

46 Ac ± Coffee Co
0 county road 207
Jack, AL 36346

\$141,000
46± Acres
Coffee County



46 Ac ± Coffee Co
Jack, AL / Coffee County

SUMMARY

Address

0 county road 207

City, State Zip

Jack, AL 36346

County

Coffee County

Type

Recreational Land, Hunting Land, Timberland

Latitude / Longitude

31.543836 / -85.993864

Acreage

46

Price

\$141,000

Property Website

<https://farmandforestbrokers.com/property/46-ac-coffee-co-coffee-alabama/86940/>



46 Ac ± Coffee Co
Jack, AL / Coffee County

PROPERTY DESCRIPTION

46 Ac ± Coffee Co - Co Rd 207 SE

\$141,000

This 50 ± acre tract is located in North Coffee County near Jack on county road 207. With a newly implemented road system and ¼ - ½ acre food plot, this tract is available right in time for a new owner to prepare for the upcoming hunting season. The tract features a seasonal creek, an awesome mix of natural upland and bottomland timber and is located in an area of Coffee County known for good deer and turkey hunting. Features of the property include:

- 1,375' ± of county maintained road frontage on County Road 207.
- An unnamed seasonal passes through the property for almost 1,450'. This year-round creek provides a reliable source of water for deer, turkey and other game.
- Potential site for pond construction.
- Newly implemented trails.
- New ¼ - ½ acre food plot
- Upland pine & hardwoods
- Bottomland hardwoods around the creek SMZ
- Located in a quiet rural setting, surrounded by large agriculture and timber tracts.
- 19 miles north of Enterprise
- 22 miles south of Troy
- 100 ± miles from the Gulf of America

This tract would make an excellent hunting / recreational property. There are several sites that would be suitable for a hunting camp. Power is located to the south on county road 215, and to the north on county road 213. For more information or to schedule a showing contact Dalton Dalrymple or Calvin Perryman with Farm & Forest Brokers.

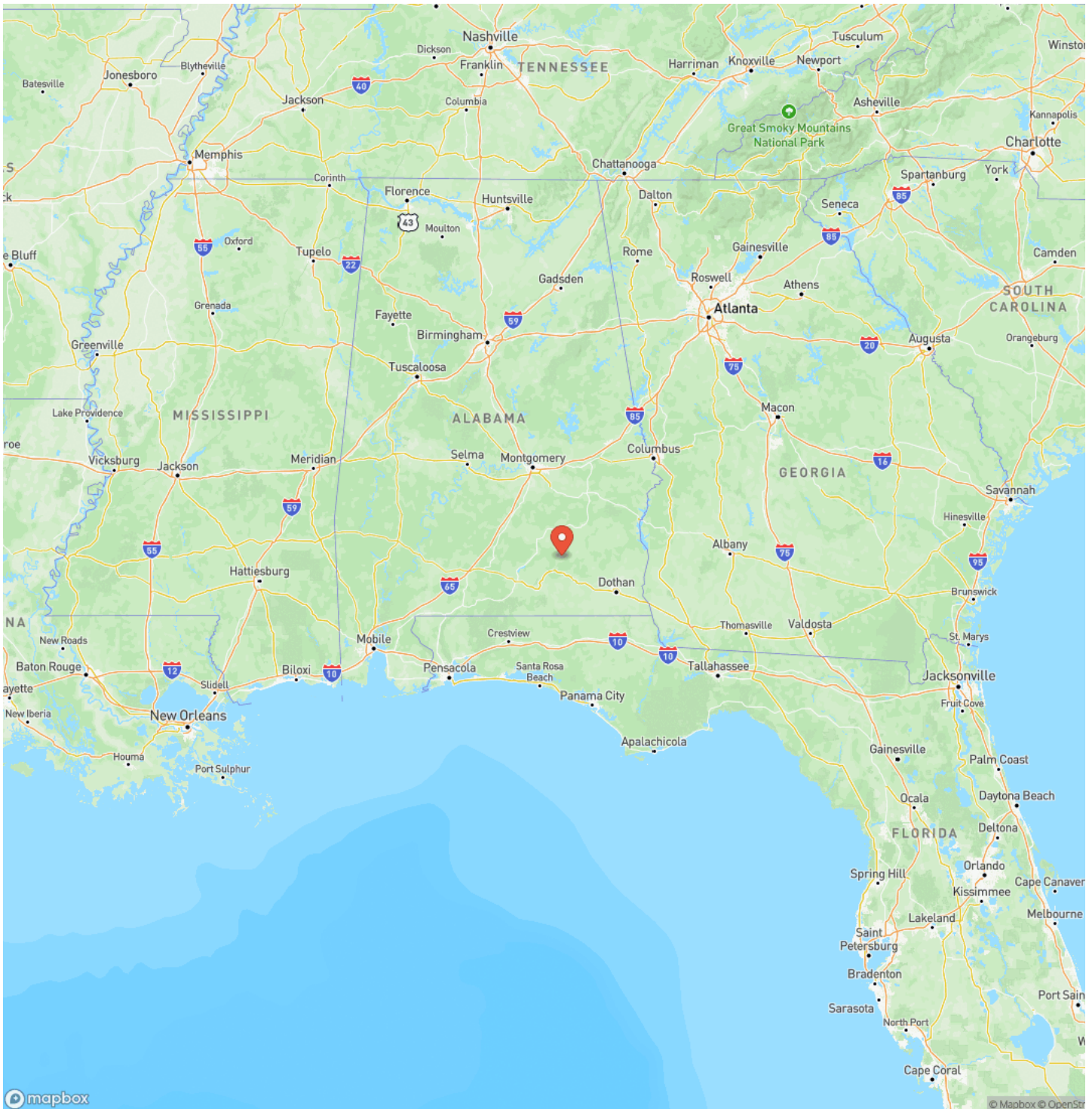
*This property is shown by appointment only.



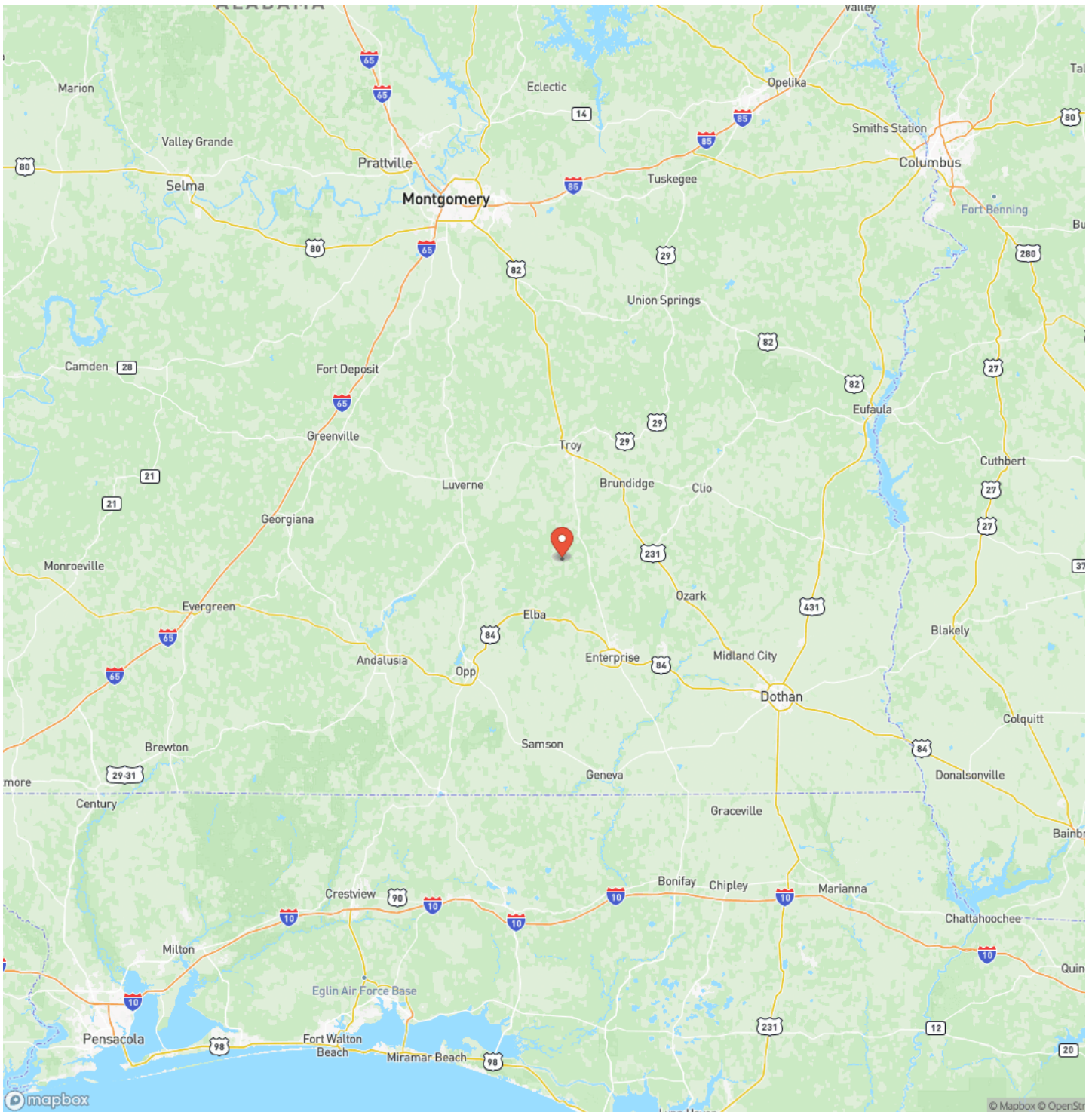
46 Ac ± Coffee Co
Jack, AL / Coffee County



Locator Map



Locator Map



Satellite Map



46 Ac ± Coffee Co
Jack, AL / Coffee County

LISTING REPRESENTATIVE

For more information contact:



Representative

Dalton Dalrymple

Mobile

(334) 447-5600

Email

dalton@farmandforestbrokers.com

Address

City / State / Zip

NOTES

[illegible]

MORE INFO ONLINE:

farmandforestbrokers.com/

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.



Farm & Forest Brokers
155 Birmingham Road
Centreville, AL 35042
(205) 340-3946
farmandforestbrokers.com/

