

# \$6,400,000 - 48980 Pimperl Rd, Bay Minette

MLS® #618070

## \$6,400,000

0 Bedroom, 0.00 Bathroom,  
Land on 1,995 Acres

RURAL, Bay Minette, AL

This income producing hunting, recreational, and timber investment with lakefront lodge is an outdoorsman's dream. The large lodge is ideal for personal, commercial, or corporate use. It overlooks a 5 acre stocked fishing lake with pier, with 12 bedrooms, 6 baths, chef's kitchen with stainless commercial grade appliances, commercial ice machine, walk in pantry, 2 laundry rooms with 2 washers/dryers each, master suite with private patio and hot tub, huge great room with stone hearth fireplace, 20 ft bar with beer and wine chillers, game area, 5 zone HVAC, 3 tankless hot water heaters and more... Other improvements include a large equipment shed and workshop with game cleaning area, walk in cooler, and covered parking for 2 RVs. Timber consists of varying ages and classes of well managed longleaf and loblolly pine and mature hardwood. Along with the income potential from the lodge and timber, a portion of the property carries 337 wetland credits with 177 more possible, which have sold for as high as \$10,000 each. Conveniently located in central Baldwin County, which is tied for the 8th fastest growing MSA in the U.S. and the fastest growing county in Alabama according to the U.S. Census Bureau, and less than an hour from Mobile, Orange Beach, and Pensacola.

This listing also consists of Parcel # 05-17-08-27-0-000-001.003 / PPIN # 299830, Parcel # 05-17-08-28-0-000-009.000 / PPIN # 67488, Parcel # 05-17-07-26-0-000-001.000 /



PPIN #67483, Parcel #  
05-17-08-33-0-000-001.000 / PPIN # 67489,  
Parcel # 05-17-08-34-0-000-003.000 / PPIN #  
67491, Parcel # 05-17-08-34-0-000-002.000 /  
PPIN # 68973, Parcel #  
05-17-08-34-0-000-001.000 / PPIN # 67490,  
and Parcel # 05-17-07-35-0-000-001.000 /  
PPIN # 67484

### Essential Information

MLS® #	618070
Price	\$6,400,000
Bathrooms	0.00
Acres	1,995.00
Type	Land
Sub-Type	Land
Status	Active

### Community Information

Address	48980 Pimperl Rd
Area	NorthBaldwin/SpFt/BayMin/Loxley
Subdivision	RURAL
City	Bay Minette
County	BALDWIN
State	AL
Zip Code	36507

### Amenities

Features	Camp, StorageBldg
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### Interior

Fireplace	Yes
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### Additional Information

Zoning	Other
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### Listing Details

Listing Agent	Clint Flowers
Listing Office	National Land Realty

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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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