

**Farm in Robertsdale (82.56 acres)**  
**County Road 85 S**  
**Robertsdale, AL 36567**

**\$750,000**  
**82.560± Acres**  
**Baldwin County**



**Farm in Robertsdale (82.56 acres)**  
**Robertsdale, AL / Baldwin County**

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**SUMMARY**

**Address**

County Road 85 S

**City, State Zip**

Robertsdale, AL 36567

**County**

Baldwin County

**Type**

Farms, Hunting Land, Recreational Land, Residential Property,  
Horse Property

**Latitude / Longitude**

30.547741 / -87.644983

**Acreage**

82.560

**Price**

\$750,000

**Property Website**

<https://thelandcrafters.com/detail/farm-in-robertsdale-82-56-acres-baldwin-alabama/53695/>



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**PROPERTY DESCRIPTION**

Jump on this opportunity to have the peace and quiet of a nice farm with ample room to hunt, fish, farm cattle or horses, or build your dream home while still being in a central location of the county. This property is approximately 1 mile from the Beach Express and US Hwy 90, which allows easy access to the beach, I-10, and Pensacola. The property has several ponds with one stocked with catfish and bream. The pasture is currently fenced and ready for cattle or horses. Upon purchase the seller will build a cattle fence along the north line through the pasture.

Property is Zoned Rural Agriculture

Utilities- Buyer will need to install septic tank and/or well if needed. Power is at the northwest corner of the property. There is currently irrigation supplying water to the cattle trough from a well. Each 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 to the troughs for a maximum of 90 days after closing if needed so that the new owner has time to have a well installed. This property consists of a 40.57 acre parcel (MLS #349924) and a 41.99 acre parcel (MLS #357378)

Please call to view the property, the gate is locked.

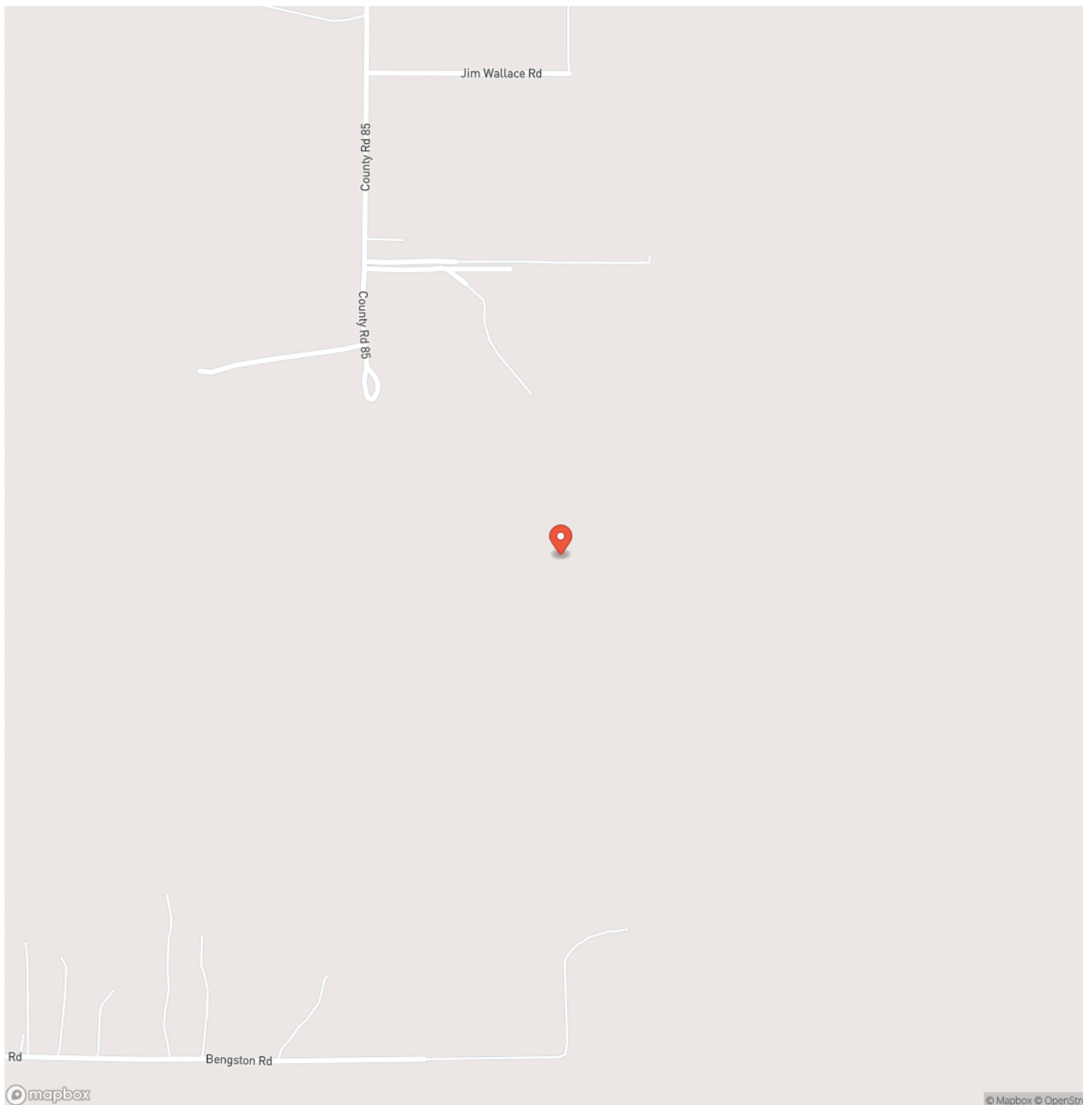


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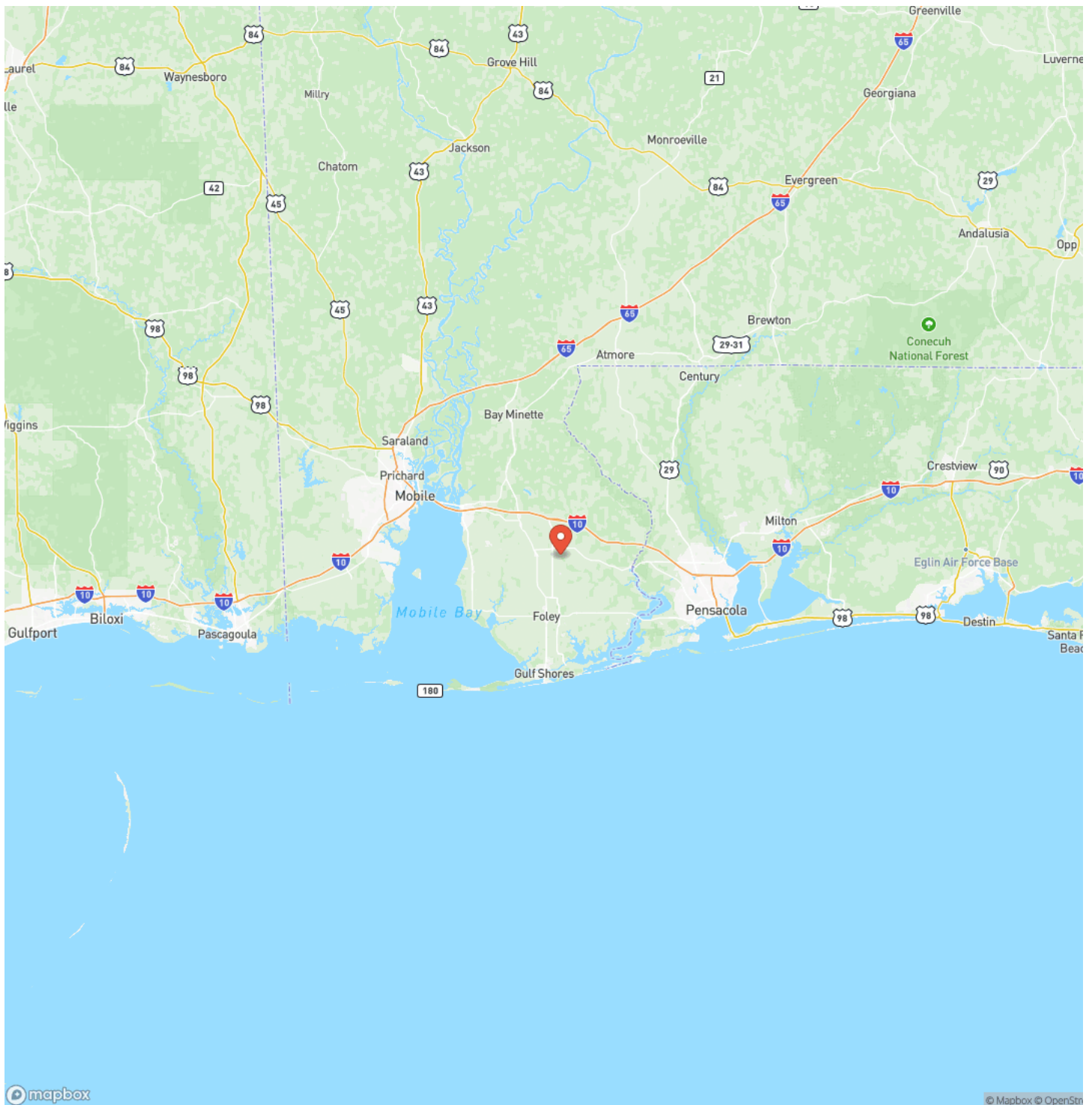


## Locator Map





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## Satellite Map



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## 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**



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## **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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