

40.57 Acre Farm in Robertsdale  
0 County Road 85 S  
Robertsdale, AL 36567

**\$325,000**  
40.570± Acres  
Baldwin County





## 40.57 Acre Farm in Robertsdale Robertsdale, AL / Baldwin County

### SUMMARY

#### Address

0 County Road 85 S

#### City, State Zip

Robertsdale, AL 36567

#### County

Baldwin County

#### Type

Farms, Hunting Land, Residential Property, Undeveloped Land, Horse Property, Single Family, Timberland

#### Latitude / Longitude

30.547568 / -87.647157

#### Taxes (Annually)

57

#### Dwelling Square Feet

0

#### Acreage

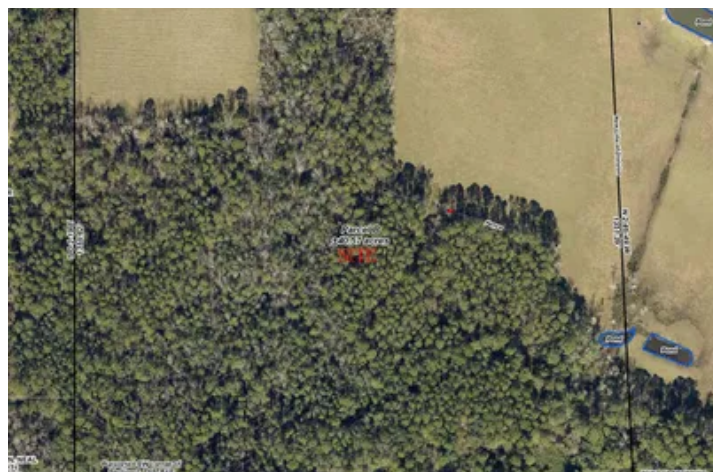
40.570

#### Price

\$325,000

#### Property Website

<https://thelandcrafters.com/detail/40-57-acre-farm-in-robertsdale-baldwin-alabama/43100/>



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**PROPERTY DESCRIPTION**

If you are looking for a unique property that is secluded but still close to everything you need, then this is the property for you. This 40.57 acre parcel has a great variety of open pasture, mixed hardwood, and pines giving you a vast range of possibilities. Whether you are looking for a place to build your dream home, farm, or hunt this property has it all. Being located approximately one mile from US Hwy 90 and the Baldwin Beach Express, it allows easy access to the beach, I-10, Pensacola, and much more. The property is Zoned Rural Agriculture, Utilities- Buyer will need to install septic tank and/or well if needed. Power is at northwest corner of property. There is currently irrigation supplying water to the cattle trough from a well. The parcel will convey with the existing water trough and water lines however it will be the responsibility of the buyer to install a new well. The seller is offering to supply water for a maximum of 90 days after closing if needed so that the new owner has time to have a well installed. A new cattle fence has been installed by seller along the east boundary in the pasture.

Baldwin County PPIN #622229

APPOINTMENT ONLY, contact listing agents to view the property, gate is locked with combination lock.



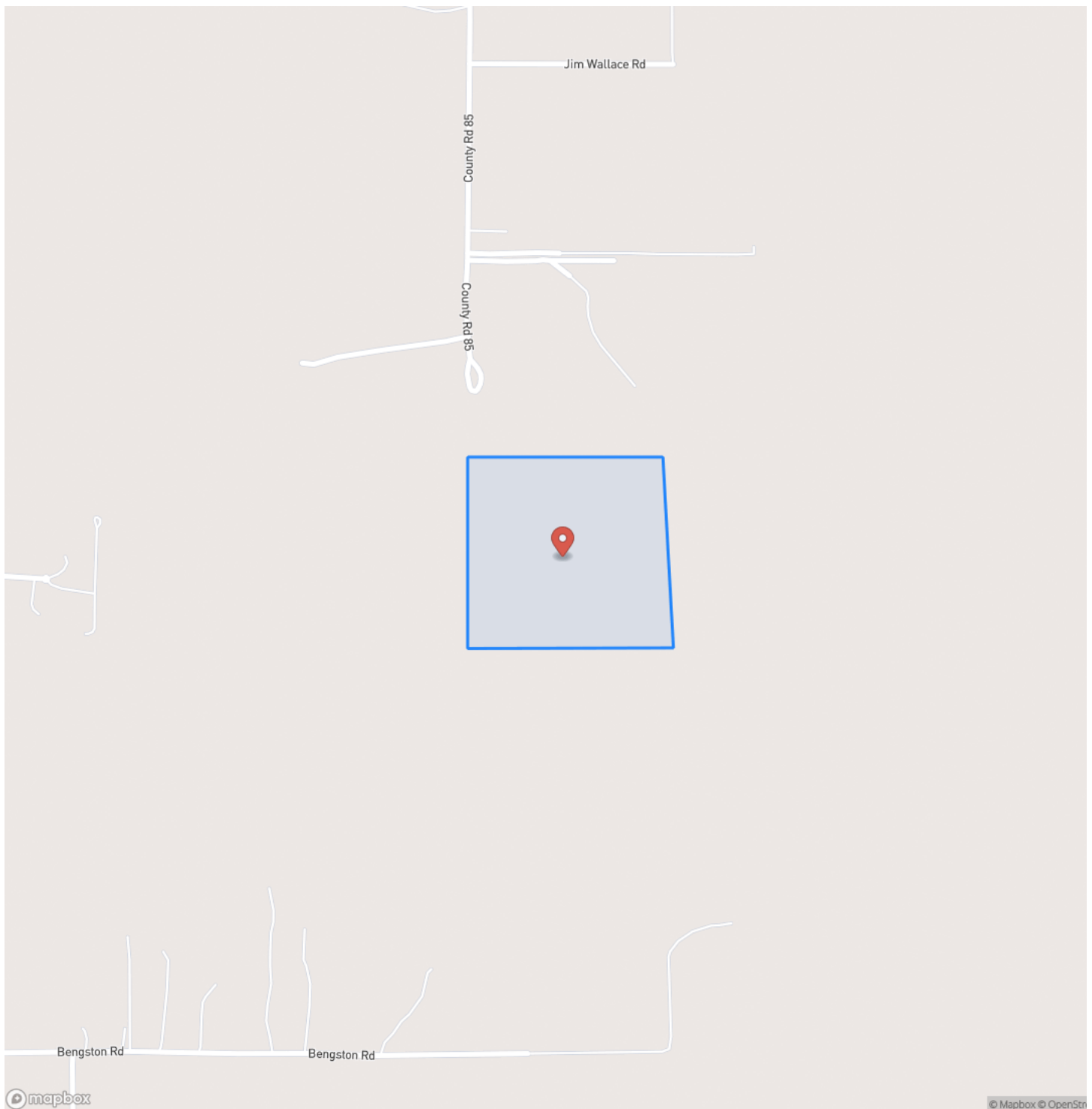


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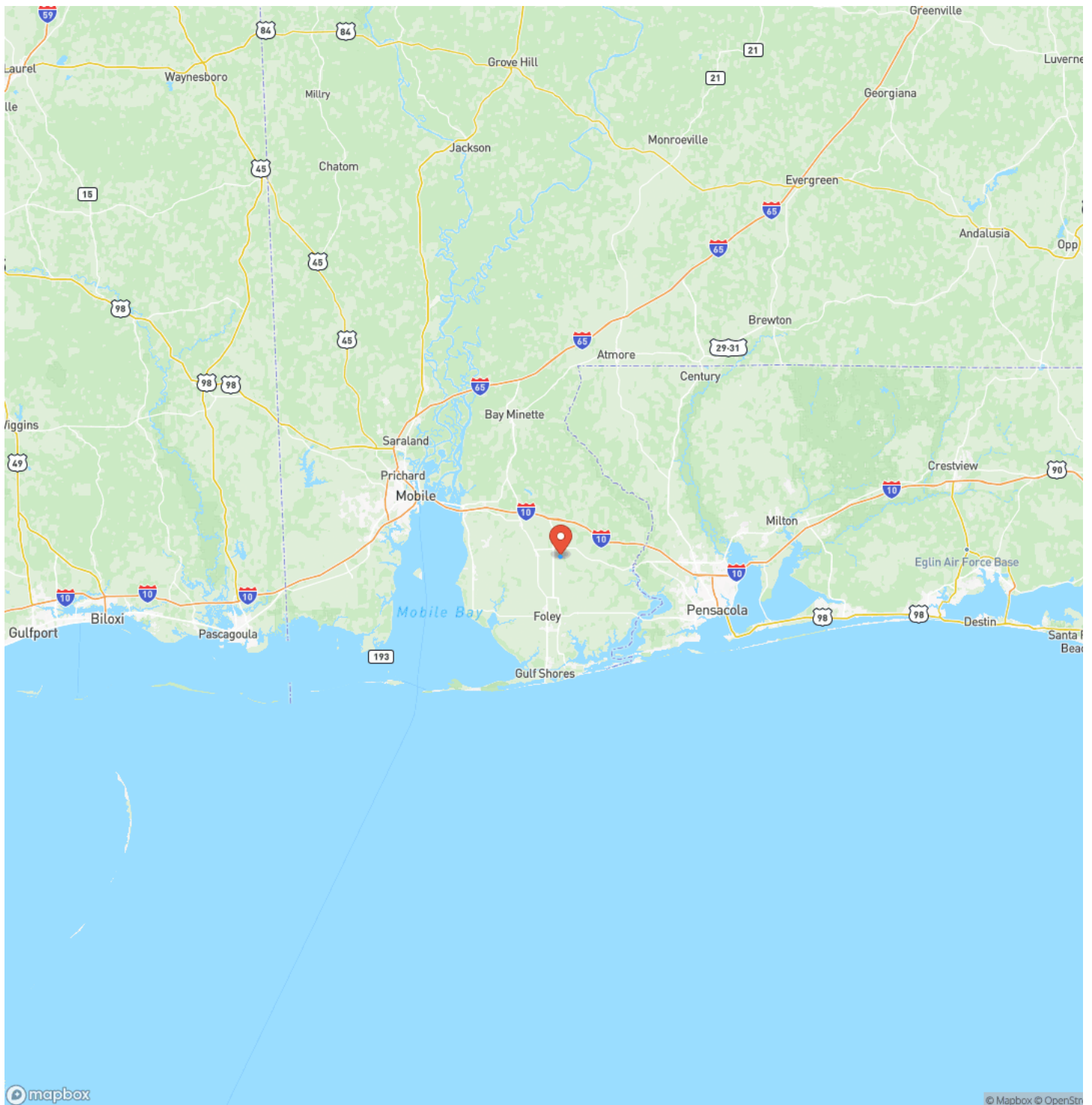


## Locator Map





## Locator Map



## Satellite Map





## 40.57 Acre Farm in Robertsdale Robertsdale, AL / Baldwin County

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Matthew Burkett

## Mobile

(251) 490-4030

## Office

(334) 277-6501

## Email

mburkett@mossyoakproperties.com

**Address**

4373 Marler Road

## City / State / Zip

Daphne, AL 36064

## NOTES



**MORE INFO ONLINE:**

**www.thelandcrafters.com**



## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**MORE INFO ONLINE:**  
**[www.thelandcrafters.com](http://www.thelandcrafters.com)**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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**Mossy Oak Properties Alabama Land Crafters**

4373 Marler Road  
Pike Road, AL 36064  
(334) 277-6501  
[www.thelandcrafters.com](http://www.thelandcrafters.com)

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