

12.5 Ac ± Coffee Co - County Road 514 Homesite
0 County Road 514
New Brockton, AL 36351

\$89,000
12.58± Acres
Coffee County



12.5 Ac ± Coffee Co - County Road 514 Homesite
New Brockton, AL / Coffee County

SUMMARY

Address

0 County Road 514

City, State Zip

New Brockton, AL 36351

County

Coffee County

Type

Undeveloped Land

Latitude / Longitude

31.37356 / -85.963509

Acreage

12.58

Price

\$89,000

Property Website

<https://farmandforestbrokers.com/property/12-5-ac-coffee-co-county-road-514-homesite/coffee/alabama/86884/>



12.5 Ac ± Coffee Co - County Road 514 Homesite New Brockton, AL / Coffee County

PROPERTY DESCRIPTION

Offered for sale is 12.58 wooded acres just outside of the New Brockton city limits! This property is an outstanding country home site with old growth pines & hardwood creek bottoms. Just a short drive to New Brockton, Enterprise, and Elba this property is situated in the heart of Coffee County. A new owner will get the convenience of being close to several towns, while still being far enough out in the country to go hunting when they walked off of the back porch.

Thorough inspections of the property have been completed by the current owners, a perc test was satisfactorily conducted in 2019, a water test was conducted on both creek beds in 2019 with no issues, and the high ground on the property is suitable for home construction. In addition to previous tests, there is power, water and gas running along county road 514.

This home site is in a growing area with several new houses being constructed nearby, but the bulk of the surrounding acreage still remains farmland or timberland. There is plenty of wildlife sign on the property, white-tailed deer, eastern turkeys, and wild hogs are all found in numbers in this area of the county.

Of the 12.58 acres, there are approximately 3-4 acres of high ground suitable to build a home on, this portion of the tract lies 30-40 feet of elevation above the creek bottom and is centrally located inside the boundaries of the property with a thick wooded buffer on every side except the road frontage on the east.

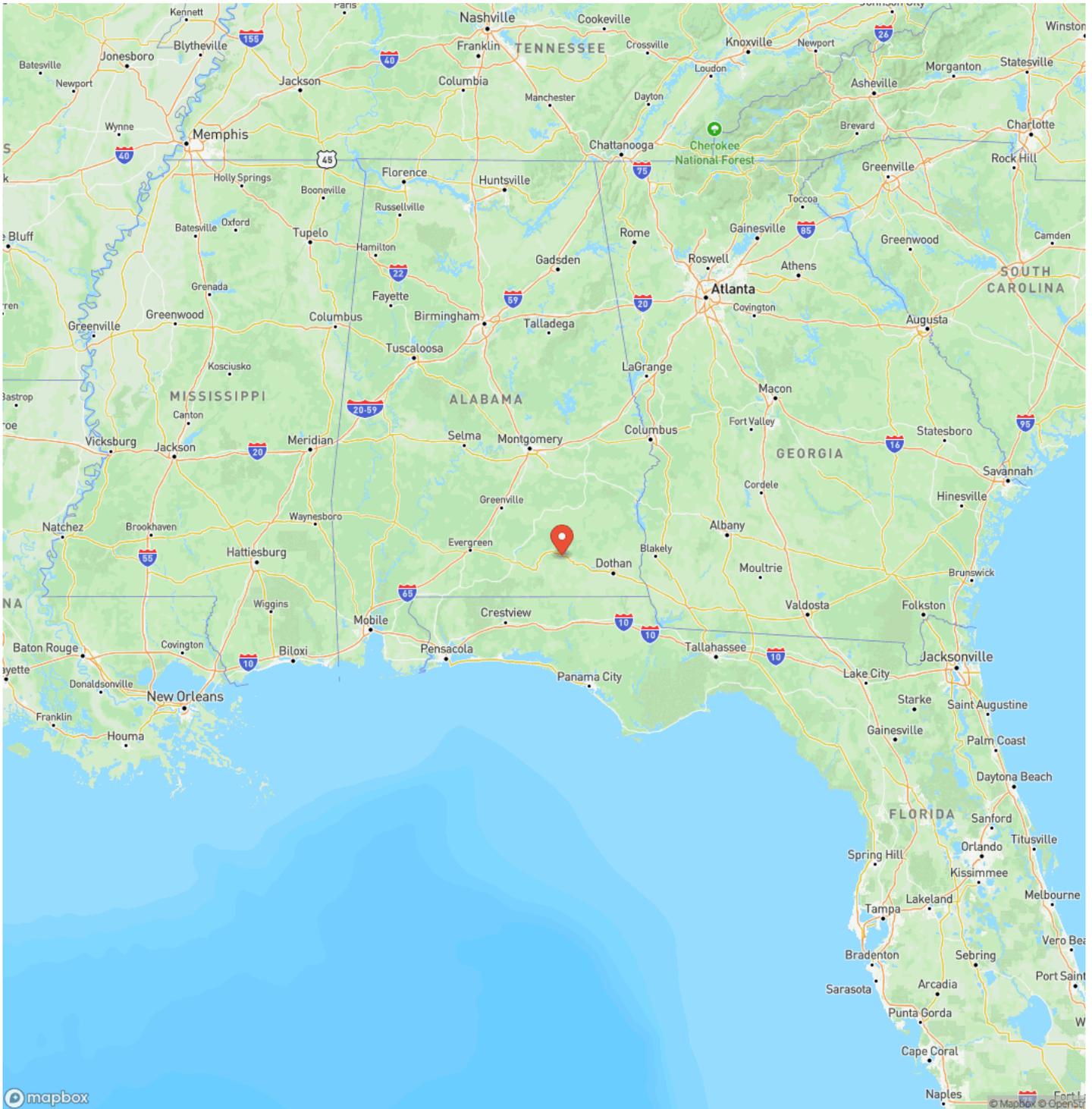
This is a very nice home site with lots of attractive features that cater to country living. If you have been looking for a place near the growing town of New Brockton with all of the accommodations of country living, you need to come take a look. For more information or to schedule a showing call Dalton Dalrymple with Farm & Forest Brokers at [334-447-5600](tel:334-447-5600).



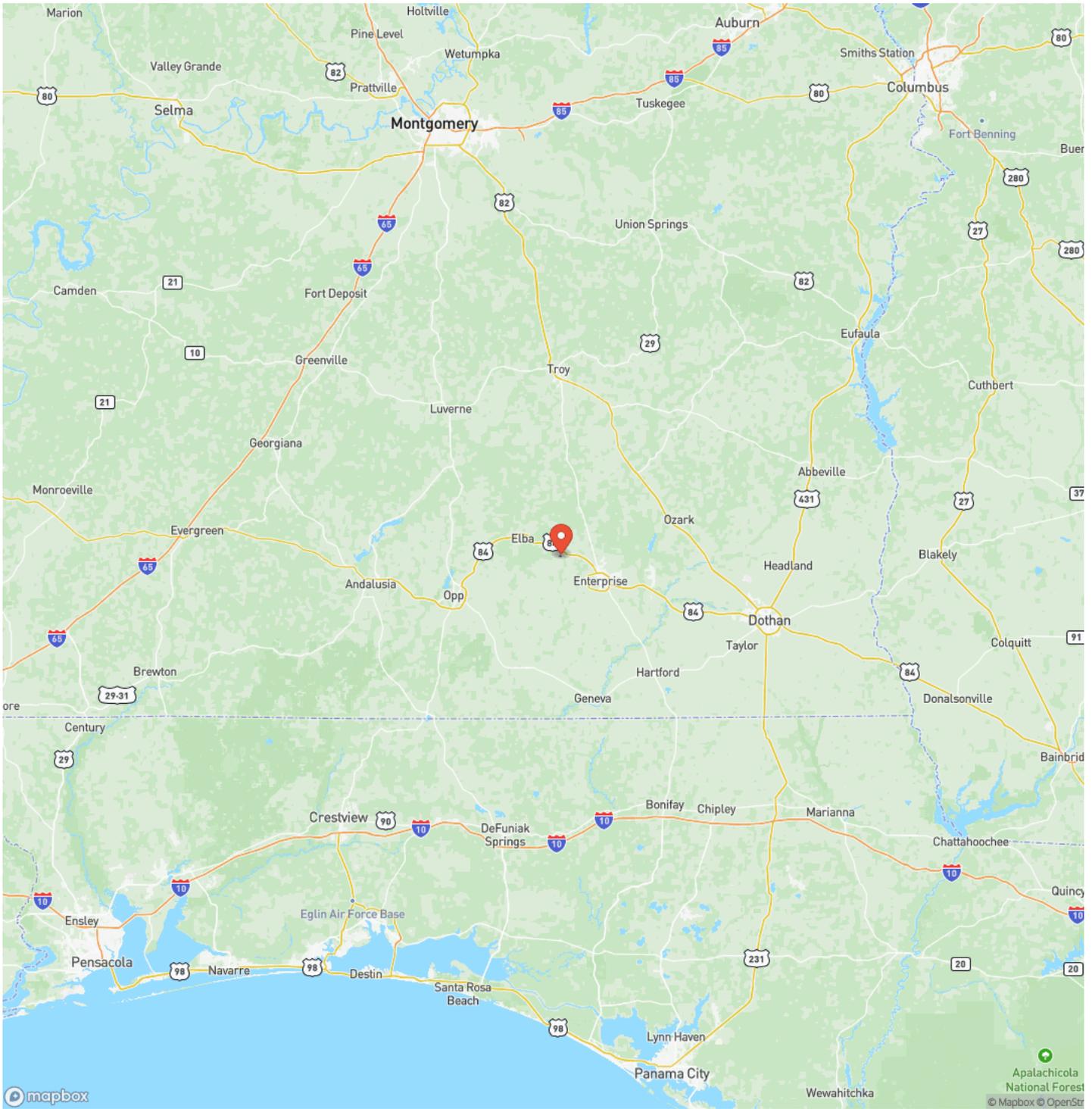
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing boundary lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the boundary lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the property lines. Seller is selling the property in an "as is" condition. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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