



Divisible Stockton Bay Minette Tract on I-65 and Highway 59

4,615 +/- Acres (\$5,700/acre) | Baldwin County, AL | \$26,305,500



Subject
Property



National Land Realty
9 N. Conception St.
Mobile, AL 36602
NationalLand.com



Clint Flowers, ALC
Office: 855-657-5263
Cell: 251-387-0787
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The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



PROPERTY SUMMARY

This versatile and divisible property is located in one of the fastest growing MSAs in the country, ideal for use as a commercial, industrial, or residential development, RV park campground, dirt pit or mine, or as a legacy land investment that's situated in the direct path of growth. There are miles of frontage on Interstate 65 and State Highway 59 which intersect and adjoin I-65 Exit 34, access via Dogwood Drive to the north, both power and water are present, a sewer solution is available, it's minutes from the South Alabama Mega Site and \$2.5 Billion Novelis aluminum mill in Bay Minette, minutes from the Upper and Lower Delta WMAs, 30 miles from the port of Mobile, 36 miles from the airport at the Brookley Aeroplex of Mobile, and around 1 hour from Orange Beach, Gulf Shores, or Dauphin Island. Site features include gentle to flat topography, miles of scenic creek frontage, millions in merchantable pine and hardwood timber, several natural lake and duck ponds, large potential fishing lake sites, excellent deer, turkey, waterfowl, and upland bird hunting, with dozens of wildlife food plots and miles of internal roads and trails. Alternative uses include placing all or parts of the property inside a conservation easement which could potentially pay for or greatly reduce the effective cost of the property, mitigation banking, or carbon credit management and trading, potentially a combination of all. Large divisions will be considered and a development plan is available upon request. Opportunities to buy contiguous tracts of this size are rare, much less one with this much potential. Contact Clint Flowers, ALC at 855.NLR.LAND for more information.

ADDRESS

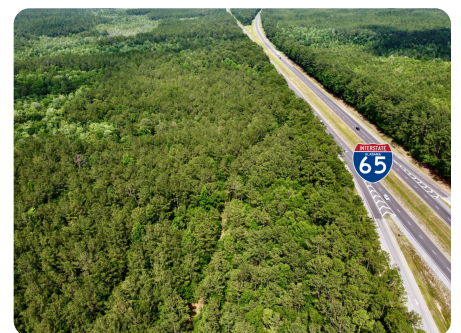
0 Highway 59
Stockton, AL 36507

LOCATION

Call agent for directions.

ACREAGE BREAKDOWN

4,615 +/- Acres

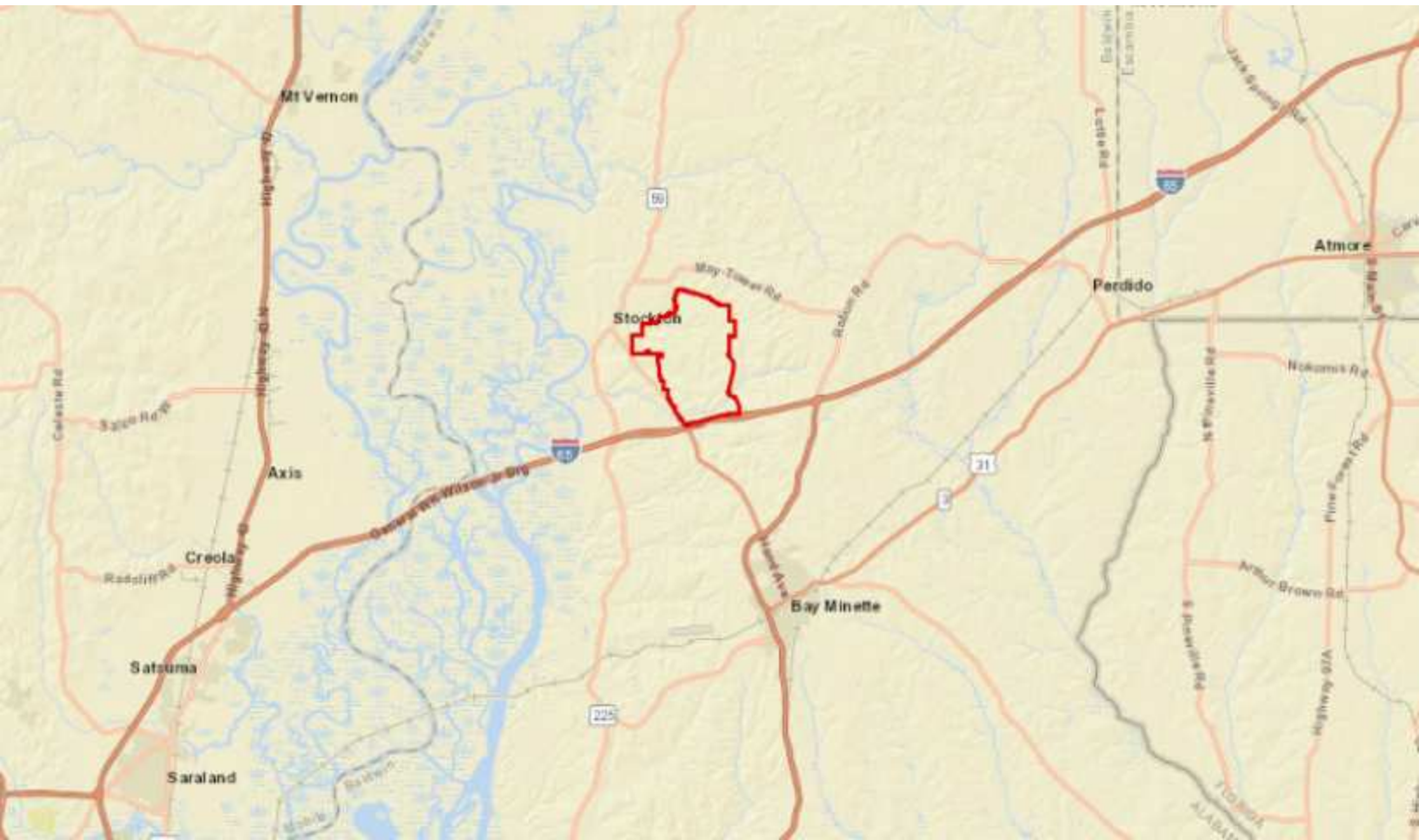


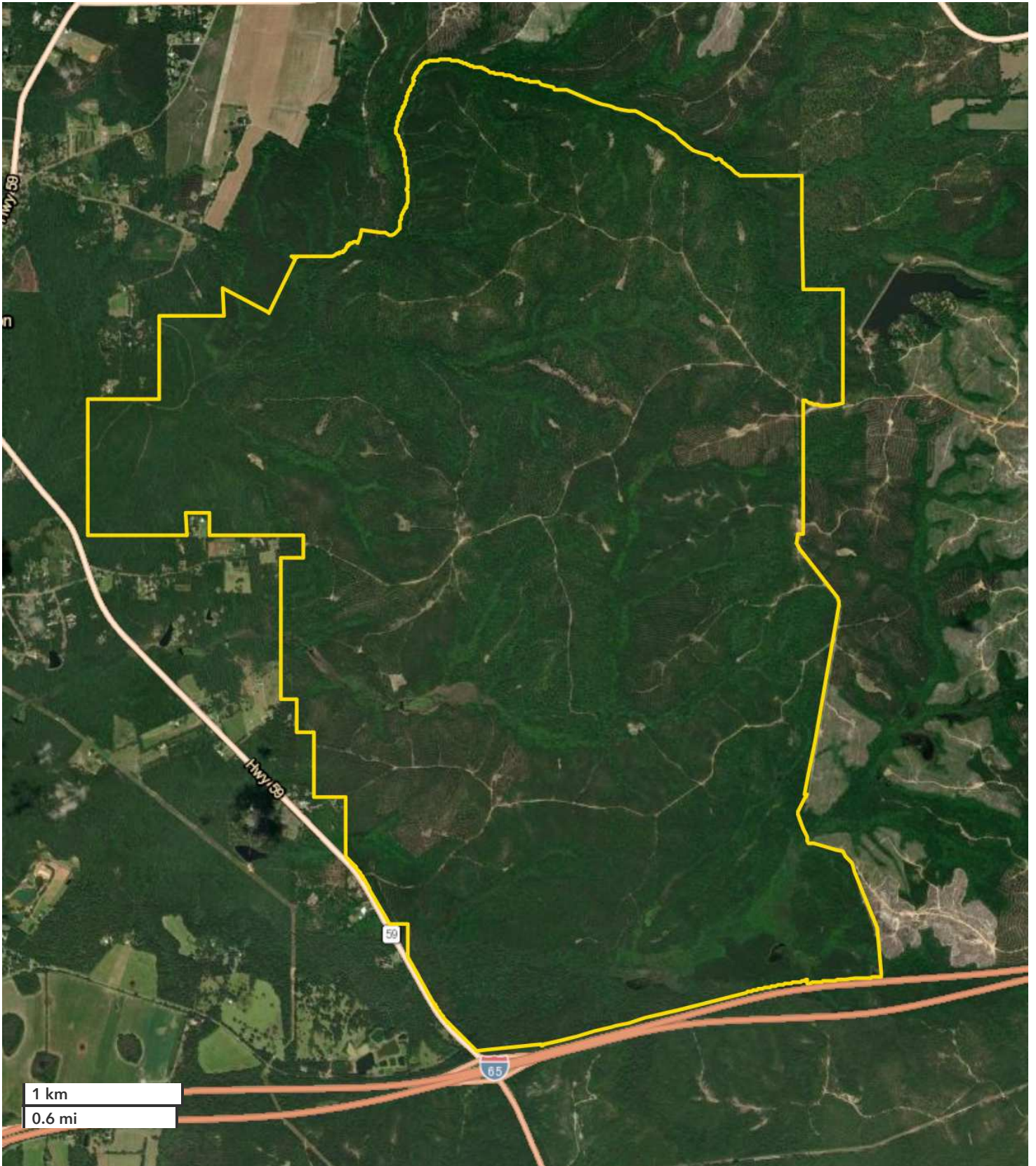
PROPERTY HIGHLIGHTS

- Versatile and divisible property located in one of the fastest growing MSAs in the country
- Ideal for use as a commercial, industrial, or residential development, RV park campground, dirt pit or mine, or as a legacy land investment that's situated in the direct path of growth
- Miles of interstate and highway frontage that abuts an interstate exit and also has access from Dogwood Drive on the north
- Utilities present, sewer solution available
- Millions in timber value
- Minutes from the South Alabama Mega Site and \$2.5 Billion Novelis aluminum mill in Bay Minette, minutes from the Upper and Lower Delta WMAs, 30 miles from the port of Mobile, 36 miles from the airport at the Brookley Aeroplex of Mobile, and around 1 hour from Orange Beach, Gulf Shores, or Dauphin Island
- Excellent deer, duck, turkey, quail, and dove hunting
- Alternative uses include placing all or parts of the property inside a conservation easement which could potentially pay for or greatly reduce the effective cost of the property, mitigation banking, or carbon credit management and trading, potentially a combination of all.
- Large divisions will be considered and a development plan is available upon request.
- Opportunities to buy contiguous tracts of this size are rare, much less one with this much potential.

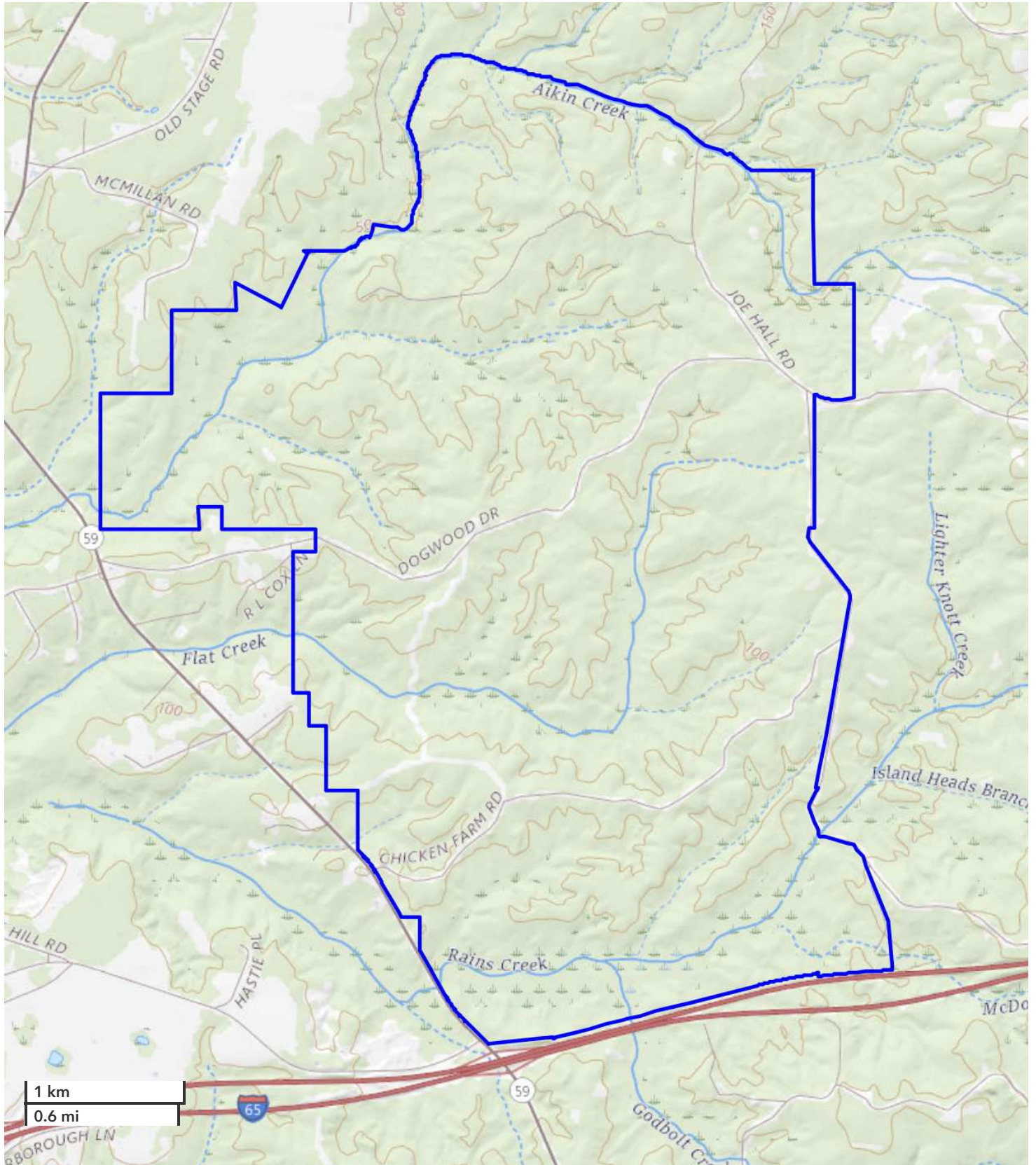


nationalland.com/listing/divisible-stockton-bay-minette-tract-on-i65-and-highway-59





All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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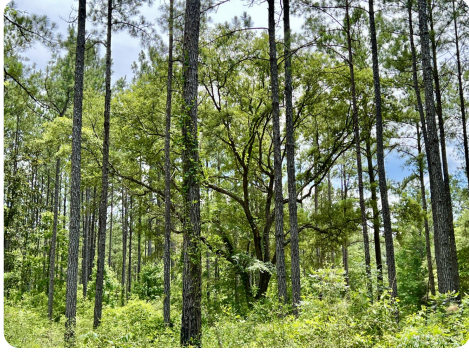


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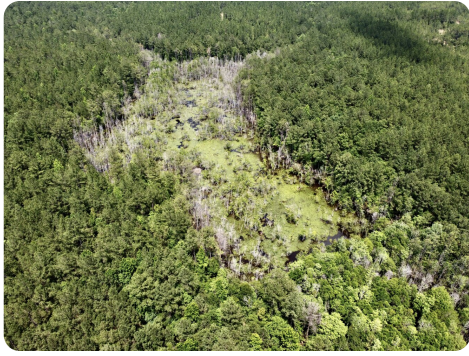


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REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

THIS IS FOR INFORMATION PURPOSES. THIS IS NOT A CONTRACT.

Alabama law requires you, the consumer, to be informed about types of services which real estate licensees may perform. The purpose of this disclosure is to give you a summary of these services.

A SINGLE AGENT is a licensee who represents only one party in a sale. That is, a single agent represents his or her client. The client may be either the seller or the buyer. A single agent must be completely loyal and faithful to the client.

A SUB-AGENT is another agent/licensee who also represents only one part in a sale. A sub-agent helps the agent represent the same client. The client may be either the seller or the buyer. A sub-agent must also be completely loyal and faithful to the client.

A LIMITED CONSENSUAL DUAL AGENT is a licensee for both the buyer and the seller. This may only be done with the written, informed consent of all parties. This type of agent must also be loyal and faithful to the client, except where the duties owed to the client conflict with one another.

A TRANSACTION BROKER assists one or more parties, who are customers, in a sale. A transaction broker is not an agent and does not perform the same services as an agent.

*Alabama law imposes the following obligations on all real estate licensees to all parties, no matter their relationship:

1. To provide services honestly and in good faith;
2. To exercise reasonable care and skill;
3. To keep confidential any information gained in confidence, unless disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is authorized in writing;
4. Present all written offers promptly to the seller;
5. Answer your questions completely and accurately.

Further, even if you are working with a licensee who is not your agent, there are many things the licensee may do to assist you. Some examples are:

1. Provide information about properties;
2. Show properties;
3. Assist in making a written offer;
4. Provide information on financing.

You should choose which type of service you want from a licensee, and sign a brokerage service agreement. If you do not sign an agreement, by law the licensee working with you is a transaction broker.

The licensee's broker is required by law to have on file an office policy describing the company's brokerage services. You should feel free to ask any questions you have.

The Alabama Real Estate Commission requires the real estate licensee to sign, date, and provide you a copy of this form. Your signature is not required by law or rule, but would be appreciated.

Agent Print Name

Consumer Print Name

Agent Signature

Consumer Signature

Date

Date

***THIS IS NOT A CONTRACT.**