is not only rare but a tremendous advantage for managing wildlife and habitat. The stands of pine timber are diverse, ranging between young pre-merch stands to old mature stands creating sustainable current and future income for years to come. The hardwood bottoms are simply breathtaking with cypress and tupelo filled oxbow lakes, miles of frontage along the Alabama River and tributaries, established food plots to help supplement the large numbers of mast producing trees, a concrete boat ramp, and an extensive road network. It's truly an outdoorsman's playground, with year around hunting & fishing opportunities that are second to none. The deer, turkey, and duck hunting is excellent with low hunting pressure and strict deer management. It's not uncommon to either see or harvest a 125-135" deer with the largest being in the 150" class range. The fishing in the oxbow lakes and pond can be excellent with unlimited fishing & boating opportunities up and down the Alabama & Tombigbee Rivers. Fort Pierce and it's Social Storm Property Attributes are Highly Ranked. This Social Storm property belongs to a unique asset class with key property attributes that investors gravitate to for safety in bad times and buy for a recreation reward in good times. Fort Pierce is in the highly desirable area of North Baldwin County near the community of Tensaw. The property sits just 7 river miles north of confluence of the Alabama and Tombigbee River and approximately 40 miles north of Mobile Bay. The property is easily accessible just 14 miles north from Interstate 65 with road frontage along CR 59. A well-maintained gravel road leads you into the property for 1 mile where you find a 3-bedroom lodge, pavilion with a fireplace, and a separate bath house. Other improvements include a walk-in cooler and game cleaning station, tractor shed, miles of internal roads, stands, feeders, and more. For those with an affinity for the outdoors and exceptional hunting and fishing, Fort Pierce checks every box for every season. As a sustainable investment, a hard asset hedge, and a Social Storm Property, Fort Pierce is unmatched. Truly a legacy property & undoubtedly an opportunity of a lifetime.

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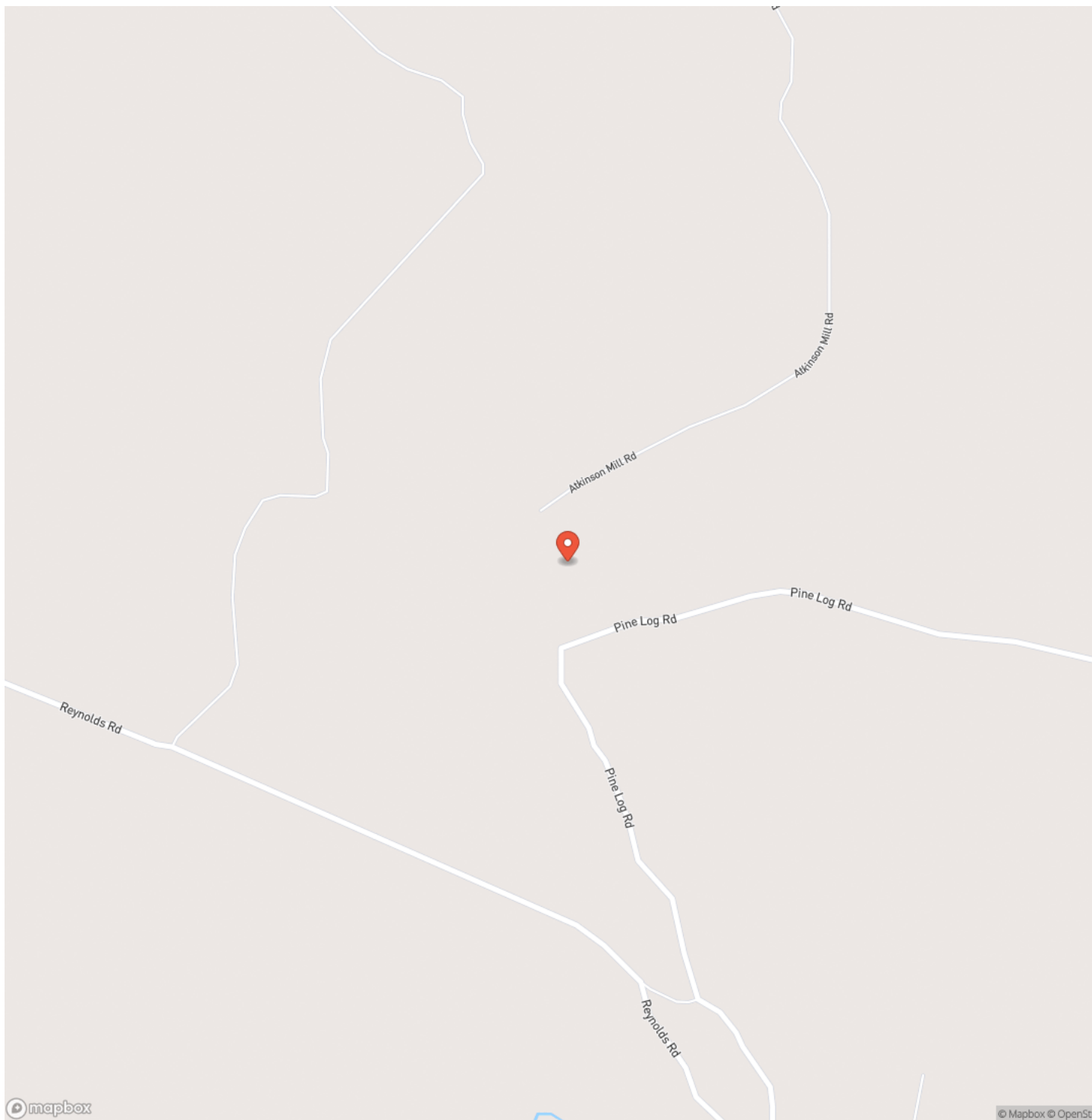
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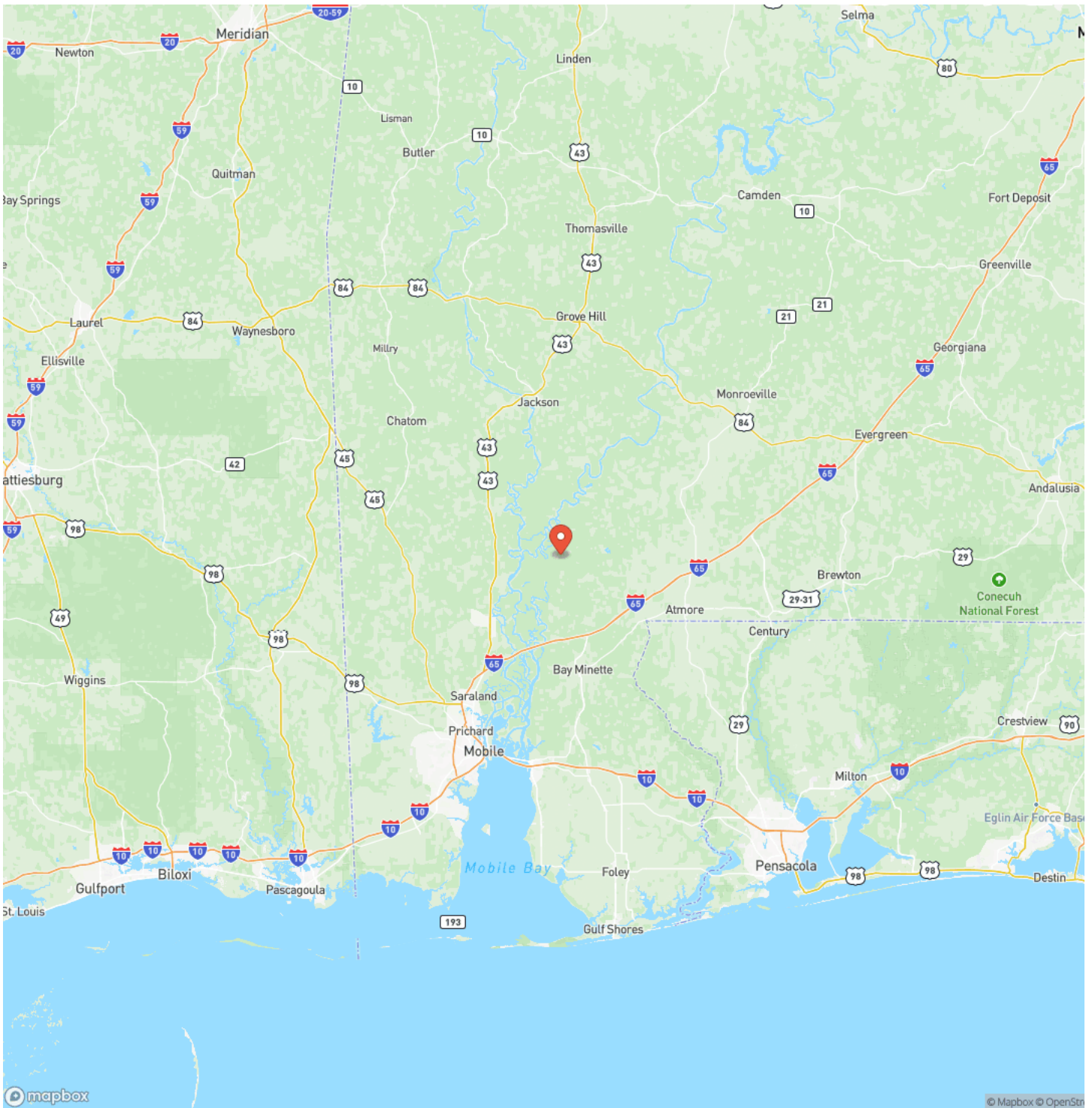
Locator Map



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Locator Map



Satellite Map



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LISTING REPRESENTATIVE
For more information contact:



Representative
Tim James, Jr.

Mobile
(334) 652-4517

Email
tim@jonkohler.com

Address
3519 Stillwood Lane West

City / State / Zip
Mobile, AL 36608

NOTES



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.

Jon Kohler & Associates
434 SW Mount Olive Church Rd
Lamont, FL 32336
(850) 508-2999
jonkohler.com

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jonkohler.com

