

**STYX RIVER  
BALDWIN BEACH  
EXPRESS TRACT**

**463 +/- Acres  
Baldwin County, AL**

**\$2,315,000**

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LAND  
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**OVERVIEW:**

REDUCED! This is a rare opportunity to buy a riverfront tract less than 2 miles from the new I-10 exit 49 on the Baldwin Beach Express that's also in the path of the upcoming hurricane evacuation route connector to I-65. With 6,600+/- feet of Styx River frontage and 3,200+/- feet of Old Brady Road frontage, it has great development potential, as well as deer and turkey hunting, merchantable timber, several potential lake sites, and gently rolling topography. Timber consists of merchantable Hardwood and Pine, Loblolly Pine Plantation, and Longleaf Pine Plantation. For more information contact Clint Flowers at 855-NLR-LAND.

**ADDRESS:**

0 Old Brady Road  
Robertsdale, AL 36567

**LOCATION:**

From I-10, take the new Beach Express exit 49 and turn north onto CR-68. Follow CR-68 to Old Brady Road, turn left, and the property will begin in 0.25 +/- at the end of the pavement.

**ACREAGE BREAKDOWN:**

463 +/- acres - Old-growth stands of natural Hardwood and Pine, and mixed-age classes of pine plantation.

**TAXES:** (Call Agent for Details)



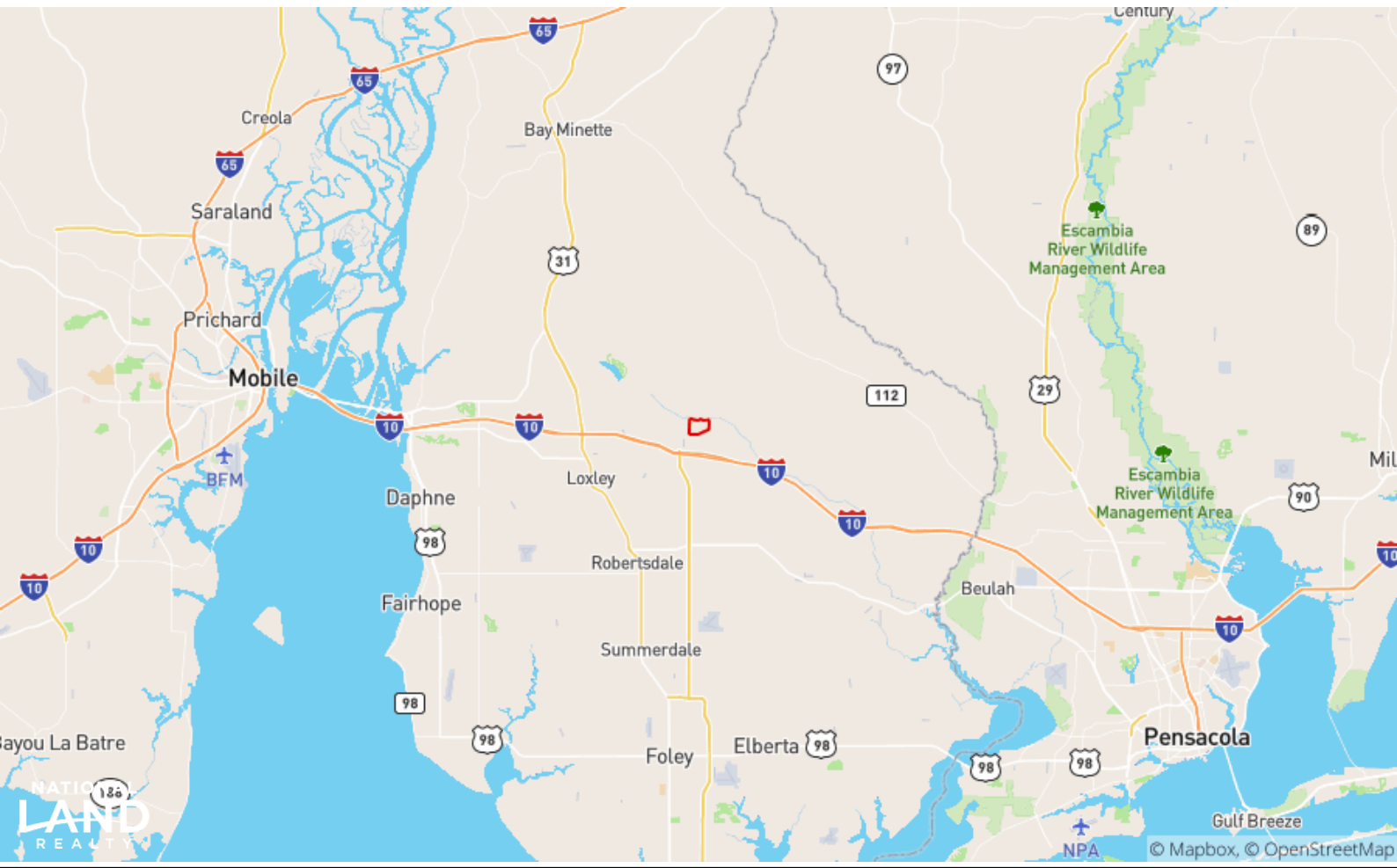


## PROPERTY HIGHLIGHTS:

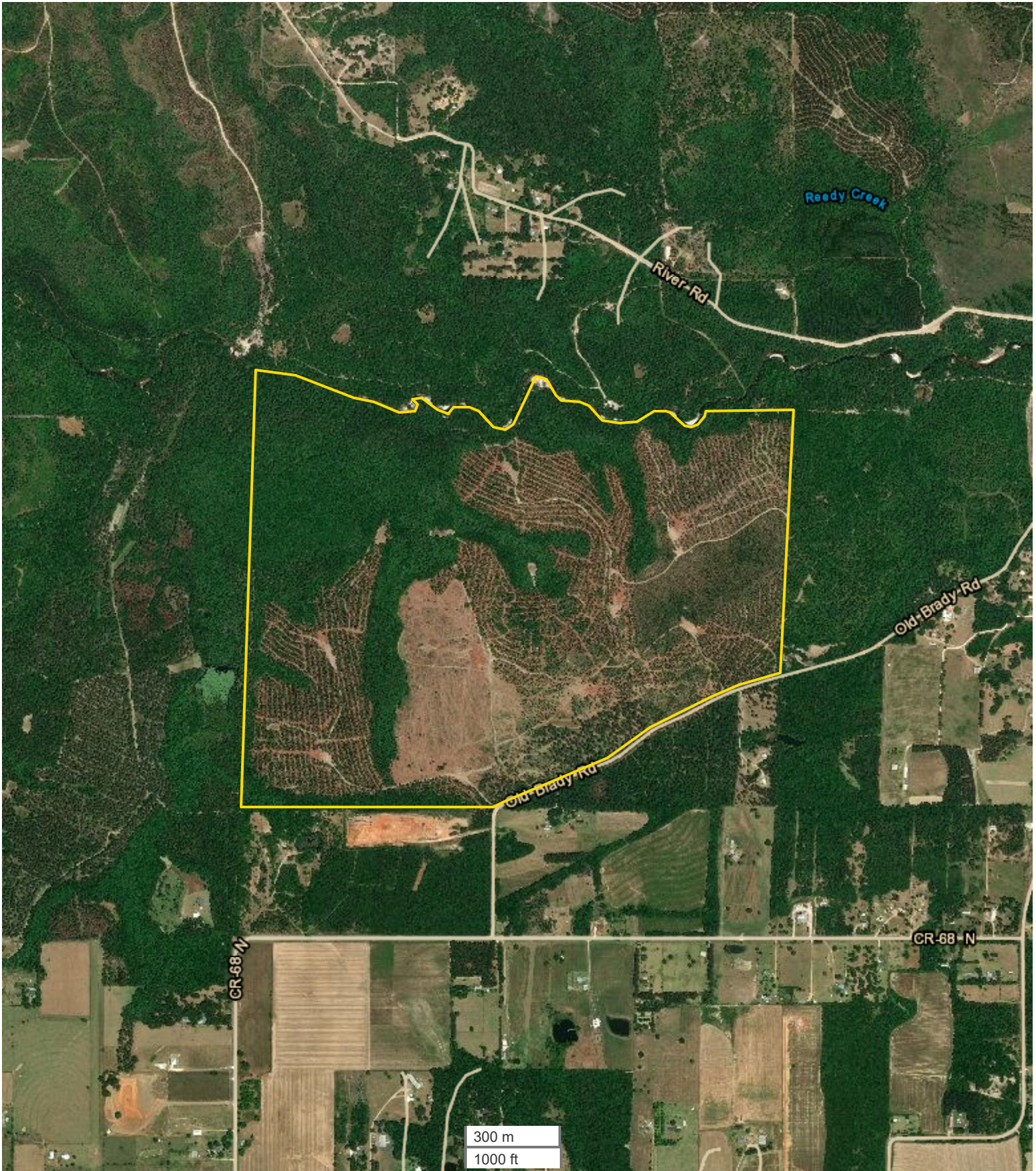
- 6,600 ft. of frontage on the Styx River
- This tract has great hunting, merchantable Pine and Hardwood timber, and several potential lake sites
- Timber consists of merchantable Hardwood and pine, Loblolly Pine, and Longleaf Pine
- Less than 2 miles from the new I-10 exit 49 on the Baldwin Beach Express that's also in the path of the upcoming hurricane evacuation route connector to I-65.

## VIEW FULL LISTING:

[www.nationalland.com/viewlisting.php?listingid=865](http://www.nationalland.com/viewlisting.php?listingid=865)

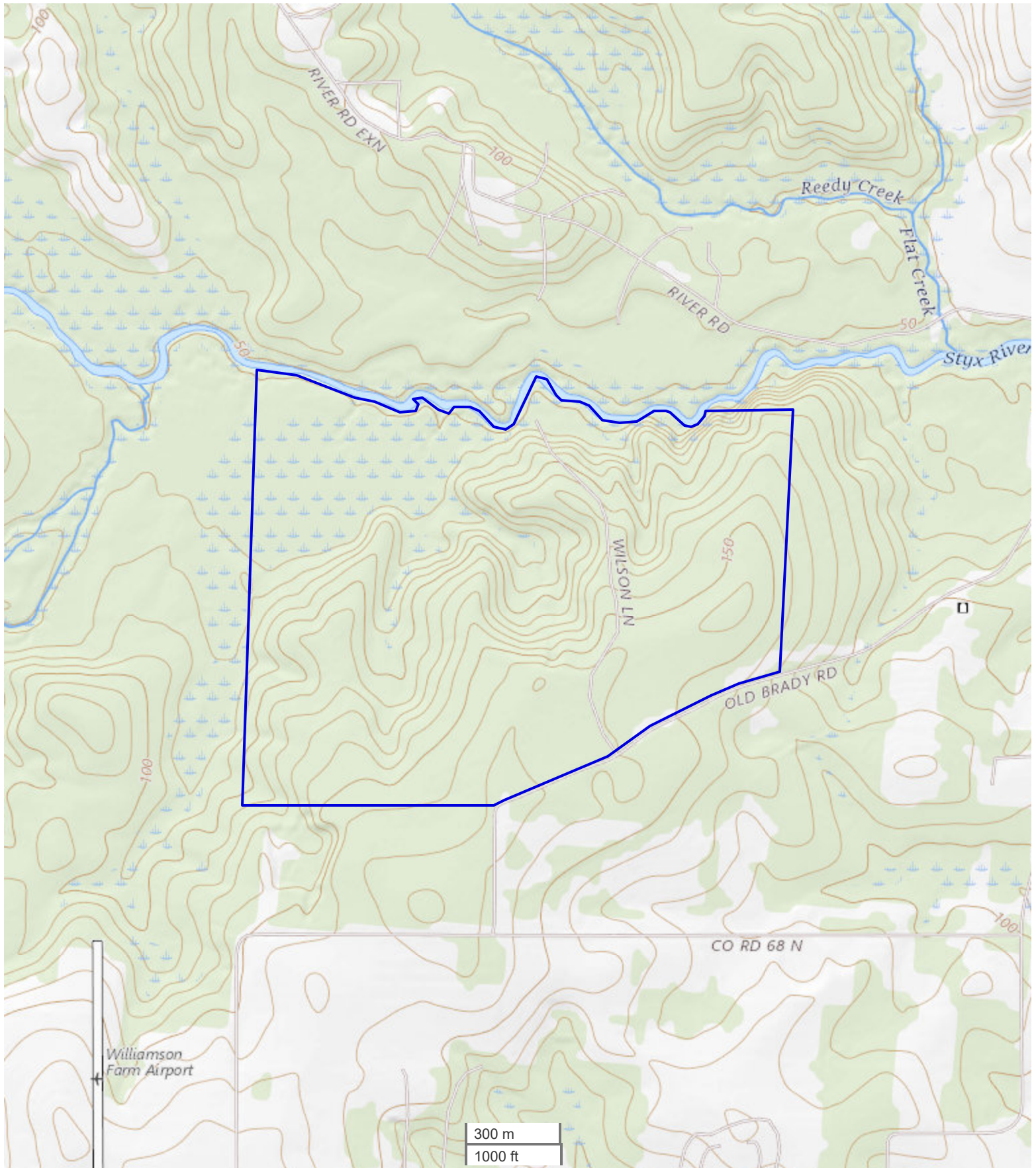






All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.





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**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.**