

124± ACRES
BALDWIN COUNTY, AL
\$595,200



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE

OFFICE (334) 535-0242 | WWW.SMALLTOWNPROPERTIES.COM

THE BALDWIN 124

PROPERTY PROFILE

LOCATION:

- River Road North
Daphne, AL 36526
- Access via Deeded Easement
- Baldwin County
- 23± Miles SE of Mobile
- 34± Miles NW of Gulf Shores
- 49± Miles NW of Pensacola, FL

COORDINATES:

- 30.5787, -87.8093

TAX INFORMATION:

- 42-09-30-0-000-006.000
- \$0 (2025)

PROPERTY USE:

- Conservation
- Recreational
- Hunting/Fishing
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 124± Secluded Acres
- 3± Acre Build Site
- Conservation Easement
- Access to Fish River
- Access to Corn Branch
- Mixed Timber



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JASON HARRIS

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LAND & RESIDENTIAL SPECIALIST

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215 E Sixth St. - Luverne, AL 36049

WELCOME TO THE BALDWIN 124

IF YOU ARE LOOKING FOR LARGE ACREAGE IN CENTRAL BALDWIN COUNTY, ALABAMA, AT A PRICE THAT WON'T BREAK THE BANK, THE BALDWIN 124 MAY BE THE ONE. This 124± acre property, located centrally between Daphne and Loxley, has frontage on both sides of the upper section of the Fish River as well as Corn Branch, which are both very scenic creeks with multiple swimming and fishing holes.

The woods are a mixed pine and oak forest that has been untouched for years. The Baldwin 124 has been under the stewardship of the South Alabama Land Trust (SALT) and will be protected by a conservation easement for the purpose of protecting the sensitive wetland habitats and limiting future development.



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MORE ABOUT THE BALDWIN 124

An approximate three-acre portion of the property will allow for construction of a home and outbuilding approved by the SALT. Hunting, fishing, and some timber management activities will also be permitted on the property. There is a 60± foot deeded easement for access off of River Road North.

Contact Jason Harris today to schedule a private showing or for more information.

The listing agent must be present for property viewings.



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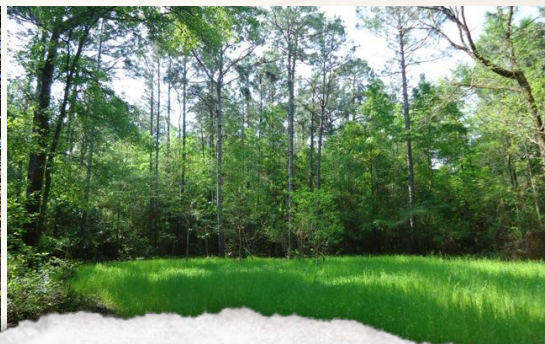
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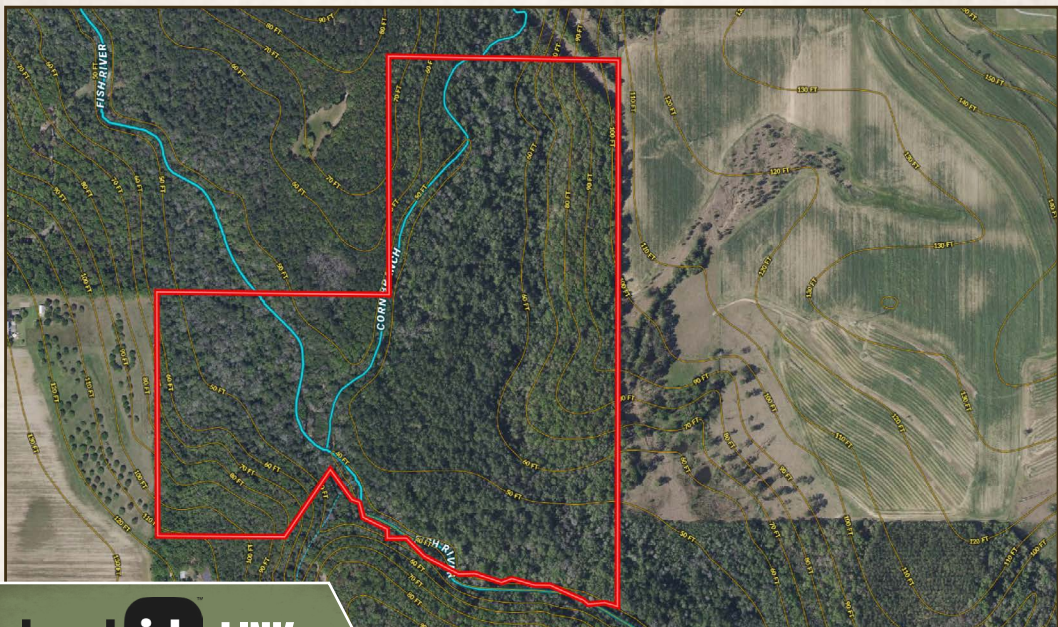
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land id. LINK

Directions from Robertsdale, AL:
 Travel on County Road 52 for 1.5 miles. Turn right onto County Road 55 and continue for 1 mile. Turn left onto County Road 54 and travel for 2.9 miles. Turn right onto River Road North, proceed for 0.7 miles, and then take a slight left turn to remain on River Road North. The destination will be on the right, at the dead end.

LINK TO GOOGLE MAP DIRECTIONS



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