

**WATERFRONT SPANISH
FORT BAY MINETTE
CREEK TRACT
240 +/- Acres
Baldwin County, AL
\$3,600,000**

**NATIONAL
LAND
REALTY®**



Mobile Bay



**NATIONAL
LAND
REALTY®**

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



Clint Flowers, ALC
Office: 855.657.5263
Cell: 251.387.0787
Fax: 888.672.1810
cflowers@nationalland.com

The information herein is from sources deemed reliable, however the accuracy is not guaranteed.
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OVERVIEW:

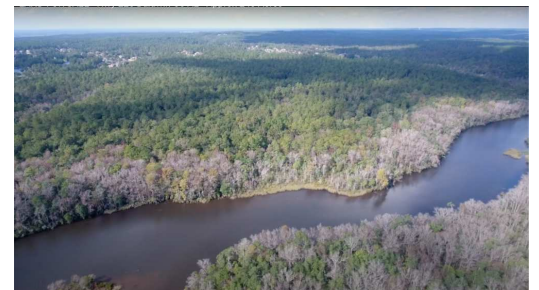
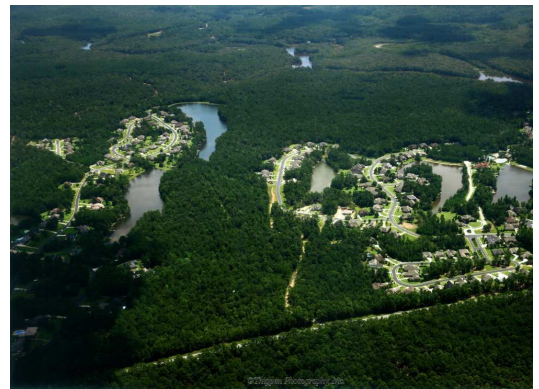
This highly versatile and unique waterfront property is located in Spanish Fort, minutes from I-10 and downtown Mobile. Enjoy excellent access with 1,380+/- ft of frontage on Highway 225 and 7,765 ft of water frontage on two large lakes and deep, navigable Bay Minette Creek. This property offers beautiful rolling timberland between two established neighborhoods, Stillwater and The Lakes, with multiple stub streets from those neighborhoods tying into the property and approximately 44 prepaid sewer taps and utilities available. This tract is located directly in one of the largest paths of growth in Baldwin County, the fastest-growing county in Alabama and one of the largest MSAs in the United States. Don't miss your chance to see it. Call Clint Flowers, ALC at 855.NLR.LAND for more information

PARCEL #/ID: Multiple

TAXES: (Call Agent for Details)

ADDRESS:

0 Hwy 225
Spanish Fort, AL 36527



PROPERTY HIGHLIGHTS:

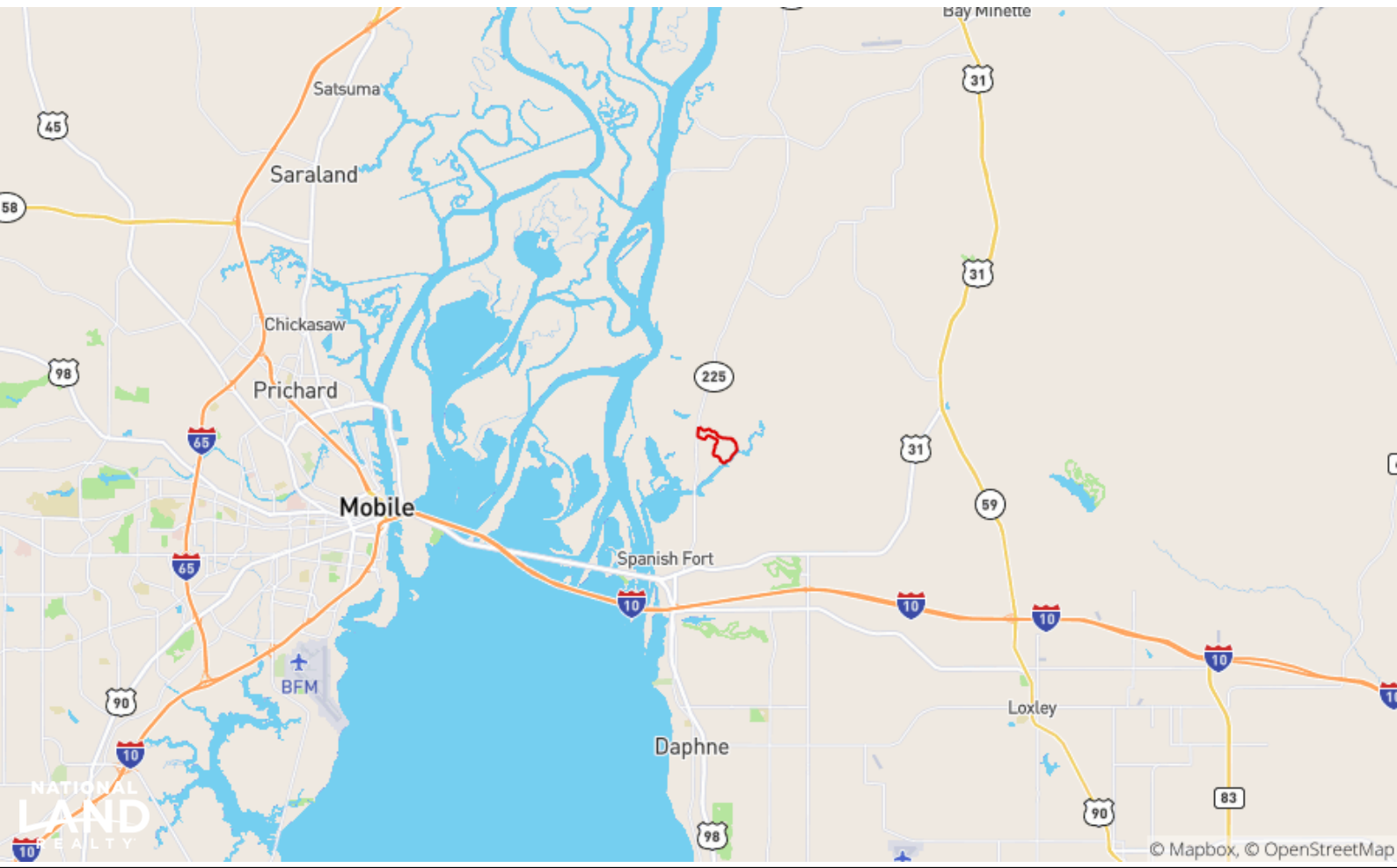
- Approximately 1,380 ft of frontage on Hwy 225
- Approximately 7,765 ft of water frontage on two large lakes and Bay Minette Creek
- Beautiful rolling timberland
- Near excellent schools
- 44 prepaid sewer taps
- Utilities are available
- This area of Baldwin County is booming!
- Only 15 minutes from downtown Mobile

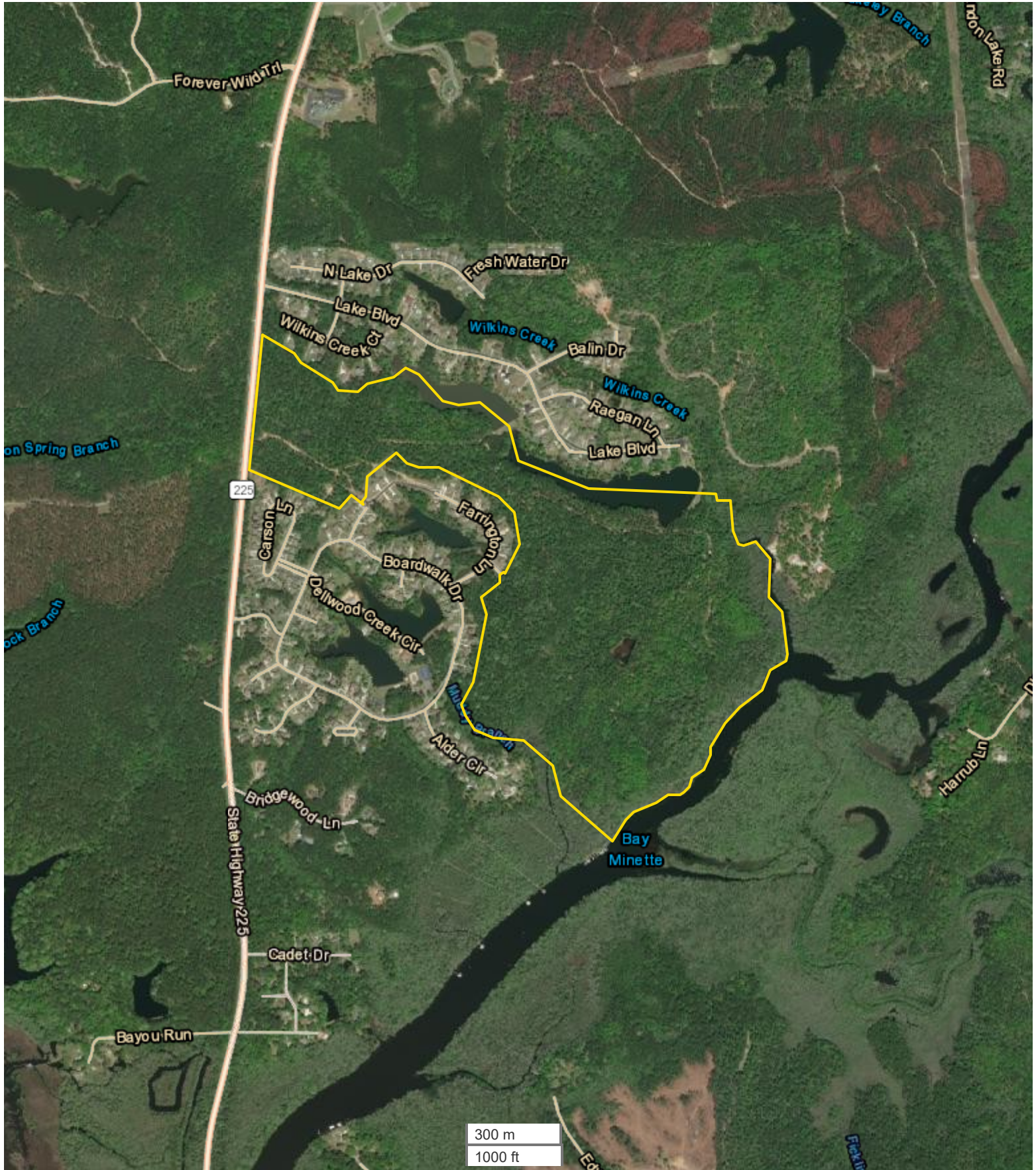
LOCATION:

Contact us for property location details. Adjoins the prestigious Stillwater Subdivision, Highway 225 on the west, and Bay Minette Creek on the east. Minutes from I-10 and downtown Mobile.

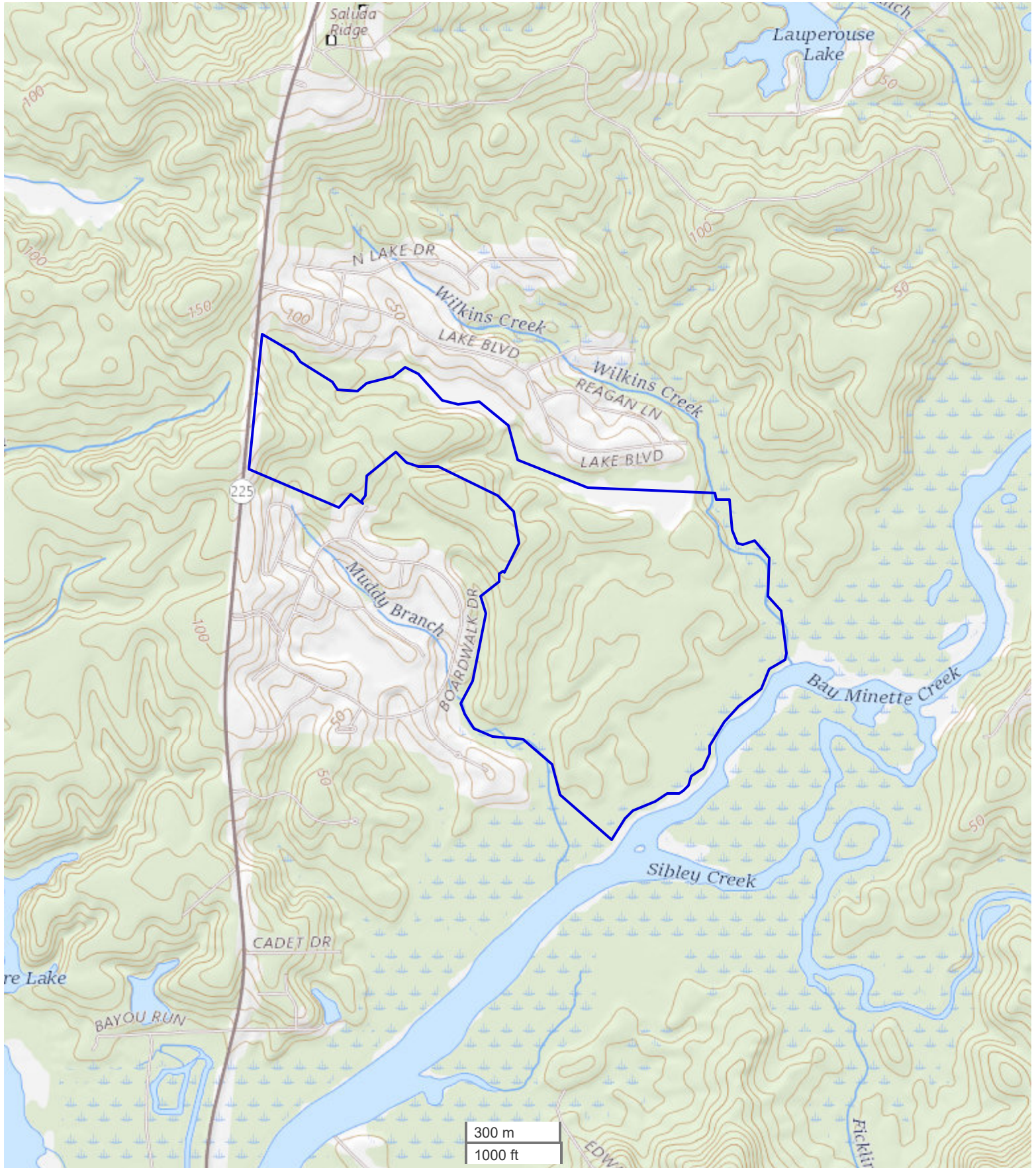
VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=1524231





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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**Deep water on Bay Minette Creek
with access to Mobile Bay
providing fishing and water sports opportunities**



**Utilities available -
Water
Gas
Sewer**



**Multiple stub streets from
Stillwater subdivision to subject property**



**Great majority of land is uplands
with limited wetlands**



SUBJECT



PROPERTY INFORMATION			
TRACT NO.	SECTION	TOWNSHIP	COUNTY
1	36	36S	36E
2	36	36S	36E
3	36	36S	36E
4	36	36S	36E
5	36	36S	36E
6	36	36S	36E
7	36	36S	36E
8	36	36S	36E
9	36	36S	36E
10	36	36S	36E
11	36	36S	36E
12	36	36S	36E
13	36	36S	36E
14	36	36S	36E
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99	36	36S	36E
100	36	36S	36E

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.**