



**Waters Tract**  
**120± Acres Baldwin County, AL**  
**\$330,000**

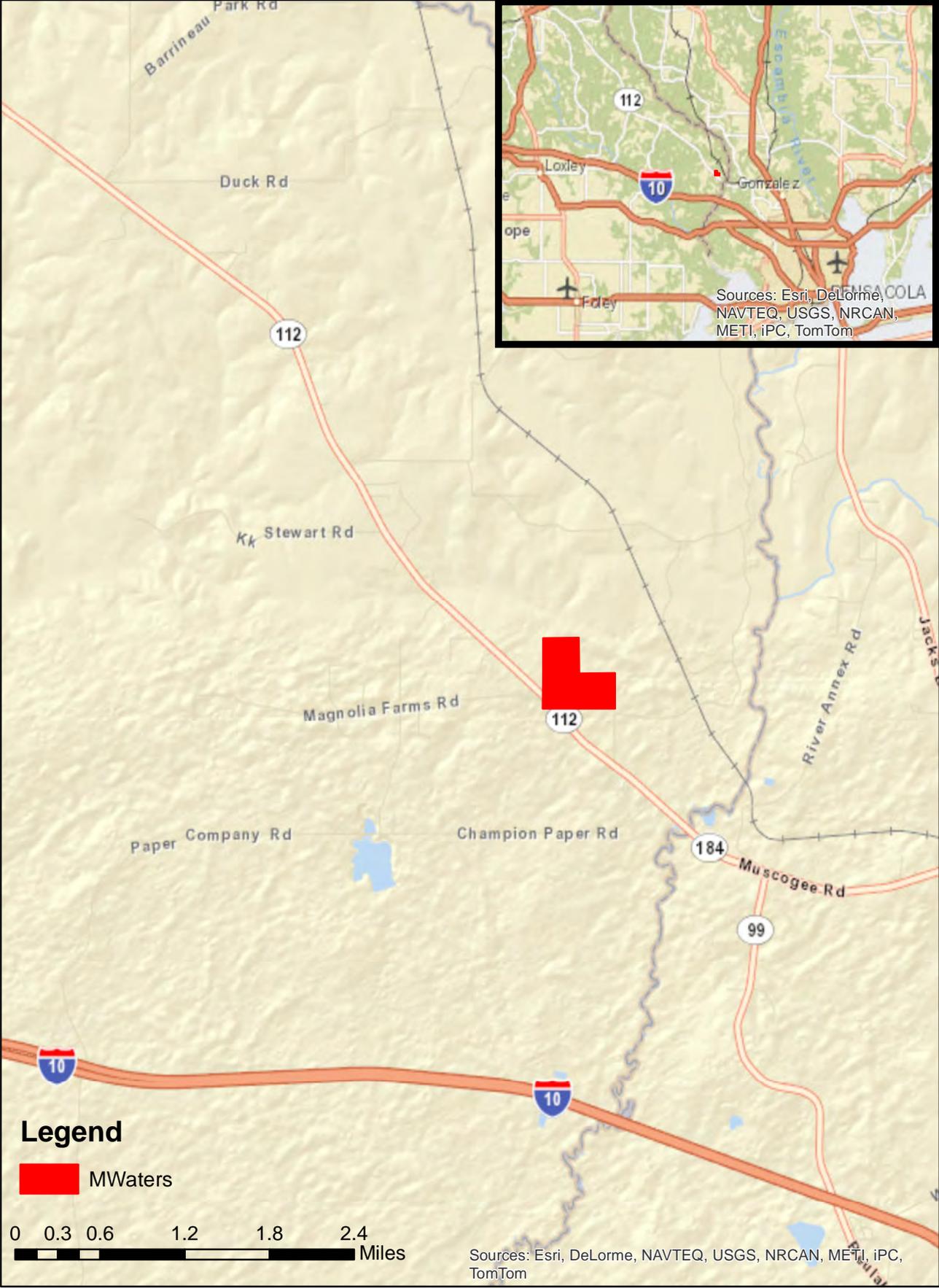
**Property Description:** Located in Baldwin County, AL approximately 7 miles west of Cantonment, Florida in a neighborhood of larger rural residences and farms. The property has recently undergone a timber improvement cut leaving behind a productive stand of natural longleaf that is set up to continue to grow. Given the location and condition of this property it would make a wonderful residential estate as well as a place to get away and enjoy the outdoors.

**Representations of the Seller:** Although the Seller believes the information presented in this Property Package is factual and accurate, no warranty is expressed or implied with respect to any information contained herein, including but not limited to: the timber estimate data, acreage estimates, the plotting of the boundaries on aerial photographs or maps, or any information supplied by Seller or by Larson & McGowin Properties LLC. Potential Buyers inspecting the property do so at their own risk and neither Seller nor Seller's agent are liable for any damages or injuries.

**Inquiries:** Inquiries concerning the Seller's property are to be directed to Chandler Graham \*Phone (334)-734-1382\*email [cgraham@larsonmcgowin.com](mailto:cgraham@larsonmcgowin.com).

**Brokers:** **Larson & McGowin Properties LLC. is the agent of the Seller.** Brokers and agents are welcome to represent prospective buyers of the property.

# Waters Tract 120+- Acres Baldwin County, AL



### Legend

 MWaters

0 0.3 0.6 1.2 1.8 2.4 Miles

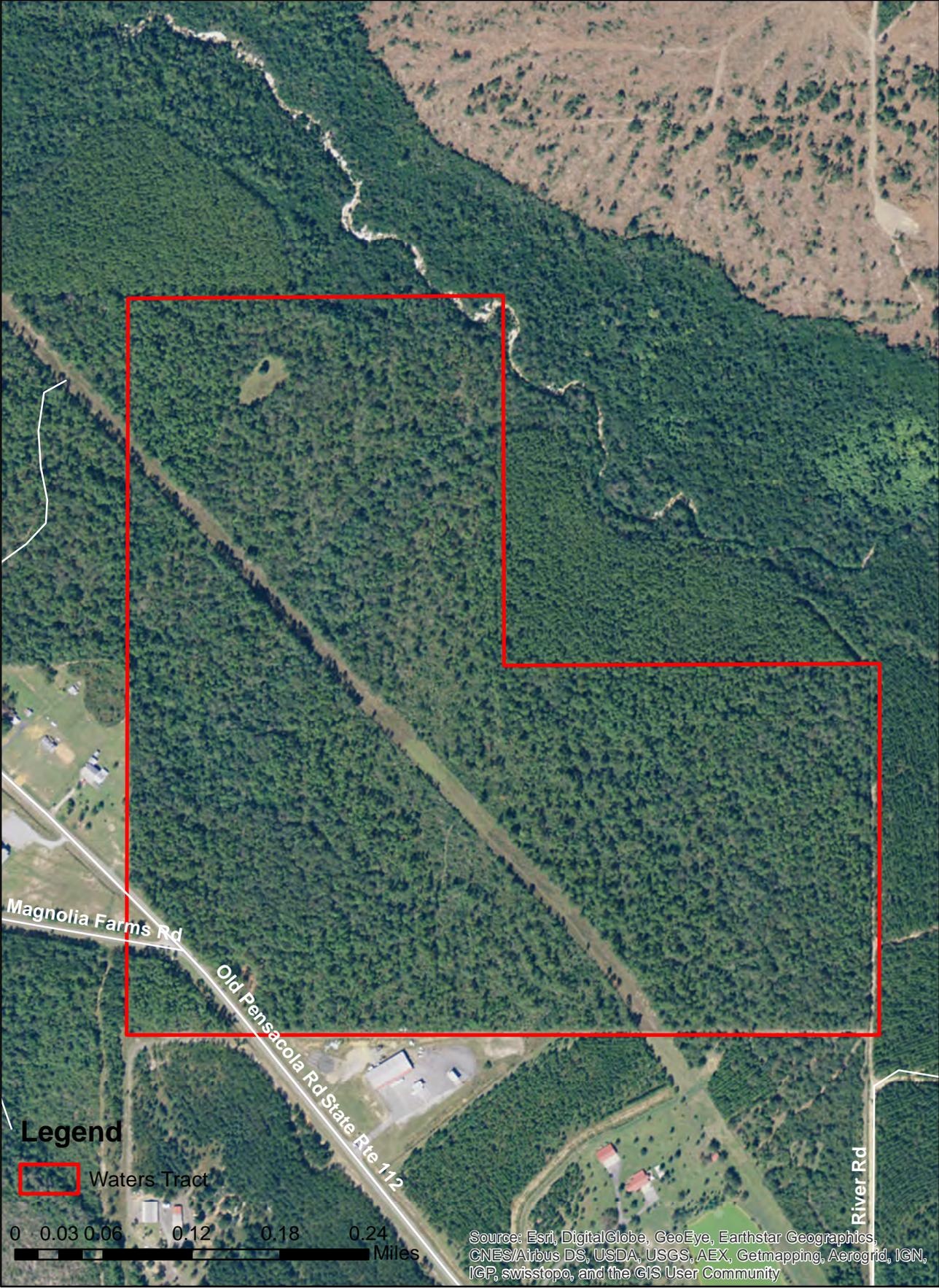
Sources: Esri, DeLorme, NAVTEQ, USGS, NRCAN, METI, iPC, TomTom



Map is for illustrative purposes only. Accuracy is neither warranted or guaranteed



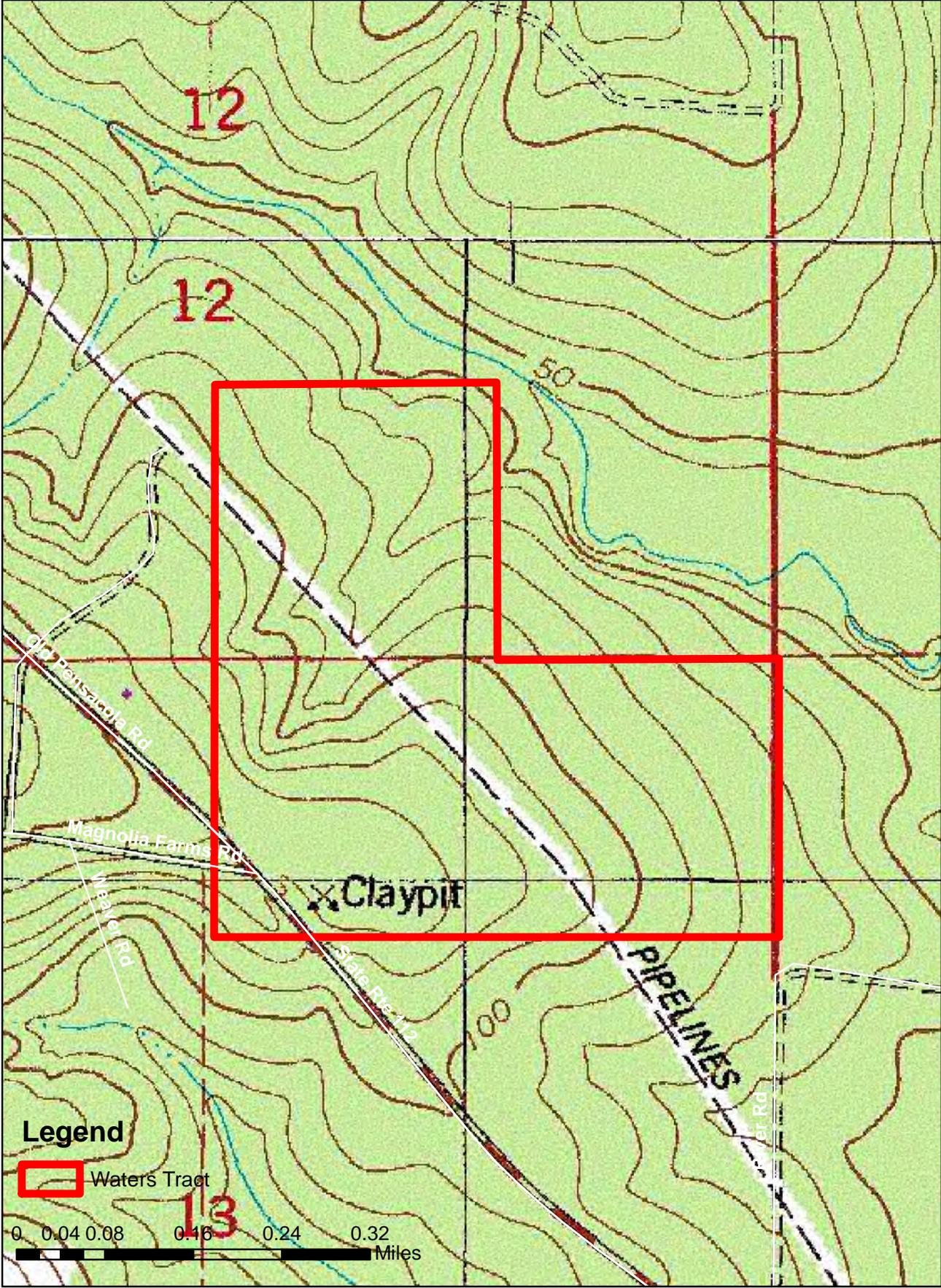
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# Waters Tract 120+- Acres Baldwin County, AL



### Legend

 Waters Tract

0 0.04 0.08 0.16 0.24 0.32 Miles



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