

County Road 206 West  
495 County Road 206  
Jack, AL 36346

**\$148,000**  
40± Acres  
Coffee County





**County Road 206 West  
Jack, AL / Coffee County**

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**SUMMARY**

**Address**

495 County Road 206

**City, State Zip**

Jack, AL 36346

**County**

Coffee County

**Type**

Recreational Land

**Latitude / Longitude**

31.577103 / -85.991128

**Acreage**

40

**Price**

\$148,000

**Property Website**

<https://farmandforestbrokers.com/property/county-road-206-west/coffee/alabama/91319/>



**PROPERTY DESCRIPTION**

Discover your slice of rural Alabama with this beautiful 40-acre property located in Coffee County, just off **County Road 206**. This tract offers a great blend of investment potential and recreational opportunity, featuring a **young pine plantation** that promises future timber value and long-term growth.

With **paved road frontage**, access is easy and convenient, making it ideal for a weekend getaway, hunting retreat, or future home site. The gentle terrain and well-maintained plantation provide a clean, open feel while still offering privacy and seclusion.

**Property Highlights:**

- 40 Acres of Land in Coffee County, AL
- Young, Professionally Planted Pine Plantation
- Excellent Timber Investment Opportunity
- Paved Road Frontage on County Road 206
- Great Potential for Hunting, Recreation, or Residential Use
- Quiet, Rural Setting with Convenient Access
- Located in the desirable Zion Chapel School Zone

Whether you're looking to invest in timberland, build a country home, or just enjoy the outdoors, this versatile property offers plenty of possibilities. Contact us today to schedule a showing or for more information. The property includes a small house, which is being sold "as is".



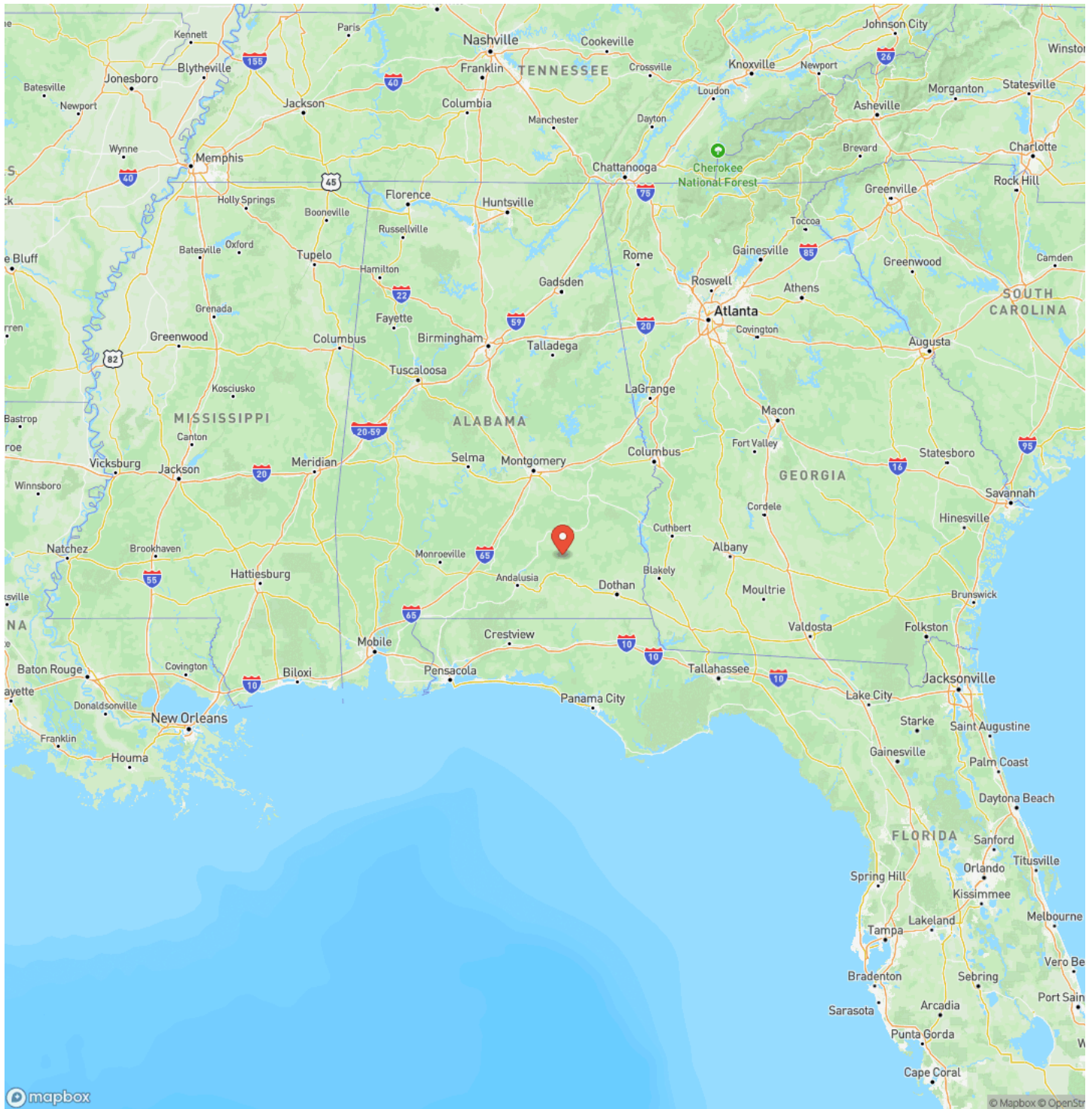


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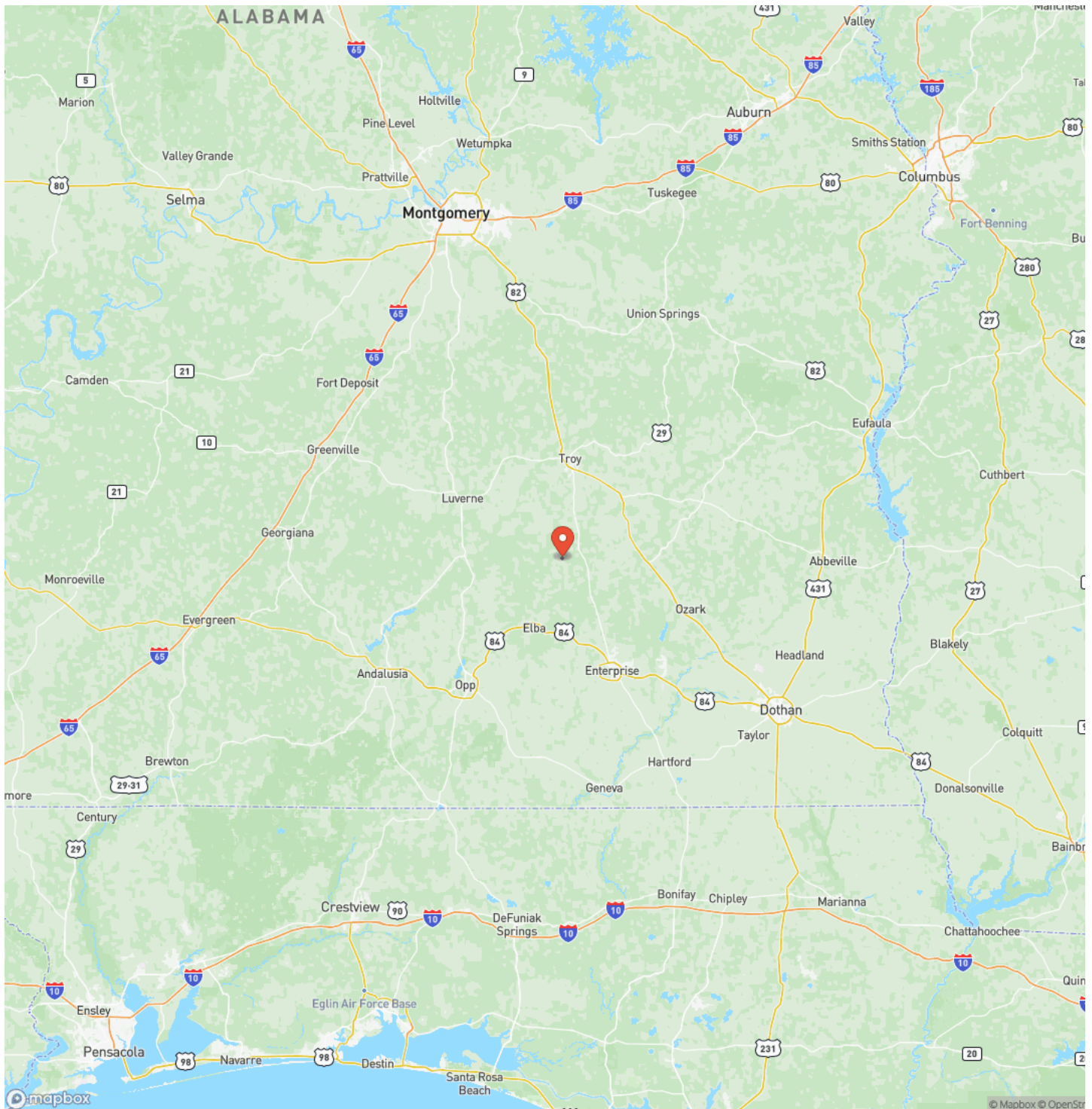




## Locator Map

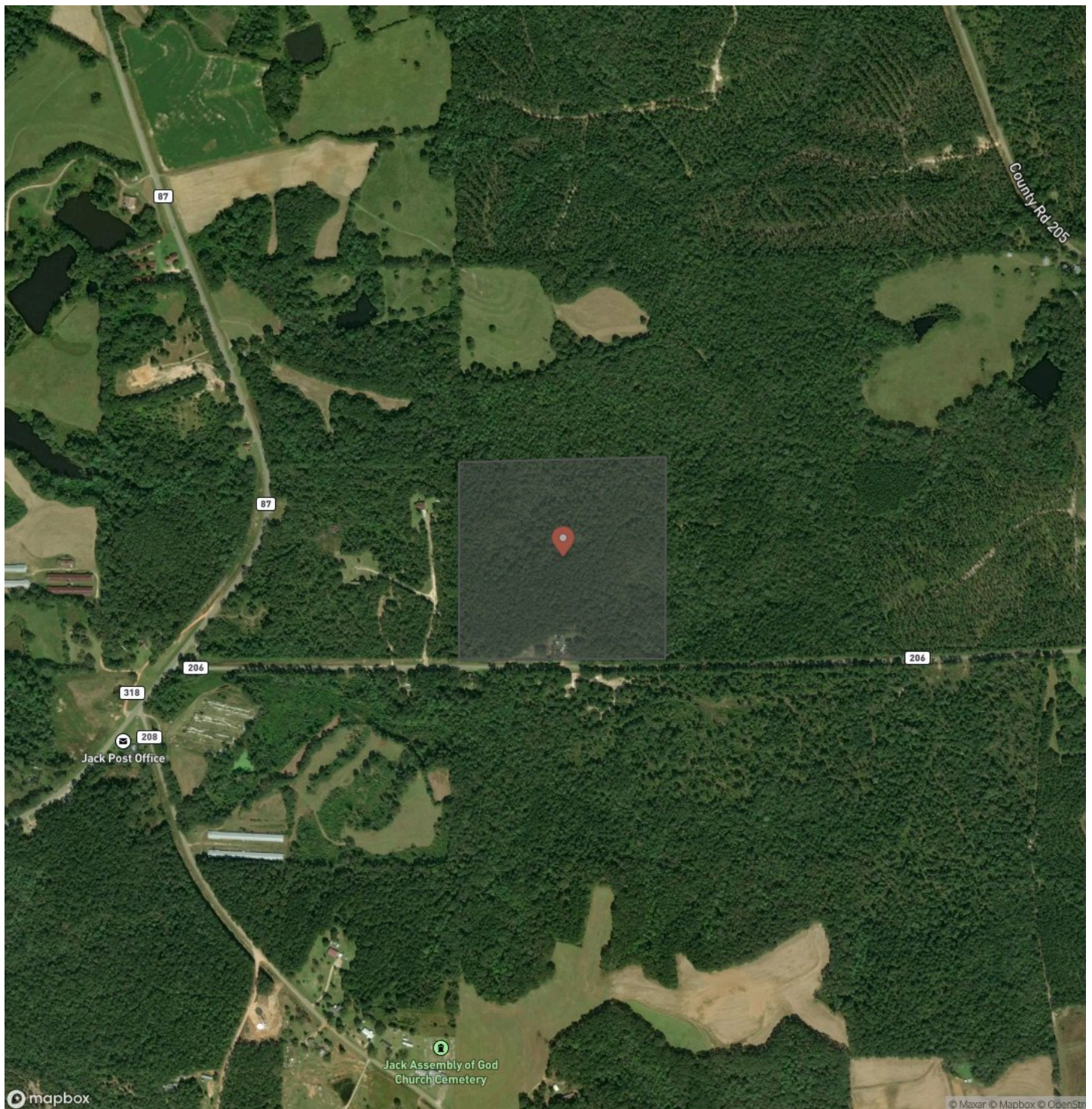


## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Calvin Perryman

## Mobile

(334) 419-7277

## Email

calvin@farmandforestbrokers.com

**Address**

## City / State / Zip

Greenville, AL 36037

## NOTES

[illegible]



## NOTES

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

## **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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