



Randy Dodd / Ryals Realty

**🌴 For sale: "NEW PRICE" 14.57 acres north Robertsdale with 776 ft of Styx River frontage 🌴**

Discover this secluded, heavily wooded 14.57 acre retreat just off I-10 at the Wilcox exit, featuring a pristine sandy beach along the Styx River. Ideal for a private recreational escape, campsite, or off-grid living. Property has a 4" water well and septic tank already installed. No electricity; suitable for solar panels, generator or a combination of both.

**Located at #24781 New Horizon Trail Robertsdale AL 36567**

**\$339,000**

**🏠 Property highlights:**

- Private, serene setting with abundant wildlife.
- Perfect for tubing, kayaking, or a weekend getaway.
- Eightmile Creek also runs thru the property.
- Enjoy access to one of the most scenic rivers around.
- 2 storage large sheds and a gated entrance included in sale.

**Note:**

The property includes wetlands, and a significant portion lies in a flood zone due to the extensive waterfront exposure. The Buyer must plan occupancy with this in mind.











BELLE FOUNTAIN LAND COMPANY L.L.C.

S 89°56'48" W 1300.06'

POINT OF BEGINNING  
PARCELS 1&2  
1/2" REBAR TSS-RSE  
BALDWIN CO. AL

1/2" REBAR  
NW CORNER  
T8-14-14E-14  
SECTION 07  
TSS-RSE  
BALDWIN CO. AL

PARCEL 1  
14.57 Acres ±

PARCEL 2  
14.36 Acres ±

SPRINGLE, RICHY JR  
ETAL SPRINGLE, SHE

HW-NE

STYX RIVER

PARCEL 3  
3.64 Acres ±

PARCEL 4  
3.47 Acres ±

POINT OF BEGINNING PARCELS 3&4  
1/2" REBAR SW CORNER  
T8-14-14E-14 SECTION 07  
TSS-RSE BALDWIN CO. AL

S 89°57'42" W 695.81'

1/4" REBAR

STYX RIVER SHOOTING CENTER L.L.C.

SWALM DRESS INC.

GENIE FURNING COMPANY INC.

COOK, DORIS A

4" X 4" CONCRETE  
MONUMENT  
SE CORNER  
T8-14-14E-14  
SECTION 07  
TSS-RSE  
BALDWIN CO. AL

BEARINGS AND COORDINATES  
NAD 83 ALABAMA WEST 20  
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