

EXECUTIVE SUMMARY

An exceptional opportunity to acquire ±39.25 acres of productive, fully fenced agricultural land with nearly 900 mature pecan trees, historic infrastructure, and over 1,300 feet of direct U.S. Highway 98 frontage. This legacy estate is located just minutes from Perdido Bay and the Florida state line in one of Baldwin County's fastest-growing investment corridors. With current use generating agricultural lease income, the property also presents future upside for development or conservation.

INVESTMENT HIGHLIGHTS

- **Price:** \$3,000,000
 - **Acreage:** ±39.256 acres
 - **Location:** Prime Lillian, AL frontage on U.S. Hwy 98
 - **Zoning:** Agricultural (Crop A2)
 - **PPIN:** 4085 | Parcel ID: 52-08-27-0-000-003.000
 - **Flood Zone:** X (minimal flood hazard – developable)
 - **Utilities:** Baldwin EMC power, city water and sewer available
 - **Access:** Multiple gated access points off Hwy 98
-

CURRENT USE & IMPROVEMENTS

- **Agricultural Lease:** Active cattle and goat operation
 - **Orchard:** Approx. 900 mature producing pecan trees
 - **Structures:**
 - 1,985 SF 1914 farmhouse (4 BR / 1.5BA)
 - Multiple barns and outbuildings (B-44 = 3,424 SF; B-41 = 1,800 SF; others vary from 392–1,080 SF)
 - Water well and perimeter fencing
-

DEVELOPMENT POTENTIAL

- Highway 98 frontage allows for potential commercial, residential, or mixed-use development with county approval
 - Minimal topographic limitations
 - Flat, cleared acreage ideal for subdividing or estate use
 - Possible conservation easement or Opportunity Zone structuring (buyer to verify)
-

SURVEY & DOCUMENTATION

- **Survey:** Boundary survey by Fabre Engineering (2012) included
 - **CRS Property Report & Assessor Data:** Included
 - **MLS:** Active listing #379002
-

LOCATION ADVANTAGES

- **5 minutes to Perdido Bay**
- **15 minutes to Foley / OWA / Beach Express**
- **35 minutes to Pensacola International Airport**
- **Growing corridor with future development pressure**