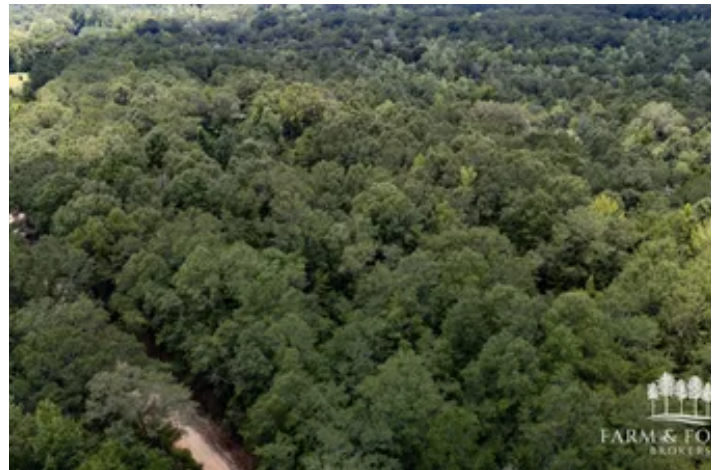


33 Ac ± Coffee Co - Shoal Creek South
0 County Road 207
Jack, AL 36346

\$106,275
33± Acres
Coffee County



33 Ac ± Coffee Co - Shoal Creek South
Jack, AL / Coffee County

SUMMARY

Address

0 County Road 207

City, State Zip

Jack, AL 36346

County

Coffee County

Type

Hunting Land, Recreational Land

Latitude / Longitude

31.541016 / -85.993834

Acreage

33

Price

\$106,275

Property Website

<https://farmandforestbrokers.com/property/33-ac-coffee-co-shoal-creek-south-coffee-alabama/86932/>



33 Ac ± Coffee Co - Shoal Creek South Jack, AL / Coffee County

PROPERTY DESCRIPTION

33 Ac ± Coffee Co - Shoal Creek South

\$106,275

This 33 ± acre tract is located in North Coffee County near Jack on county road 207. With a newly implemented road system, this tract is available right in time for a new owner to prepare for the upcoming hunting season. The tract features a year round 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:

- 1,400' ± of county maintained road frontage on County Road 207.
- Shoal Creek passes through the property for almost 1,600'. This year-round creek provides a reliable source of water for deer, turkey and other game.
- Newly implemented trails.
- 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.

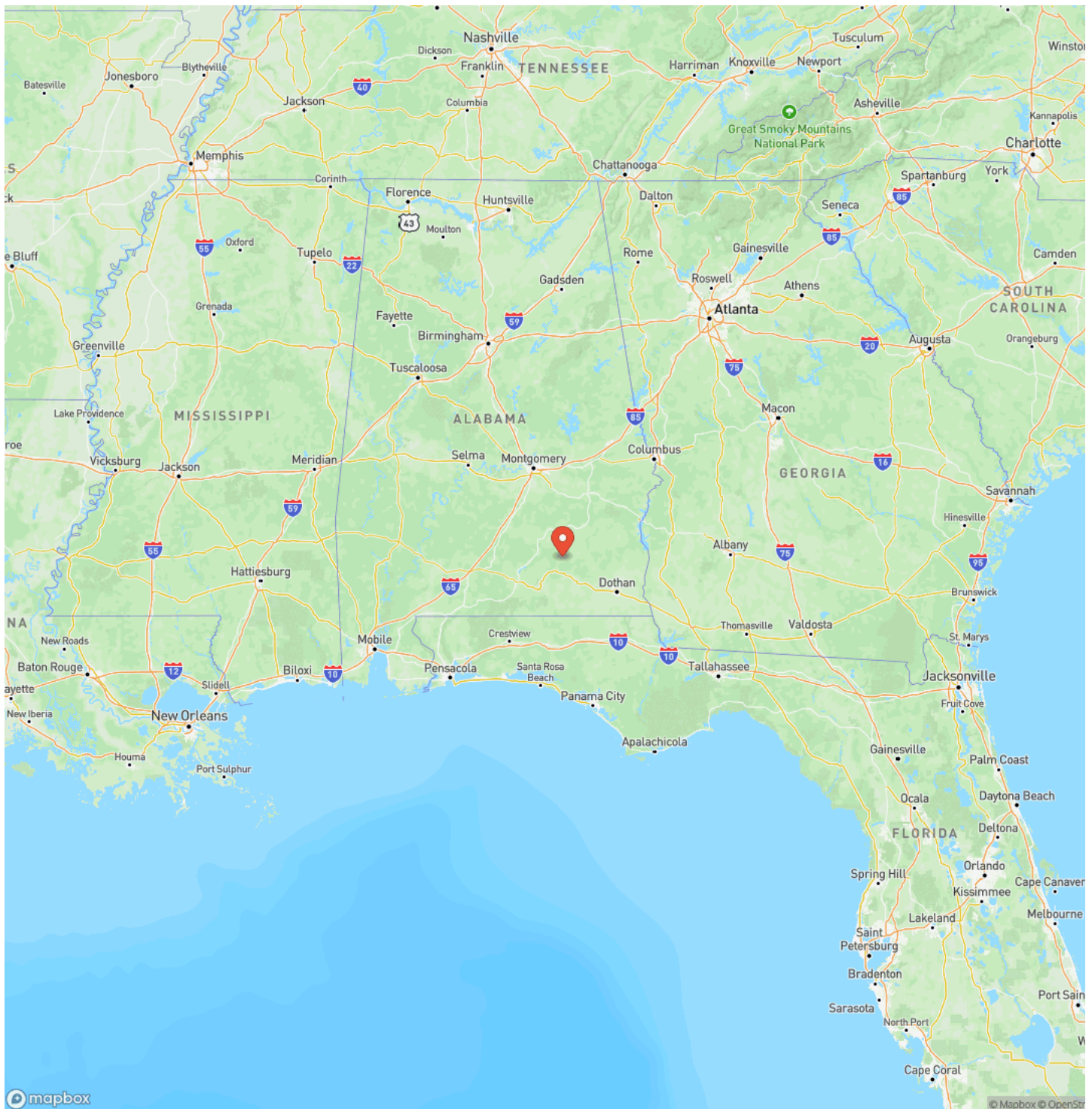
*This property is shown by appointment only.



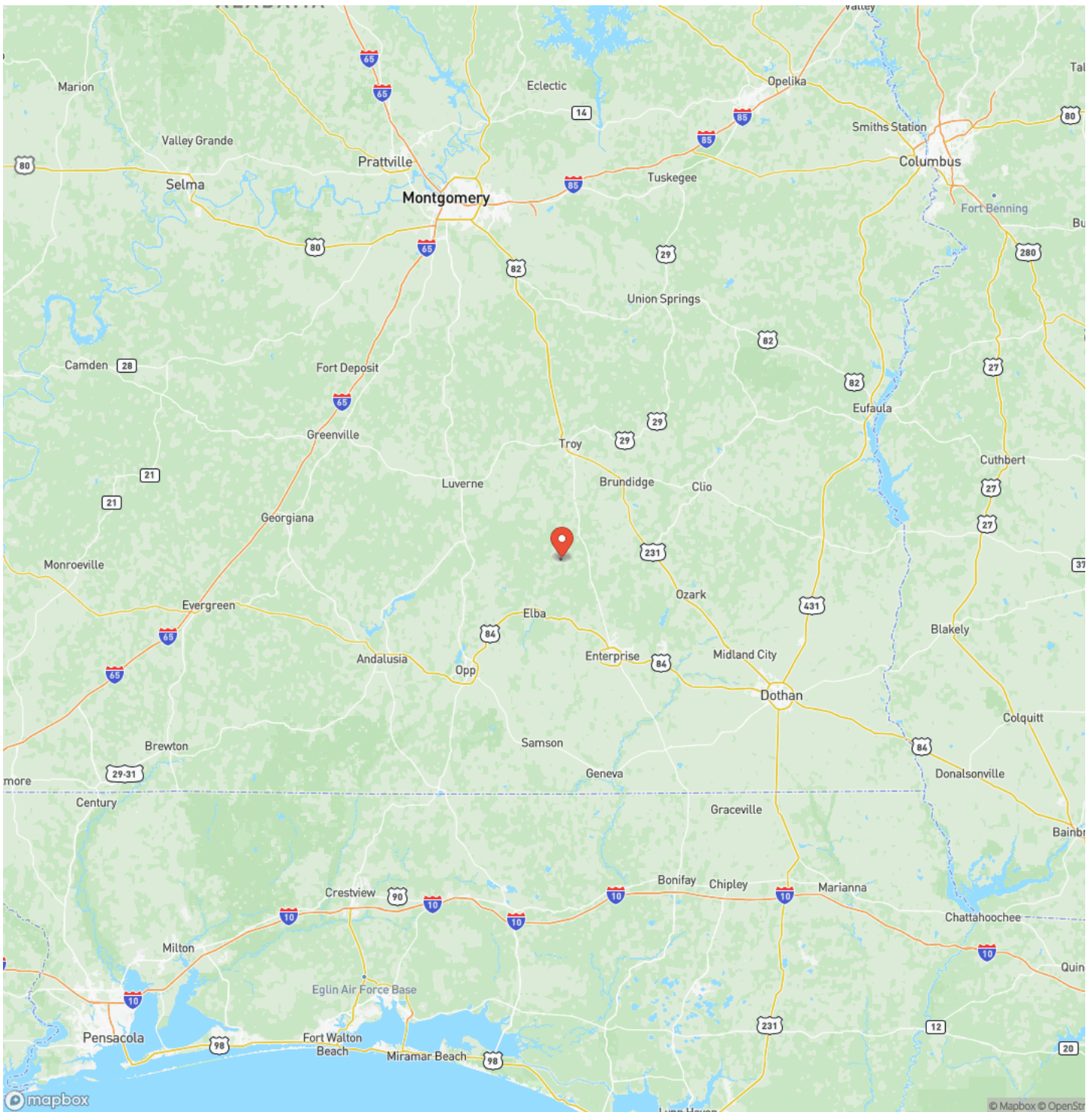
33 Ac ± Coffee Co - Shoal Creek South
Jack, AL / Coffee County



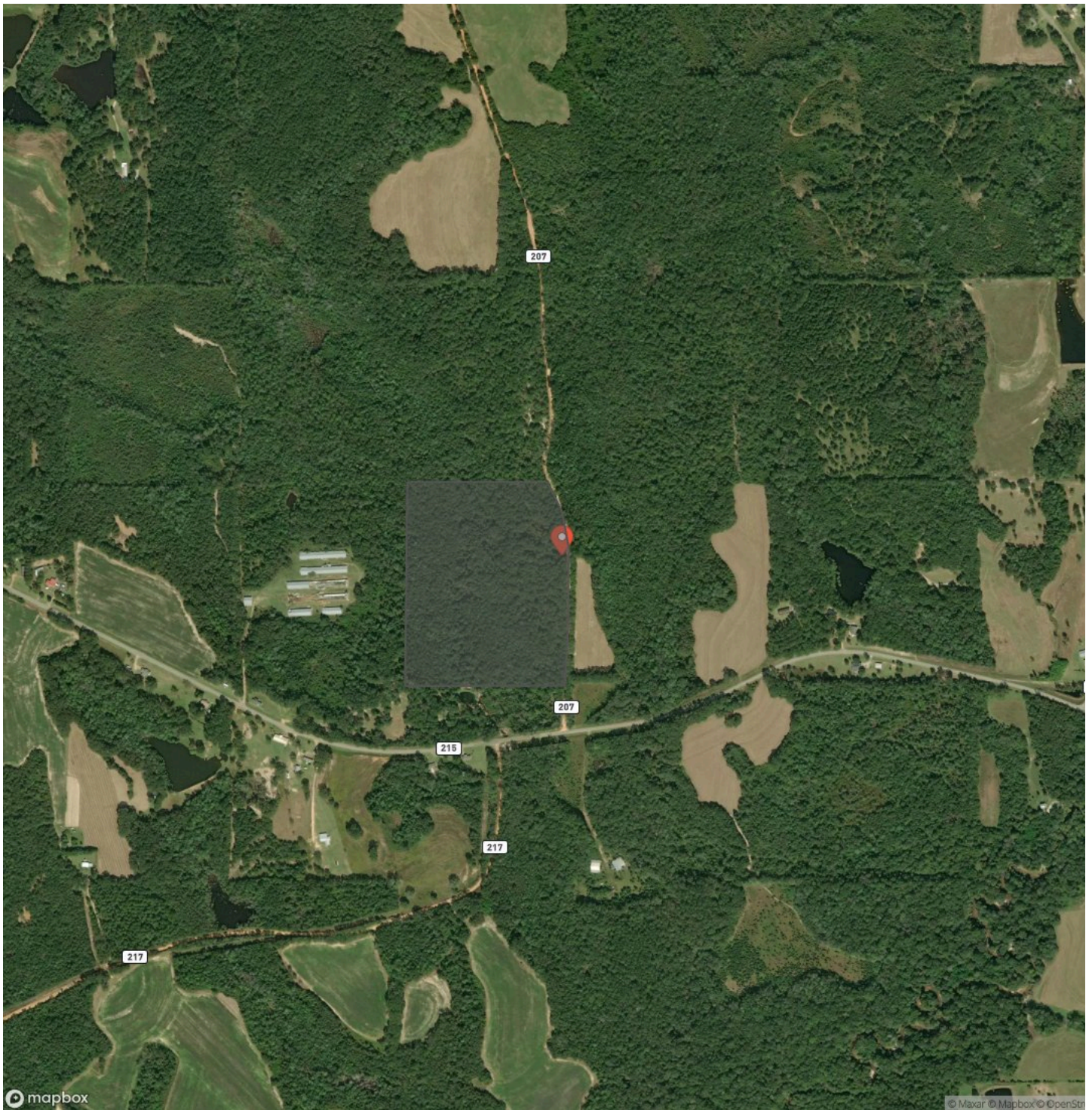
Locator Map



Locator Map



Satellite Map



33 Ac ± Coffee Co - Shoal Creek South
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

Notes section with multiple horizontal lines for text entry.



NOTES

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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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