

\$1,165,000 - 17525 Joe Gottler Rd Unit 1, Elberta

MLS® #280379

\$1,165,000

Bedroom, Bathroom,
Land & Lots on 425 Acres

N/A, Elberta, Alabama

This waterfront investment on the Blackwater River with renovated home and guest cabin is ideal for a conservation easement, isolated but convenient home place, farming, hunting tract, or timber investment. It's been intensively managed for wildlife, including deer, turkey, quail, duck, and dove. Fish, swim, canoe, kayak, hike or picnic along the 2.7 miles of frontage on one of this region's premier rivers. Hunt in one of 8 large food plots with custom shooting houses or in the stands of mature pine and hardwood timber. Stands of longleaf pine plantation and grassy understory abound, providing excellent bedding and habitat for the wildlife, and there's a duck pond you can walk straight into from the improved and intricate road system. The home boasts 4 bedrooms, 3.5 baths, master suite, dining room, large den with fireplace, updated kitchen with huge island, stainless appliances, game room, double carport with storage, covered front porch, and screened in back porch, with scenic views through hardwood to the river. The guest cabin is located in a scenic area of mature timber with 1 bedroom, 1 bath, sleeping loft, and covered porch with parking underneath. There is ample storage with lumber shed, 4 bay shed, and two shipping containers. There is road frontage on the north and south. **PROPERTY IS DIVISIBLE.** This listing also contains Parcel #

05-49-06-24-0-000-003.001 / PPIN #302082,
Parcel # 05-49-07-25-0-000-002.000 / PPIN #
75209, Parcel # 05-49-07-26-0-000-005.000 /



PPIN # 22992, Parcel #
05-49-07-36-0-000-004.001 / PPIN # 13552,
and Parcel # 05-49-07-36-0-000-003.000 /
PPIN #72510.

Essential Information

MLS® #	280379
Price	\$1,165,000
Acres	425.00
Type	Land & Lots
Sub-Type	Land
Status	Active

Community Information

Address	17525 Joe Gottler Rd
Unit	1
Area	Elberta 2
Subdivision	N/A
City	Elberta
County	Baldwin
State	Alabama
Zip Code	36530-1003

Amenities

Amenities	None
Utilities	Other-See Remarks
View	Direct River View
Is Waterfront	Yes
Waterfront	River Front
Boat Facilities	None

Exterior

Lot Description	425 acres, 100+ acres, Water View, Waterfront, Other-See Remarks
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School Information

Elementary	Elberta Elementary
High	Elberta High School

Additional Information

Terms of Sale	Cash, Conventional
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Listing Details

Listing Office

National Land Realty

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Our office administrator will help you obtain information you need and connect you with your agent during business hours. After business hours a phone menu will allow you to select the agent that you have been working with and will forward your calls to them.

Remember that if you are doing drive by's of properties and calling the agent on the sign, the person you talk with will be representing the Sellers interests, NOT YOURS!

Be smart, get a Buyers Agent to represent your interests, communicate with them, and let them walk you through the process. The Seller still pays the commission and you end up with someone representing your interests!

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We welcome referrals of your family and friends - please send them a link to our site!

Listing information last updated on August 17th, 2019 at 6:45pm CDT