

80 Ac ± Coffee Co - Tight Eye Creek
0 highway 134
Enterprise, AL 36330

\$475,000
80± Acres
Coffee County



80 Ac ± Coffee Co - Tight Eye Creek
Enterprise, AL / Coffee County

SUMMARY

Address

0 highway 134

City, State Zip

Enterprise, AL 36330

County

Coffee County

Type

Hunting Land

Latitude / Longitude

31.310774 / -86.021061

Dwelling Square Feet

1152

Bedrooms / Bathrooms

4 / 3

Acreage

80

Price

\$475,000

Property Website

<https://farmandforestbrokers.com/property/80-ac-coffee-co-tight-eye-creek-coffee-alabama/86880/>



80 Ac ± Coffee Co - Tight Eye Creek Enterprise, AL / Coffee County

PROPERTY DESCRIPTION

Tight Eye Creek Tract - 80 Ac - Coffee Co

Right on time for hunting season! This 80-acre tract has everything you need for a full time residence, or weekend getaway with excellent accommodations for a large group of friends during hunting season. This tract is conveniently located 9.5 miles due west of Enterprise on highway 134 & has over 1,300' of paved road frontage. The property has many features and improvements to include:

- 3 bed/ 2 bath modular home (2004) with many recent renovations. A new roof was installed in 2023, along with new appliances, new LVP floors, and granite countertops.
- A new "bunkhouse" was brought onto the property in 2024, the bunkhouse features 2 sets of bunkbeds, a full bathroom, mini-split A/C, and a full kitchen with a refrigerator, oven, range, and microwave. This addition to the property is perfect for overflow on busy weekends when guests are in town to hunt! Dimensions of the bunkhouse are 12'x33.
- Two steel shipping containers are on the property and have power. These containers are used for equipment, ATV, and hunting gear storage.
- Two other equipment sheds are on the property for outdoor/ non-enclosed storage.
- Property comes with a Like-new 4x4 Kubota L3301HST Tractor and working implements to include a bush hog, grapple, and front bucket. (See Pictures)
- Deep well on the property serves both the main house and bunk house.
- High speed internet.

Aside from the improvements, the land itself has a lot to offer. The land features over 2,000' of Tight Eye Creek Frontage, a year-round creek that serves as a reliable water source for local game. One extremely unique feature of this property is a bridge that has been built over the creek. The bridge is approximately 80-100' long and allows for a nice walk over the creek and surrounding wetlands.

There are several very nice food plots on the property with shooting houses. The current owners have had good luck harvesting deer and turkey off of the property! The food plots, extensive trail system, and the diversity of the natural upland timber, all contribute to the good outdoor opportunities this property can provide. The timber on the property is a mixture of natural upland pine & hardwoods that has merchantable timber value, as well as bottomland hardwoods associated with the Tight Eye Creek SMZ. This is truly a beautiful tract of land.

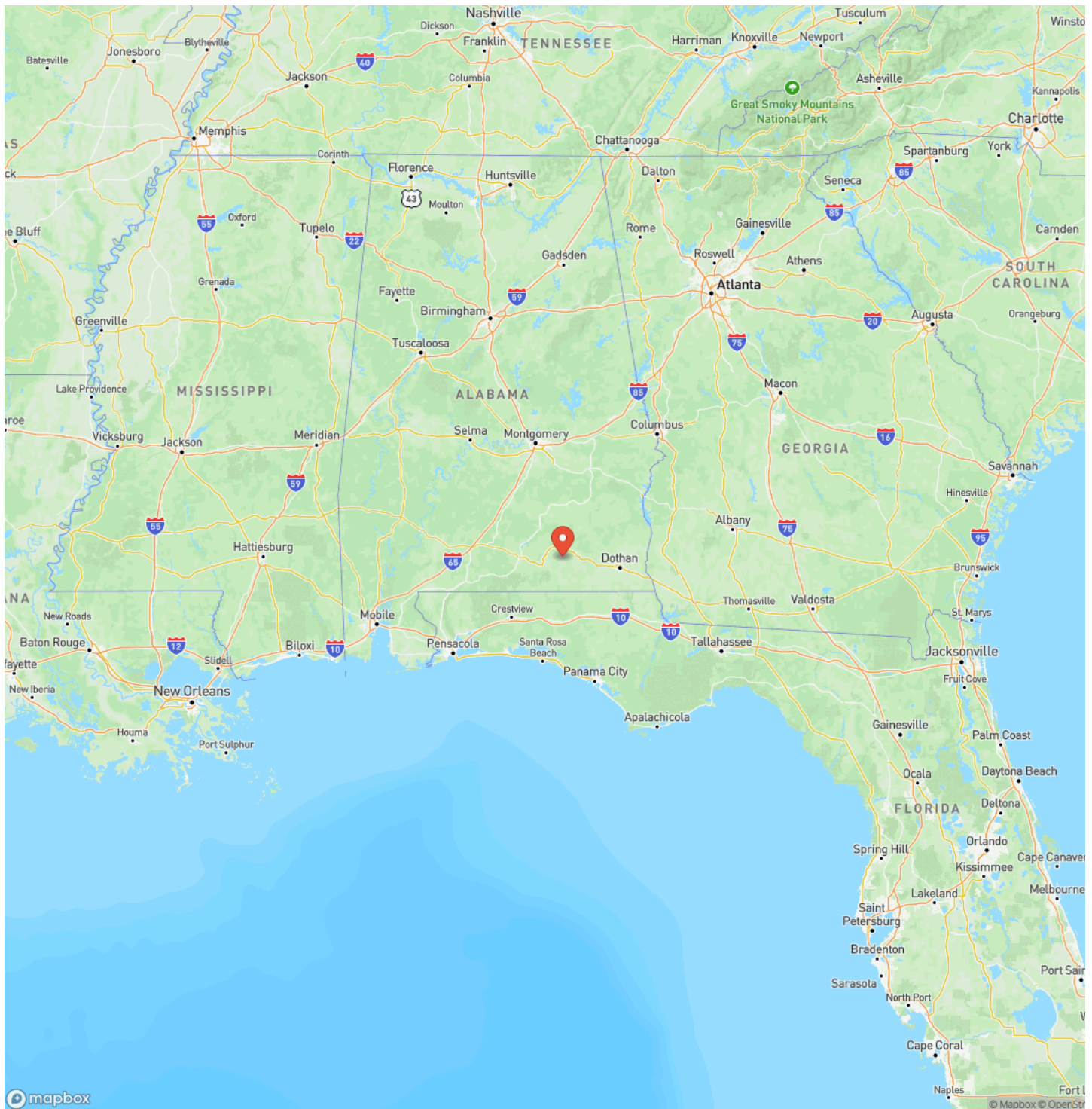
If you have been in the market for a well-rounded recreational property that is ready for you to move in ahead of this hunting season, you need to come take a look at the Tight Eye Creek Tract. This property is shown by appointment only. For more information or to schedule a showing contact Dalton Dalrymple with Farm & Forest Brokers at [334-447-5600](tel:334-447-5600).



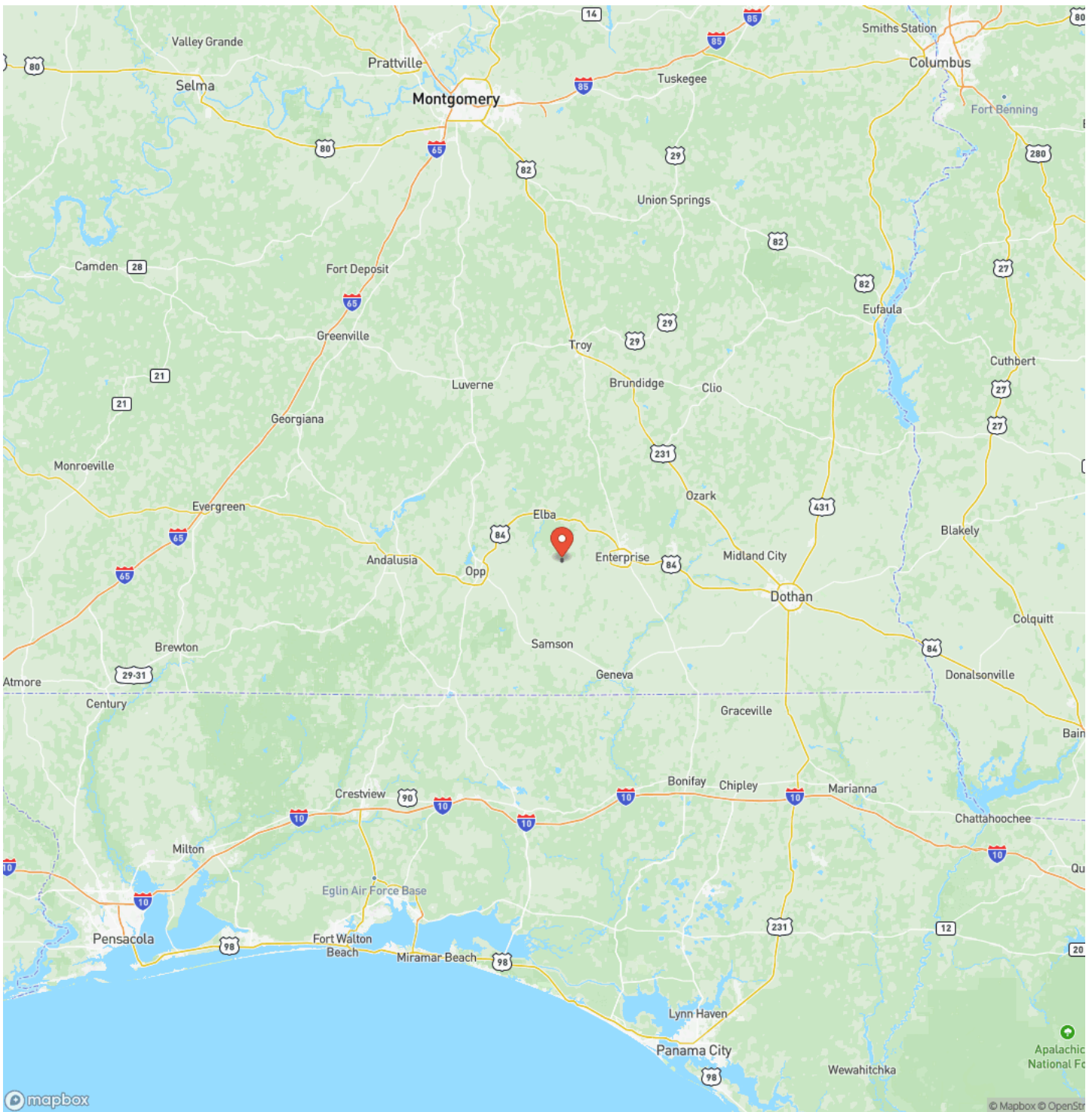
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Enterprise, AL / Coffee County



Locator Map



Locator Map



Satellite Map



80 Ac ± Coffee Co - Tight Eye Creek
Enterprise, AL / Coffee County

LISTING REPRESENTATIVE
For more information contact:



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Address
City / State / Zip

NOTES

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