

## 1. Legal and Zoning Use

**What is the approved land use (residential, commercial, agricultural, etc.)?**

- **Property doesn't have zoning confirmed by the county  
Approved for any use.**

**Are there any zoning restrictions?**

- **No, this property does not have zoning restrictions because it is  
in an unzoned area**

**Are there any building restrictions (setbacks, height limits)?**

- **While there are no zoning restrictions for use on the property,  
there are building restrictions that apply to all properties in  
unincorporated Baldwin County, including yours.**

**These include:**

- **Setbacks: Buildings must be set back a certain distance  
from the centerline of a public road. The required setback  
varies depending on the road's classification (e.g., principal  
arterial, minor arterial).**
  - **Building Codes: All construction must comply with the  
International Building Code (IBC) and other codes adopted  
by the Baldwin County Commission.**
  - **Permitting: You must obtain a building permit for any new  
construction to ensure the project meets all safety and  
structural requirements.**
- **County Road 39 is classified as a major collector, which means  
that setback rules normally apply, greater than for a minor road  
Certain jurisdictions require a 50-foot distance from the  
right-of-way line for major collectors.**

## **Are camping, RVing, or temporary structures permitted?**

- While the absence of zoning gives you flexibility for the *type* of use, the county maintains strict control over public health and safety. You can likely camp on your land for short, recreational purposes. However, using an RV or a temporary structure as a long-term or permanent residence is prohibited without meeting the necessary public health and safety requirements, which typically involves obtaining permits for a septic system and a well, and adhering to building codes.

## **Are animals allowed on the property (livestock, pets, farming)?**

- for private use, the property's unzoned status makes it suitable for keeping a variety of animals. Just be aware of your responsibility to properly contain them and prevent them from becoming a nuisance to your neighbors or the public.

## **2. Utility Availability & Costs**

### **Is well water available or is city water (municipal)?**

- Based on well drilling records and geological data from the Alabama Geological Survey, a reasonable range for water wells in your area are 100 to 300 feet. However Some wells may need to be drilled deeper to access more reliable or higher-quality water sources, potentially reaching up to 800 feet.

### **What is the cost of drilling a new well in this area?**

- Based on industry data for your region, the cost for a complete residential water well system, including drilling, casing, pump, and connections, generally falls \$25 to \$65 per foot.

Therefore, for a well with a typical depth of 100-300 feet in that area, the total estimated cost could range from \$2,500 to \$19,500.

**Is sewer or septic available?**

▸ Yes, Sewer is available

**Is there a perc test on file or available?**

▸ There isn't a perc test on file, but all of the neighbors around this property have septic systems.

**Is electric service available (overhead, underground)?**

▸ Yes, Overhead

**Are high-speed internet or telecommunications available?**

▸ The most common providers in the Stapleton, AL area include:

- **Wired/Fiber Internet:** Companies like AT&T and Mediacom (Xtream) offer high-speed cable and fiber internet in parts of Baldwin County. The availability of these services, especially high-speed fiber, depends on whether lines have been extended to your specific road.
- **Satellite Internet:** Providers like HughesNet, Viasat, and Starlink offer satellite internet with near 100% coverage in rural areas. While these services have some latency, they are a reliable option when wired connections are not available.
- **Fixed Wireless and 5G Home Internet:** Providers like T-Mobile Home Internet and Verizon offer fixed wireless services that use a cellular network. The availability and

speeds can vary based on your distance from the nearest cell tower.

### **3. Location & Access**

**Include Google Maps link to the property.**

▸ <https://maps.app.goo.gl/zkBbATRYFFXmR2tb8>

**Record GPS coordinates of the property.**

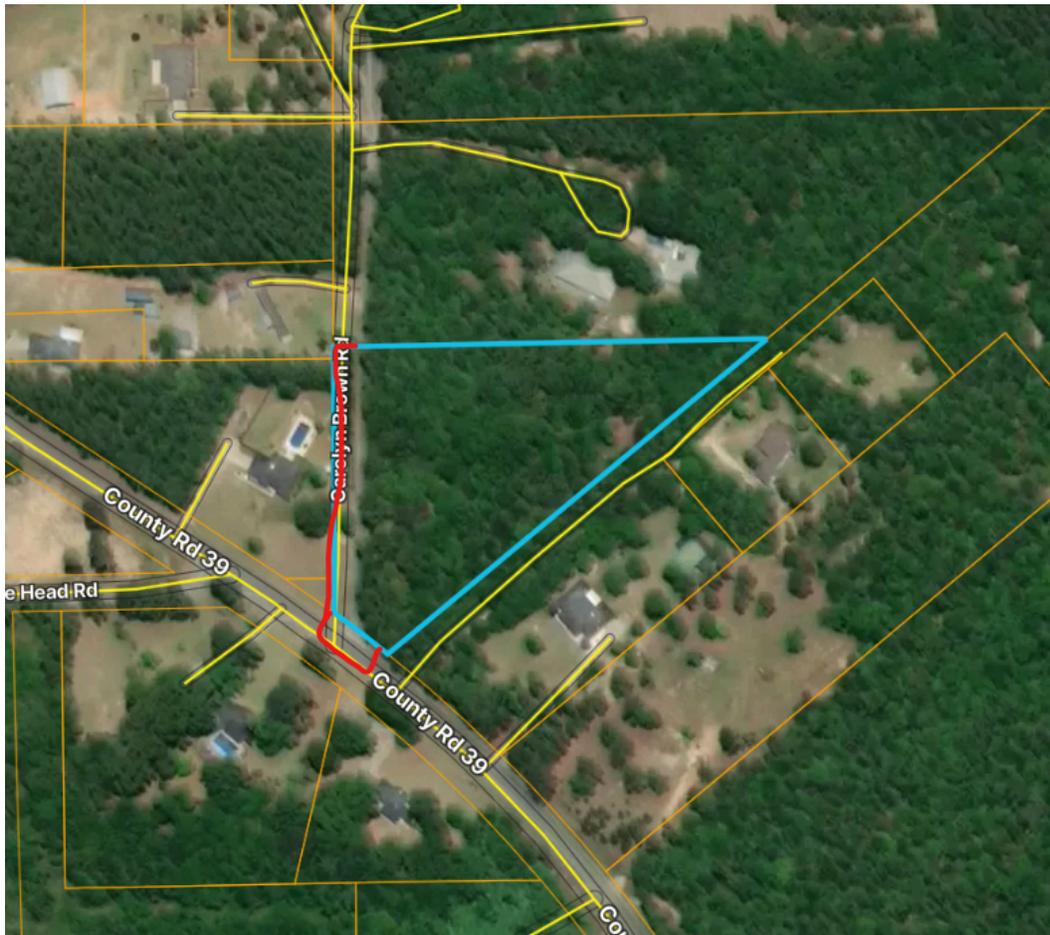
▸ 30°45'13.7"N 87°48'34.2"W

**What type of road access (paved, gravel, private road)?**

▸ Dirt Road

**Are there access easements or right-of-ways?**

- Yes, From 2 sides, side road, and the main one



#### 4. Topography & Environmental Factors

Is the land within a flood zone?

- No

Are there wetlands or protected areas?

- No

What is the slope and terrain (flat, hilly)?

- Very flat

#### 5. Financial & Ownership Details

**What are the property taxes?**

- **\$357.00**

**Is there a survey on file or recent boundary map?**

- **There is not a survey on file or a recent boundary map**

**Is there a Homeowners Association (HOA)? What are the fees?**

- **No**

**Is owner financing available? What are the terms?**

- **Owner financing is available with \$90k down. Alternatively someone could get a bank loan which would require a smaller down payment.**