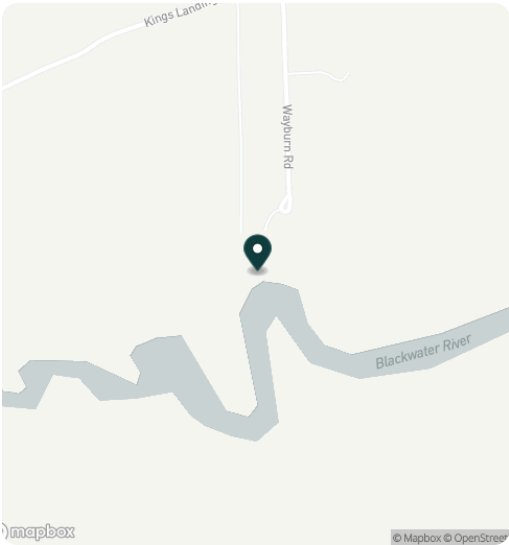




MLS ID	410007
DOM / CDOM	30 DOM / 30 CDOM
Property type	Residential Single Family
Subdivision/condo	None
Lot size	1.49
Apx living area	1,008
# of bedrooms	2
# of full bathrooms	2
HOA?	No
Property sub type	Residential Detached
Year built	2013
Elementary school	Elsanor Elementary
Middle school	Central Baldwin Middle
High school	Robertsdale High
Property interior stories	1

Description

Rare three-parcel Blackwater River waterfront property in Seminole offering approximately 1.49 surveyed acres and approximately 761 feet of river shoreline. All three parcels are sold together as one sale and are not offered separately. The property features an elevated 2013-built cottage with approximately 1,008 sq ft, 2 bedrooms, cement exterior, metal roof and pier foundation. Enjoy direct access to the Blackwater River with a private boat ramp, expansive waterfront, wooded views and a peaceful natural setting. The upland parcel provides the legal access to the waterfront tract per recorded deed. Located in unincorporated Baldwin County with no HOA and no zoning. Flood Zone AE. Buyer to verify acreage, waterfront footage, water depth, measurements, flood information, access, room count and bath count. Buyer to verify all information during due diligence.

Listing Agent Agent Only

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Ryals Realty, Inc

Listing Details

Agent Only

Listing agreement date	8/31/26
Authorized MLS entry date	8/31/26
Agency type	Single agent
Agent disclosure	Not applicable
Square footage source	Tax records
Seller disclosure?	Yes
Agent remarks	
Sold as one transaction: three tax parcels, PPIN 25638, 16358 and 632472. Approx. 1.49 acres total per PLS survey 26-0535 dated 8/24/2026; Parcel 3 is a re-description of Parcel 2's river edge, not additional acreage. Legal access is via deeded but unopened county ROW; current physical access appears prescriptive. Private concrete boat ramp on Parcel 2. Public water; engineered septic permit 080407 for 2 bedrooms with 1,000-gal tank. Buyer to verify acreage, access, survey, utilities, septic and waterfront. Buyer to verify all information during due diligence.	
Docs on file	Boundary survey, Seller's disclosure
Restrictive covenants	No
Terms of sale	None
Listing service type	Full service
Listing agreement type	Exclusive right to sell
Showing requirements	Combination lockbox, Owner occupied, Showing time
Equitable interest?	No

Syndication Settings

Display on the internet	Yes
Address display	Yes
Allow AVM on VOW	Yes
Allow comments on VOW	Yes

Property Details

Structure style	Raised beach	Rentals allowed?	Yes
Rental type	Long term, Short term, Vacation	Required min night stay?	No
Rental info source	Other	Tax PPIN #	25638
Parcel ID/tax ID	50-08-34-0-000-002.000	Tax legal description	1000Sx1050s Irr Sec 34-6-6 Beg 1732S S Of Nw Sec Cor 50-8 -34-0-0-2.702 Per Pecf 05698 (Wd Survivorship)
County	Baldwin	Subdivsn/commnty or condo complex	None
Apx living area	1,008	Construction status	Resale
# of bedrooms	2	# of bathrooms	2
Primary bed/bath combo?	Yes	Property taxes	767
Fairhope single tax?	No	Governing municipality	Baldwin County
Ownership type	Whole/full	Apx acreage	1.49
Property interior stories	1	HOA?	No
Additional amenity fees	\$0	Elementary school	Elsanor Elementary
Middle school	Central Baldwin Middle	High school	Robertsdale High
Named waterfront Y/N	Yes	Body of water	Blackwater River
Flood zone	AE	Waterfront footage	761

Living room group	Living dining	Multiple lots?	Yes
Lot size	1.49	# of lots	3
Lead paint disclosure?	No	Home warranty?	No
Furnished	Negotiable	Lockbox location	Grill / Porch
Directions	From Robertsdale, take US-90 to Seminole; parcels are accessed via Wayburn Rd / Three Rivers Road. Confirm turn-by-turn before showings.		

Rooms		
TYPE	DIMENSIONS	LEVEL
Primary Bedroom	11'4" × 11'7"	Main
Bedroom 2	10'2" × 11'7"	Main
Kitchen	11'5" × 11'7"	—

Features			
Appliances	Dishwasher, Dryer, Microwave, Range - electric, Refrigerator with ice maker, Washer	Boat facilities	Boat ramp, Water depth (4 Ft+)
Community amenities	Other - see remarks	Construction/foundation	Piers, Wood frame
Dining area	Living/dining/kitchen combo	Energy saving features	Ceiling fan(s)
Exterior finish	Concrete board	Financing	Cash, Conventional
Floors	Tile, Wood	Garage/parking	No garage/carport/parking
Heat/cooling	Central electric	Lot description	1-3 acres
Primary bed/bath	1st floor primary	Mineral rights	Owner conveys if any
Pool features	None	Possession	At closing
Property amenities	Porch back, Porch open, Porch side, Storage building	Roof	Metal
Utilities	Baldwin EMC, East Baldwin Water Auth	View	Direct river front, Wooded
Water property type	River front - building	Zoning/area	Not zoned

Auction Information	
Auction?	No

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