

FOR LEASE
223± ACRES
CONSERVATION
SPANISH FORT, AL

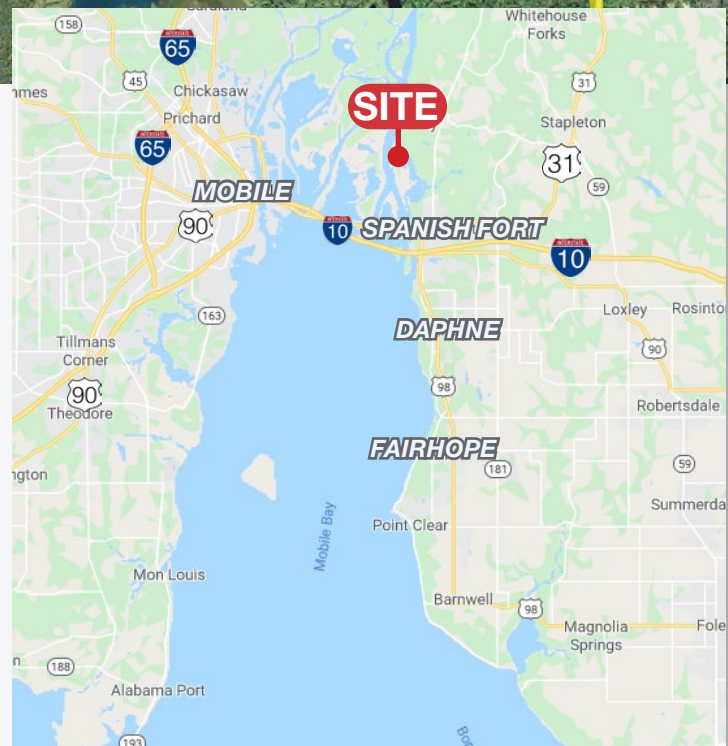


The Cutoff Channel/ Bay Minette Basin Spanish Fort

223± Acres of Conservation Land
Spanish Fort, AL 35242

Property Features

- Total Available: 223± AC
- Zoning: CR- Conservation Resource District
- Frontage: 480'±
- Waterfront Property
- Perfect for Conservation Easement
- Great land for hunting duck, deer, wild hogs and alligators
- Allotted dwelling unit density = 1 unit/5 acres
- Land has frontage on Apalachee River, Bay Minette Basin and The Cutoff Creek



For more information:

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SALES PRICE: \$223,000.00

56 St. Emanuel St.
Mobile, AL
251.438.4312

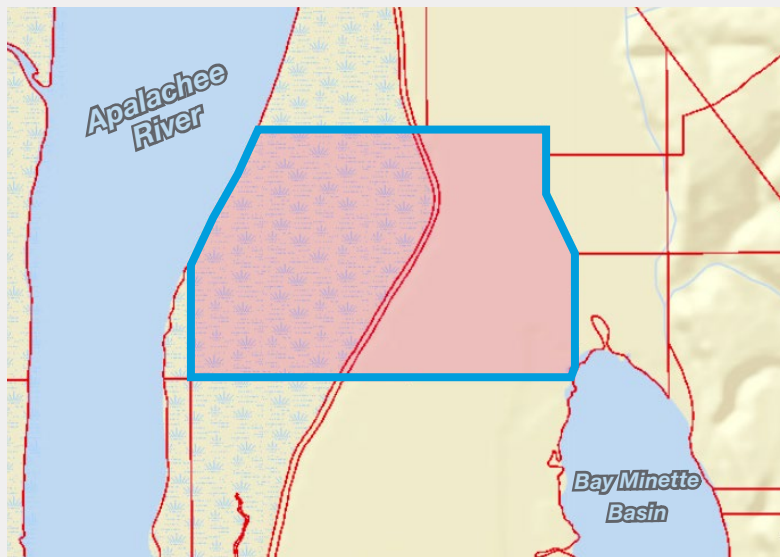
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Location Description:

Appease your desire to explore Alabama's most bio-diverse and beautiful, untouched lands as you escape from the everyday stresses of life into your own oasis, perfectly suited for hunting game or bird watching. This majestic 223± acre sanctuary is begging for someone to bask in its loveliness. Being zoned CR for conservation, allowable uses are the same as those permitted in the RA zoning district. A site to behold, this paradise of refuge is a dying breed and won't be around long!



Blakely State Park	2.4 miles
US HWY 225	2.6 miles
US HWY 31	6.9 miles
I-10	8.0 miles
US HWY 98/Daphne	8.2 miles
US HWY 90	8.4 miles
Eastern Shore Center	10.0 miles
Downtown Mobile	16.1 miles
Mobile Regional Airport	28.3 miles

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