

18.23± ACRES
BALDWIN COUNTY, AL
\$450,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE BALDWIN 18.23

PROPERTY PROFILE

LOCATION:

- 27151 County Road 65
Loxley, AL 36551
- Baldwin County
- 25± Miles SE of Mobile
- 31± Miles N of Gulf Shores
- 39± Miles NW of Pensacola, FL

COORDINATES:

- 30.6215, -87.7106

PROPERTY INFORMATION:

- 18.23± Unrestricted Acres
- Approximately 660' x 1320'
- Dual County Road Frontage
- Longleaf Pine Stand
- Partially Wooded
- Utilities Available
- Old House (No Value)
- Zoned Rural Agriculture

PROPERTY USE:

- Investment
- Potential Home Sites
- Family Compound

TAX INFORMATION:

- 41-03-07-0-000-028.000
- 2026 Taxes: \$83



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JASON HARRIS

ASSOCIATE BROKER

LAND & RESIDENTIAL SPECIALIST

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215 E Sixth St. - Luverne, AL 36049

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE BALDWIN 18.23

INTRODUCING THE BALDWIN 18.23, LOCATED BETWEEN THE TOWN OF LOXLEY AND THE ROSINTON COMMUNITY IN SOUTHERN ALABAMA. The stunning 18.23± Baldwin County countryside tract features paved county road frontage on two sides and utilities available.

The acreage is very private, with a mature, open longleaf pine stand across most of the property and a heavily wooded hardwood buffer on the southern portion of the tract. You'll be amazed at the huge heritage live oak trees along the road frontage and near the old homesite. The Baldwin 18.23 offers many excellent homesites ideal for an exquisite county estate or family compound.

The location is even better, being just a short drive to I-10, giving you easy access to Mobile or Pensacola; Gulf Shores beaches are just 45 minutes south. Properties of this size with this kind of scenery are getting hard to find in central Baldwin County, so don't miss your chance to make it your own!

**Call Jason Harris today to schedule a private showing
and experience #TheSmallTownWay!**



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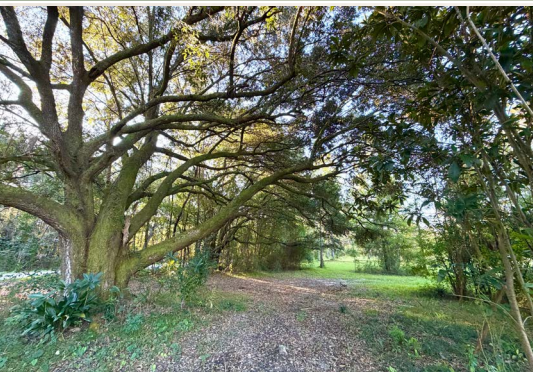
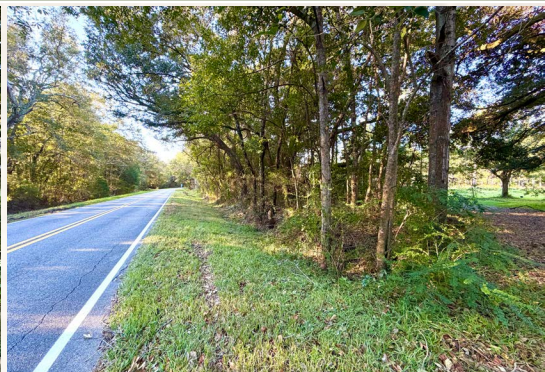
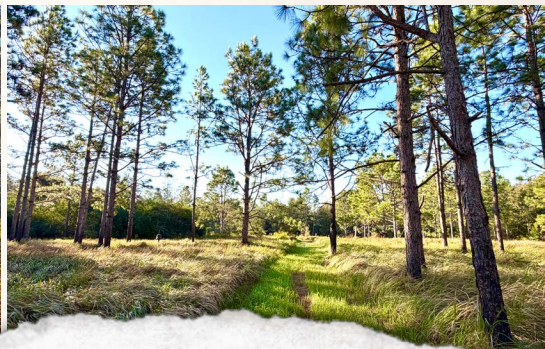
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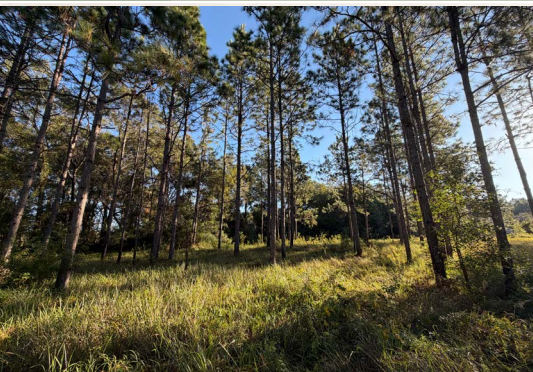
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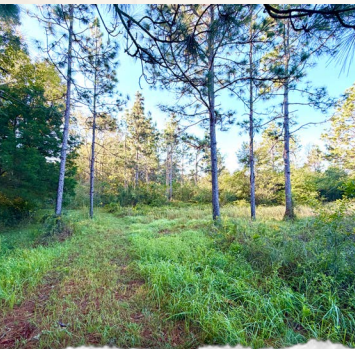
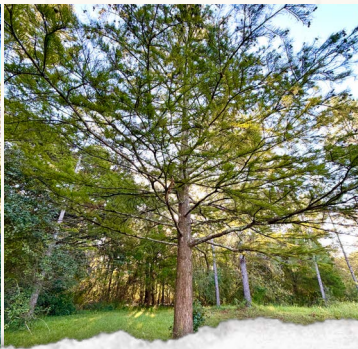
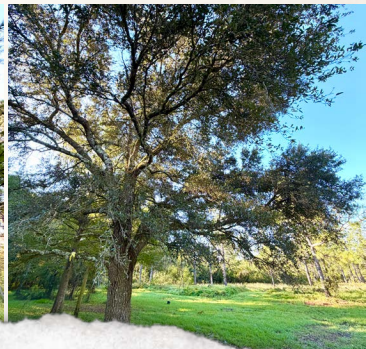
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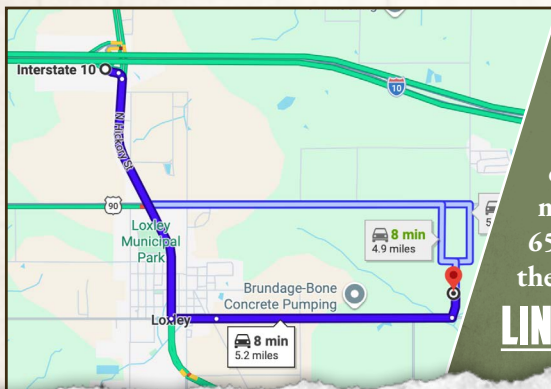
64

ROSINTON RD

65

65

64



Directions From I-10 in Loxley, AL:
Exit I-10 in Loxley to merge onto North Hickory Street. Travel for 1.2 miles. Turn left onto County Road 68 and continue for 2.9 miles. Turn right onto County Road 65 and proceed 0.6 miles. Turn left to stay on County Road 65 and travel 0.3 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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