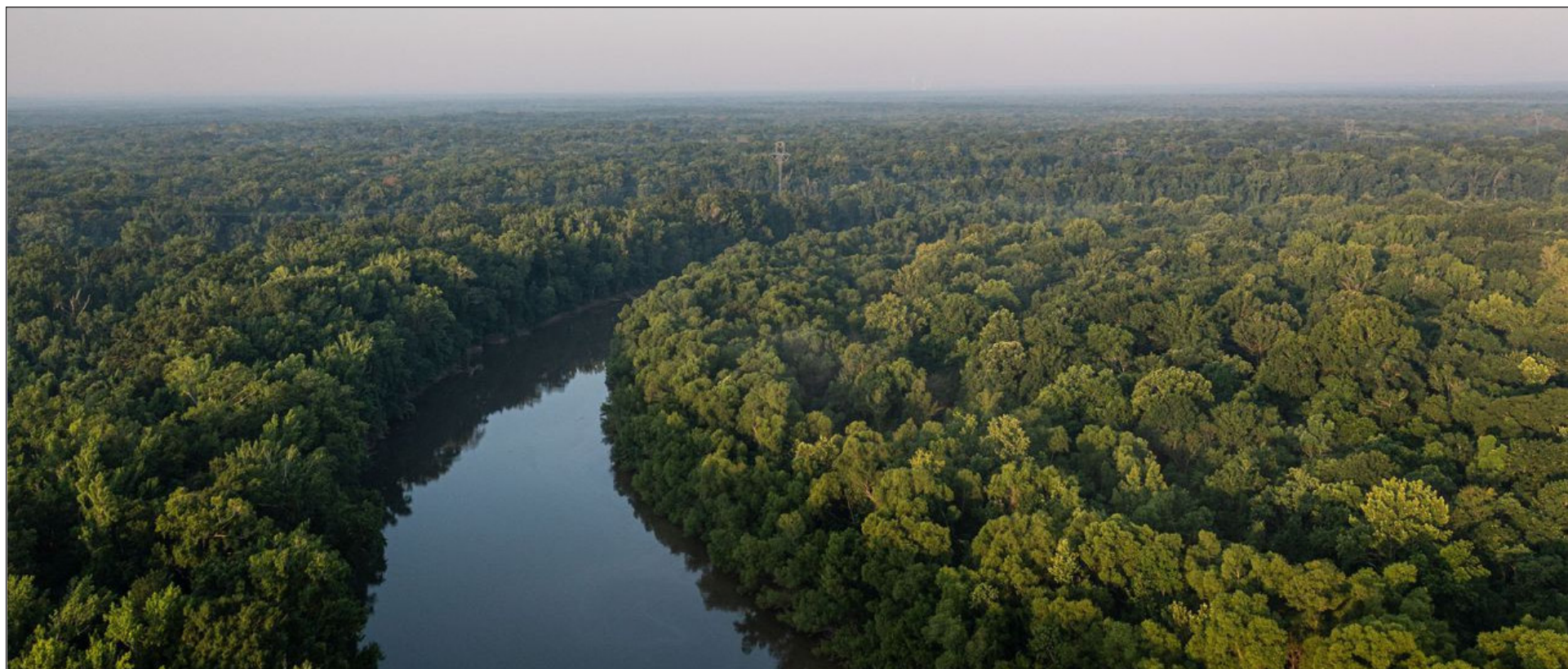


4,300-*acre* Hunter's Paradise for Sale in Baldwin County for \$13 Million



By Lawrence Specker

A hunter's paradise encompassing about 4,300 acres of Baldwin County land can be yours, for the asking price of a mere \$13 million.

The property, called Fort Pierce, once was a corporate retreat belonging to Scott Paper. It lies west and southwest of the Tensaw community, north of Stockton on Ala. 59, with a portion of its western edge bounded by a bow of the Alabama River. It's about a 40-minute drive from Mobile.

Jon Kohler & Associates., which is listing the site at \$12,950,000, describes it as the "largest recreational hunting property on the market in the state of Alabama." The company describes it as rich in turkeys, deer, ducks and other game.

It takes its name from "an old settlers' stockade on the Alabama River," said Tim James Jr., who's handling the listing for Jon Kohler & Associates. Fort Pierce was abandoned after an 1813 massacre at nearby Fort Mims during the Creek War.

James said the family that currently owns the property bought it from Scott Paper around 2000. Photos show that its amenities are still those of a hunting camp: It has a lodge and bath house, but nothing in the way of luxury residential accommodations. James said it's a site where the land itself remains the main attraction. (For photos, an interactive

map and other information, visit jonkohler.com. (The listing includes contact information for James.)

"This is a highly desirable area recreationally," he said. "What's desirable about it is, hunting in the Alabama River bottoms is very good. But when the Alabama River gets really high and floods, it ain't real good. To have vast acreage of both bottomland hardwoods and upland timberland that's in production, is very appealing. It's just very hard to find property like this."

Jon Kohler & Associates said the sites rates highly as what it calls a "social storm" property: A place that's fun to visit in good times, offers a hedge against economic turmoil in uncertain times, and becomes a family retreat in bad times. It has water resources, produces timber and could be farmed for more self-reliance.

James said demand for such properties soared in 2021 and remains high, thanks in part to the COVID-19 pandemic. "Ten years ago it was a bit of a hard sell," he said. "You don't have to explain it to them anymore."

James said there had been good interest in the property since the listing went up last week.

"We look at places all over the Southeast," he said. "From a diversity standpoint of what you can do with a piece of property year-round, this is about as good as it gets."