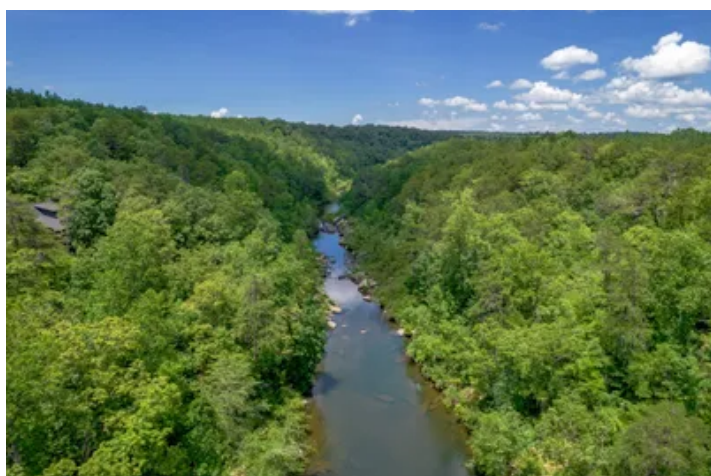


**Premier 1,233+/- Acres Estate Bordering Littler River
Canyon**
Cherokee County Road 663
Mentone, AL 35616

\$4,000,000
1,233± Acres
Cherokee County



Premier 1,233+/- Acres Estate Bordering Littler River Canyon
Mentone, AL / Cherokee County

SUMMARY

Address

Cherokee County Road 663

City, State Zip

Mentone, AL 35616

County

Cherokee County

Type

Hunting Land, Recreational Land, Riverfront, Timberland

Latitude / Longitude

34.492092 / -85.548827

Bedrooms / Bathrooms

4 / 2

Acreage

1,233

Price

\$4,000,000

Property Website

<https://farmandforestbrokers.com/property/premier-1-233-acres-estate-bordering-littler-river-canyon-cherokee-alabama/86384/>



Premier 1,233+/- Acres Estate Bordering Littler River Canyon Mentone, AL / Cherokee County

PROPERTY DESCRIPTION

Premier 1,233+/- Acre Estate Bordering Little River Canyon

Cherokee County, Alabama | Near Mentone | 4 Bedrooms, 2 Bathrooms | 1,233+/- Acres

Discover an unparalleled 1,233+/- acre retreat in the heart of Cherokee County, Alabama, perched atop Lookout Mountain and bordering the pristine Little River Canyon National Preserve. Just minutes from the charming mountain town of Mentone, this extraordinary estate offers a rare blend of vast wilderness, modern amenities, and world-class recreational opportunities, making it the ultimate haven for outdoor enthusiasts, hunters, or those seeking a private family compound.

Property Highlights

- **Expansive 1,233+/- Acre Parcel:** Encompassing rolling hardwood forests, open meadows, and dramatic ridges, this estate borders the 15,288-acre Little River Canyon National Preserve, known for its 600-ft sandstone cliffs, the wild Little River, and iconic waterfalls like Little River Falls (45 ft) and seasonal Grace's High Falls (133 ft), Alabama's tallest.
- **Prime Waterfront:** Boasting significant frontage on the East Fork of Little River, a mountaintop river renowned for its crystal-clear waters and biodiversity. Perfect for kayaking (best November–April), fishing for redeye bass, or simply soaking in the serene beauty.
- **12+/- Acre Private Lake:** A centerpiece of the property, the lake offers exceptional fishing and boating opportunities, complete with a well-maintained boathouse for storing kayaks, canoes, or small boats. Ideal for family recreation or entertaining guests.
- **Custom-Built Hunting Camp:** The 4-bedroom, 2-bathroom camp serves as a cozy retreat with rustic charm and modern comforts. Featuring an open-concept living area, a wood-burning fireplace, and a spacious kitchen, the camp comfortably sleeps up to 10. Large windows frame views of the lake and surrounding forest, blending indoor comfort with the wilderness outside.
- **Premier Hunting Opportunities:** The estate is a hunter's paradise, teeming with deer, turkey, and bear. Multiple established food plots and strategically placed shooting houses enhance game management and hunting success. The property's size and diverse terrain—open fields, dense woods, and creek bottoms—create ideal habitats for wildlife.
- **Extensive Internal Road System:** A well-maintained network of internal roads and trails spans the property, providing easy access to all 1,233+/- acres via ATV, UTV, or vehicle. Perfect for exploring, hunting, or managing the land.
- **Adventure Amenities:** A thrilling zip line offers breathtaking views over the lake and forest, adding a unique recreational feature for family or guests. Additional trails support hiking, horseback riding, or mountain biking.
- **Outdoor Recreation:** The food plots and shooting houses are complemented by the property's proximity to Little River Canyon's 23-mile Rim Parkway, offering scenic drives and access to rock climbing, birdwatching (Yellow-throated Warblers, Red-tailed Hawks) and hiking the 16-mile DeSoto Scout Trail in nearby DeSoto State Park (10 miles).
- **Conservation:** The Property is perpetually conserved with a Conservation Easement.

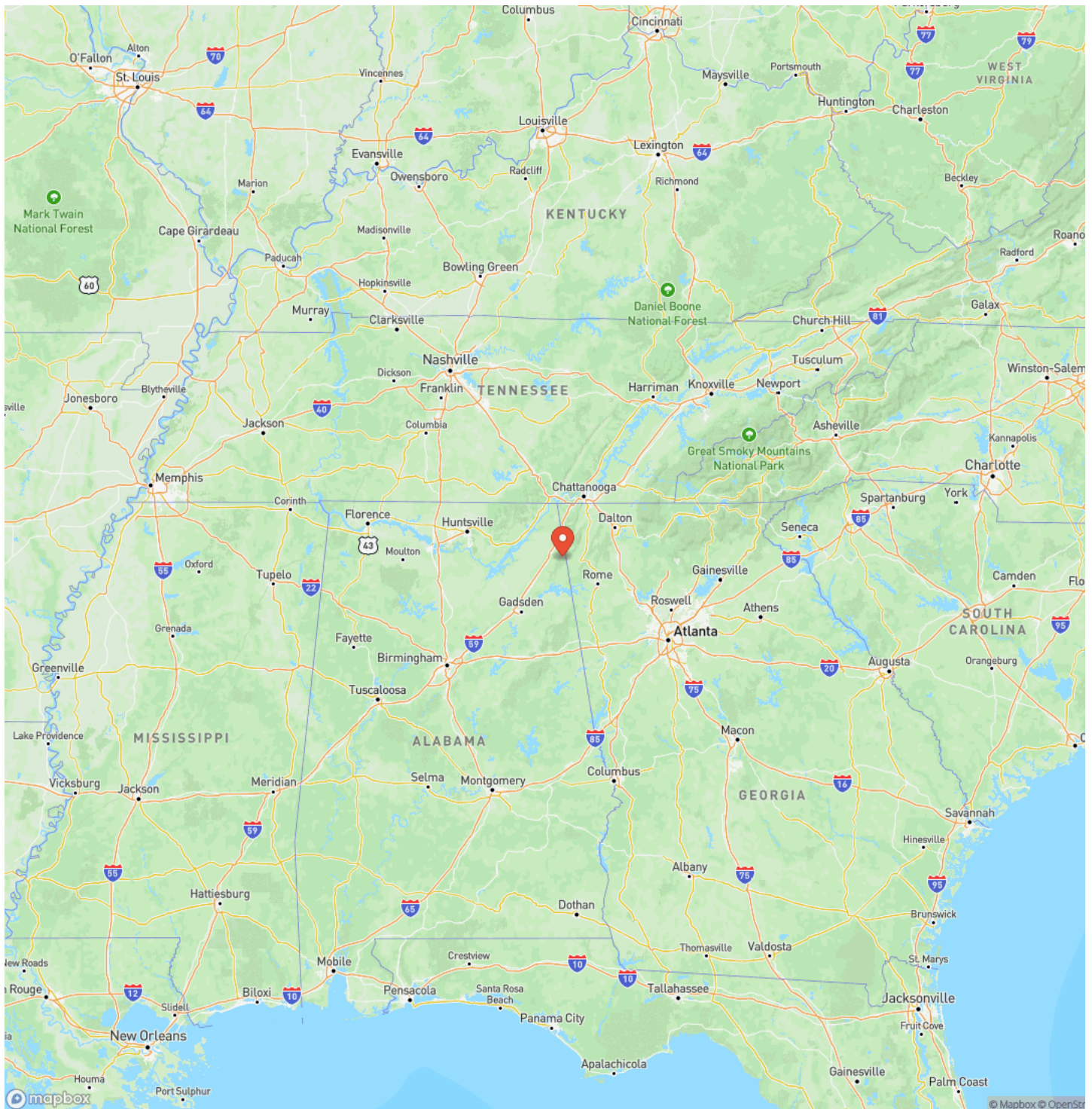


**Premier 1,233+/- Acres Estate Bordering Littler River Canyon
Mentone, AL / Cherokee County**



Premier 1,233+/- Acres Estate Bordering Littler River Canyon Mentone, AL / Cherokee County

Locator Map

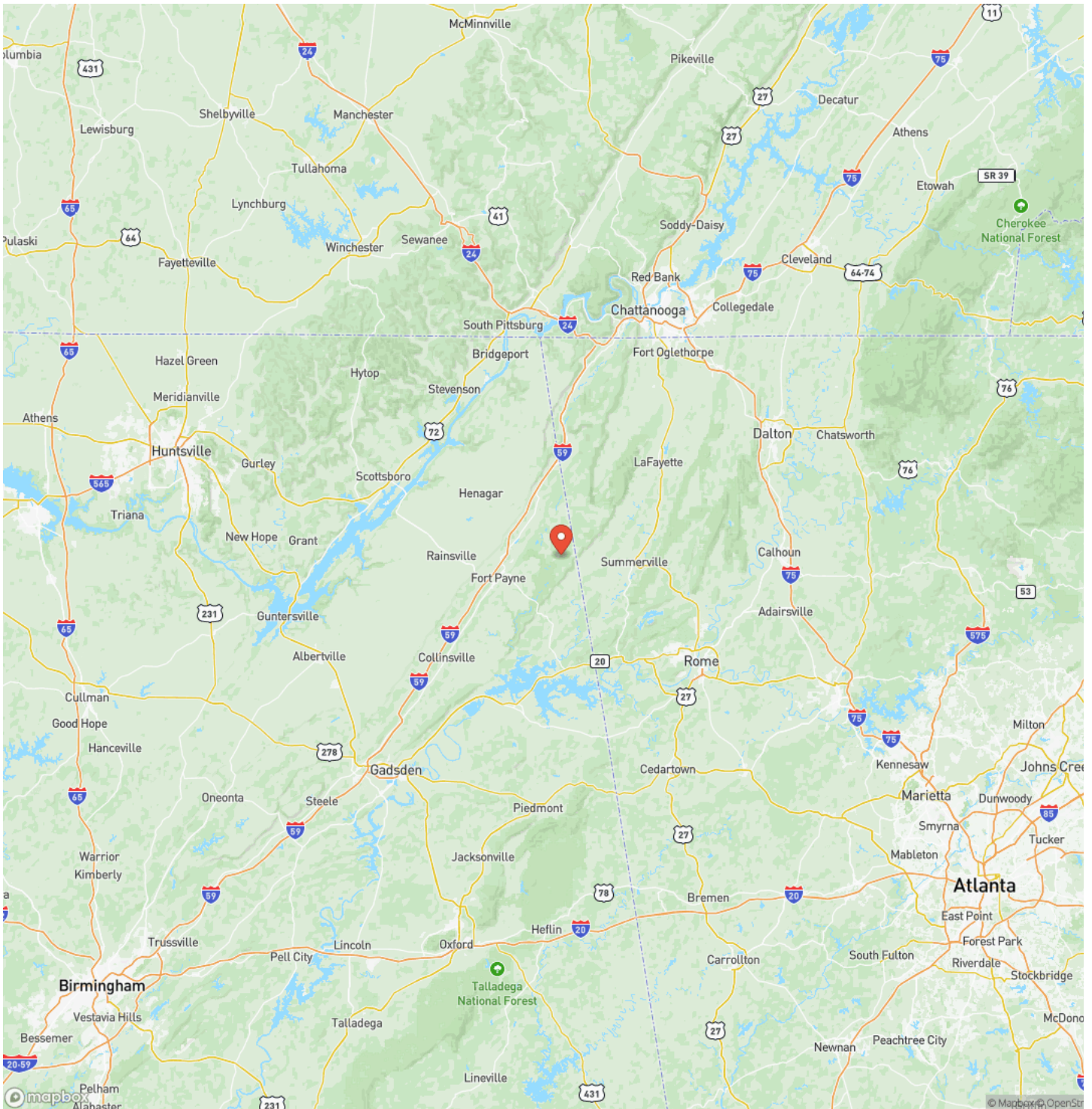


MORE INFO ONLINE:

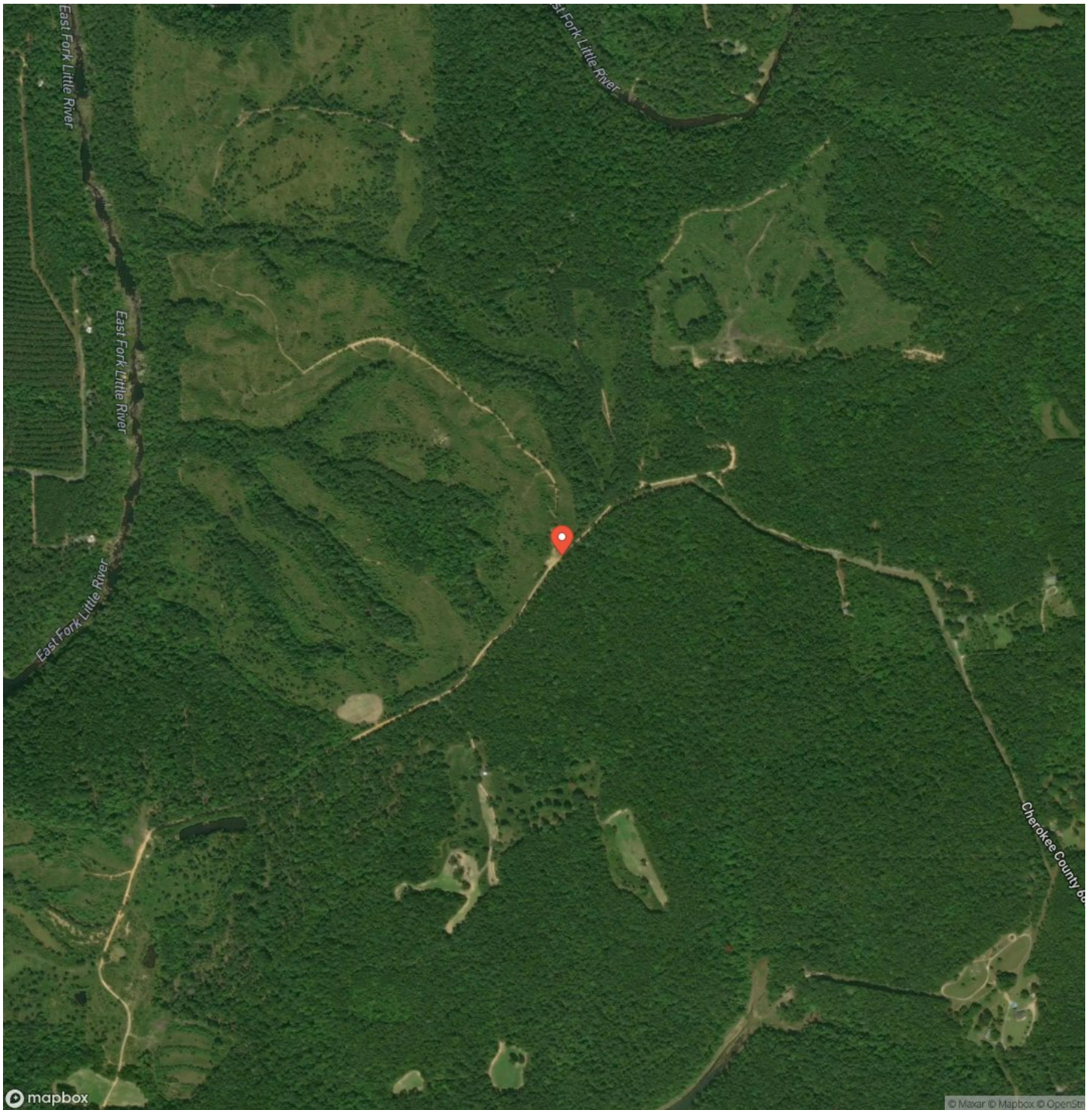
farmandforestbrokers.com/

Premier 1,233+/- Acres Estate Bordering Littler River Canyon Mentone, AL / Cherokee County

Locator Map



Satellite Map



Premier 1,233+/- Acres Estate Bordering Littler River Canyon Mentone, AL / Cherokee County

LISTING REPRESENTATIVE

For more information contact:



Representative

Austin Ainsworth

Mobile

(256) 295-0386

Email

austin@farmandforestbrokers.com

Address

City / State / Zip

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

NOTES

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent is licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are derived from sources believed to be accurate, but are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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Centreville, AL 35042
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