



22.79± ACRES
BALDWIN COUNTY, AL
\$309,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

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

THE BALDWIN 22.79

PROPERTY PROFILE

LOCATION:

- Comalander Road
Fairhope, AL 36532
- Access via Deeded Easement
- Baldwin County
- 6.4± Miles SE of Downtown
Fairhope
- 25.6± Miles SE of Mobile
- 26.5± Miles NE of Gulf Shores

COORDINATES:

- 30.5088,-87.8098

TAX INFORMATION:

- 47-04-19-0-000-028.000
- \$0 (2025)

PROPERTY USE:

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

PROPERTY INFORMATION:

- 22.79± Acres
- 3± Acre Build Site
- 2,400'± Fish River Frontage
- Conservation Easement
- Sand Bars
- Mixed Timber
- Small Game & Deer



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JASON HARRIS

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LAND & RESIDENTIAL SPECIALIST

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jharris@smalltownproperties.com

215 E Sixth St. - Luverne, AL 36049

WELCOME TO THE BALDWIN 22.79

WELCOME TO 22.79± ACRES OF PARADISE LOCATED ON THE UPPER PART OF THE FISH RIVER JUST MINUTES FROM DOWNTOWN FAIRHOPE, ALABAMA, IN BALDWIN COUNTY. The Baldwin 22.79 has over 2,400± feet of frontage on the Fish River with beautiful sand bars, swimming holes, and fishing potential up and down the banks. The timber is naturally regenerating into a mixed hardwood and pine forest with many longleaf pines growing in the upland areas.

There is an abundance of small game and deer on this property for hunting. The Baldwin 22.79 will be protected by a conservation easement held by the South Alabama Land Trust (SALT) to protect the sensitive wetland habitats and prevent future development. An approximate three-acre portion of the property will allow for construction of a home and outbuilding approved by the SALT. Other activities like hunting and some timber management will also be permitted. The Baldwin 22.79 is accessed by a 50-foot deeded easement from Comalander Road.

If you're ready to build a private, secluded home in the middle of your very own nature preserve, the Baldwin 22.79 might be for you.

Contact Jason Harris today to schedule a private showing and experience #TheSmallTownWay.



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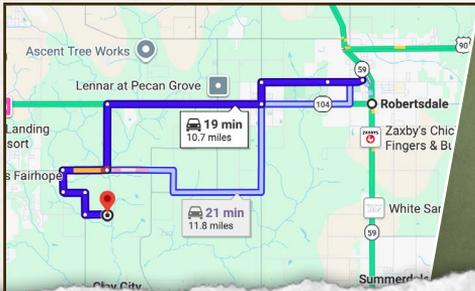
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Directions from Robertsdale, AL:
Travel on County Road 52 for 1.5 miles. Turn left onto Broad Street, continue for 0.5 miles, and then turn right onto AL-104 West. Proceed for 3.5 miles. Turn left onto Langford Road and travel for 1.5 miles. Turn right onto County Road 48 and continue for 1 mile. Turn left onto Gunnison Road, travel for 0.5 miles, take a slight left onto Baldwin Lane, continue for 0.5 more miles, and then turn right onto County Road 33. Proceed for 0.5 miles. Turn left onto Comalander Road and travel 0.4 miles to arrive at the property.

LINK TO GOOGLE MAP DIRECTIONS



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