

1,462 *acres* of Lillian Farmland for Sale Brings Possibilities for Development, Conservation



By **John Underwood** Business Editor, *Gulf Coast Media*

LILLIAN — A nearly 1,500-acre farming operation for sale in Baldwin County north of Orange Beach and Gulf Shores brings several possibilities for development and conservation. It is currently the largest row-crop farm for sale in Alabama.

"This property has multiple opportunities for future use," said Tim James Jr., broker with Jon Kohler and Associates. "From agriculture, residential development, recreation, equestrian, conservation easement and more."

The 1,462-acre property consists of more than 930 farmable acres with four center irrigation pivots (one electric and three diesel) covering approximately 450 acres. There are two active wells providing water to two pivots. Two more pivots are supplied by the spring-fed creek flowing through the property.

The balance of acreage consists of natural timber along the creek bottoms which provides habitat for wildlife and recreation. The rotation of crops in years past has been corn, soybeans, peanuts, and cotton.

There is an active farming and hunting lease on a year-to-year basis that provides a six-figure income on the property as

well as an option to purchase a small portion of land for a solar farm that would provide additional long-term income should the option be executed.

"The world is quickly changing, and more people are looking for freedom, security, and self-sustainable lifestyles," according to a release issued by Jon Kohler and Associates. "Baldwin County is one of the few places left where you can raise a family with a house and enough land to be completely self-sufficient, distanced from the crime and crowds of big cities, but also close to great schools, restaurants, beaches and boating."

The property is currently owned by a group of investors who have other interests they want to explore, James said.

"We recognized a key difference in most properties is that here, if the country's stability decreases, the value and demand for these sub-asset class properties increase," according to the release. "These properties have fertile soils, great water, security, great recreation, sustainable resources, and raise hard assets such as timber, cattle, and crops."