

100 Ac - Coffee Co - Jump Creek Tract
County Road 206
Jack, AL 36346

\$285,000
100± Acres
Coffee County



100 Ac - Coffee Co - Jump Creek Tract
Jack, AL / Coffee County

SUMMARY

Address

County Road 206

City, State Zip

Jack, AL 36346

County

Coffee County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

31.574079 / -85.9839

Acreage

100

Price

\$285,000

Property Website

<https://farmandforestbrokers.com/property/100-ac-coffee-co-jump-creek-tract-coffee-alabama/75753/>



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PROPERTY DESCRIPTION

The 100 acre ± Jump Creek Tract is located on county road 206 in north Coffee County in Jack, AL. This property is diverse and has all of the characteristics necessary for an excellent hunting & recreational property. The Jump Creek Tract features thousands of feet of year round creeks, upland pines, bottomland hardwoods, abundant sign of wildlife, internal trails, scenic views, and paved road frontage on county road 206.

Jump Creek and the surrounding area of north Coffee County is known for excellent hunting. Many impressive whitetails and eastern wild turkeys have been harvested in this area. The northern part of Coffee County is mostly rural land, comprised of large tracts of pine plantations, large hardwood flats, and agricultural land.

The timber on the property is diverse; older stands of upland pines with a low density of trees per acre, bottomland hardwoods with mast producing oaks, and also areas of well stocked pine. While there is some value in the timber on this property, the value of the habitat and food resources the trees provide for wildlife outweighs the merchantable timber value on this tract.

The topography is gently rolling. The highest elevation on the property is 340' at the northwest and southwest boundaries, the lowest elevation occurs along Jump Creek at 270'. The multiple tributaries on the property that feed into jump creek are year-round creeks that carry a nice volume of water. The topography along the SMZs of these tributaries have potential for pond construction. The higher elevations on the tract offer several different locations that could serve as a site for a cabin, hunting camp, or home. Power is available nearby & water service is available through the Jack Water Authority.

The Jump Creek Tract has all of the right ingredients to make an outstanding recreational property. For more information or to schedule a showing contact Dalton Dalrymple at [334-447-5600](tel:334-447-5600)

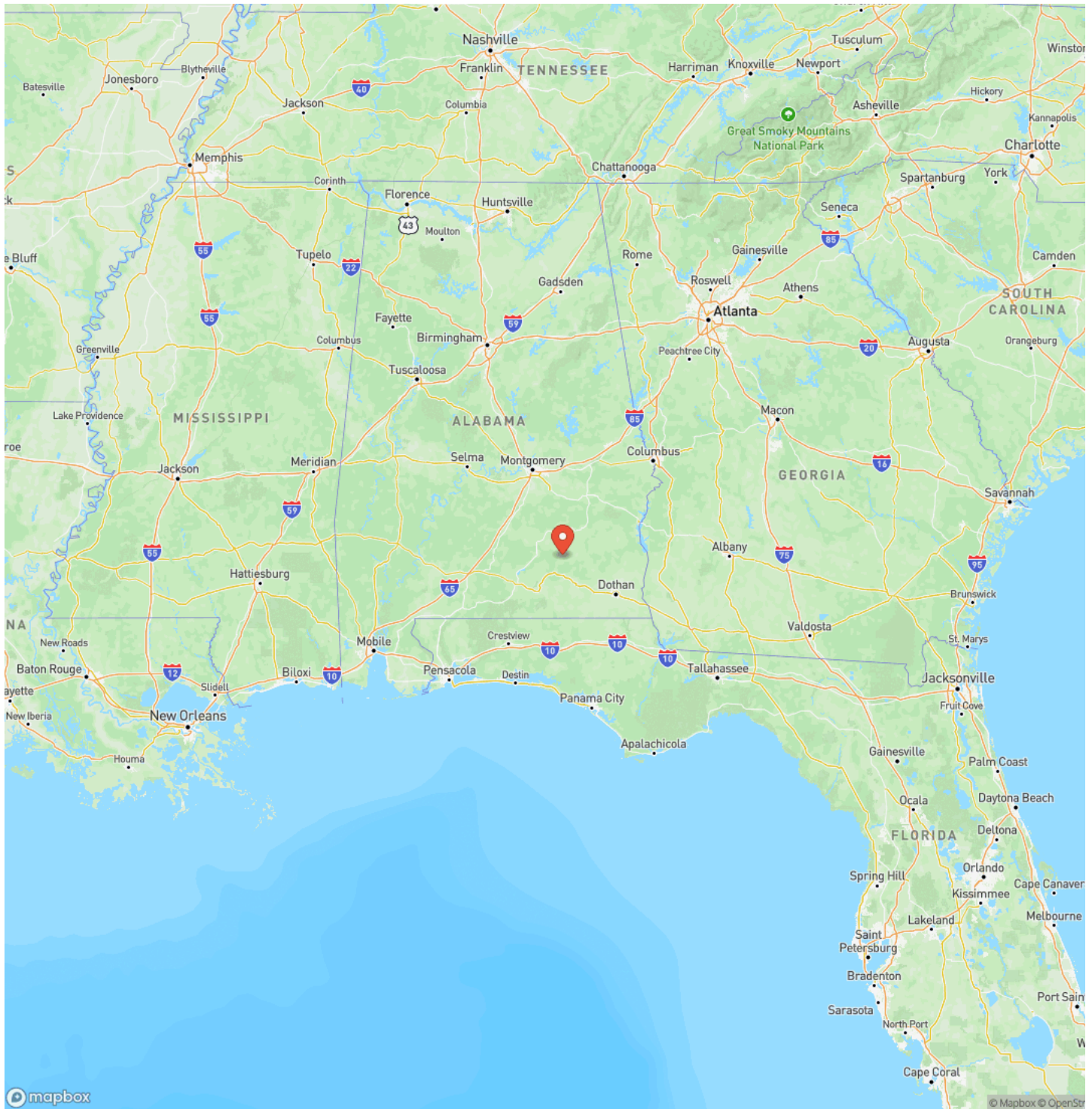
Note: This property is shown by appointment only.



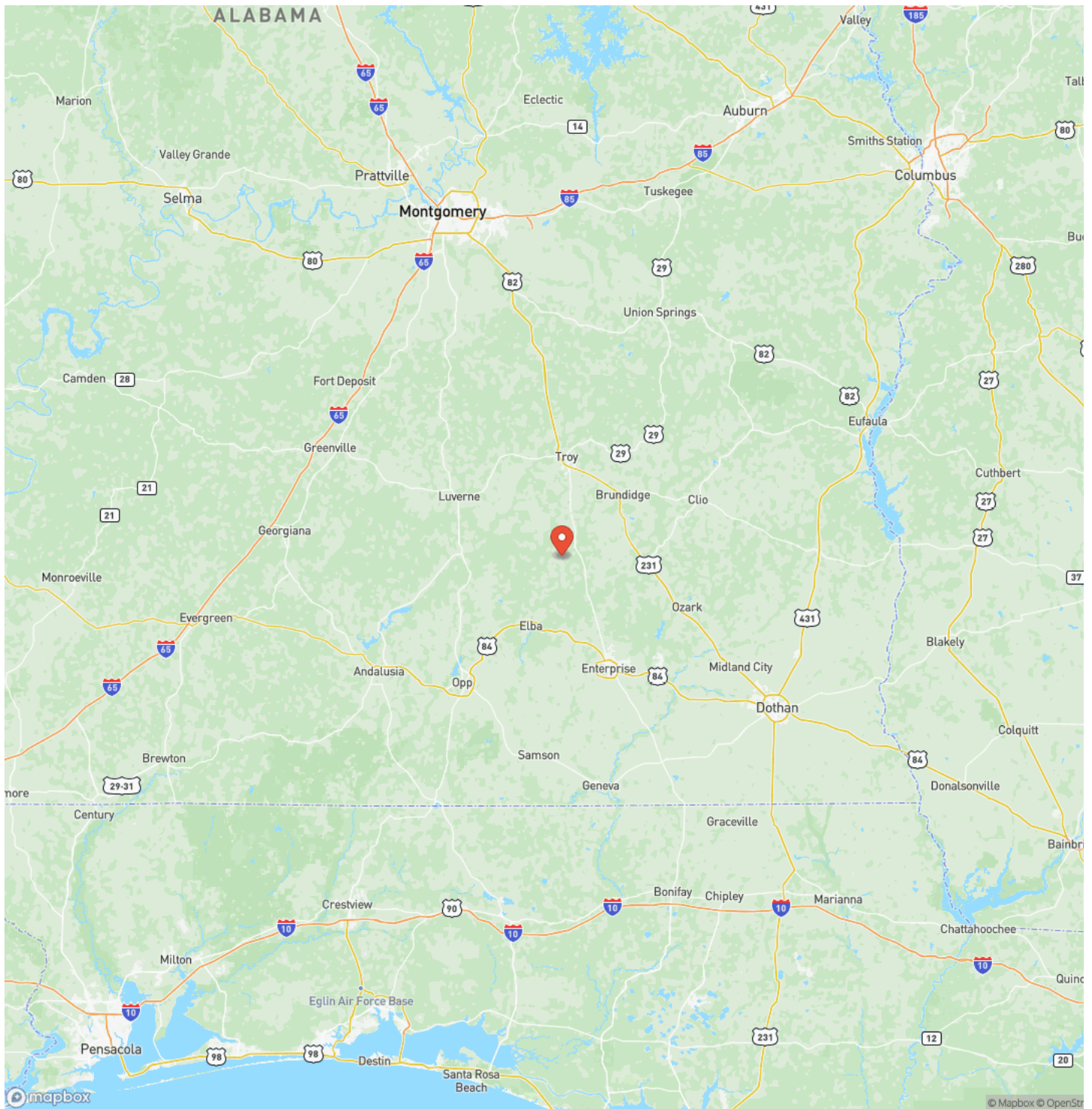
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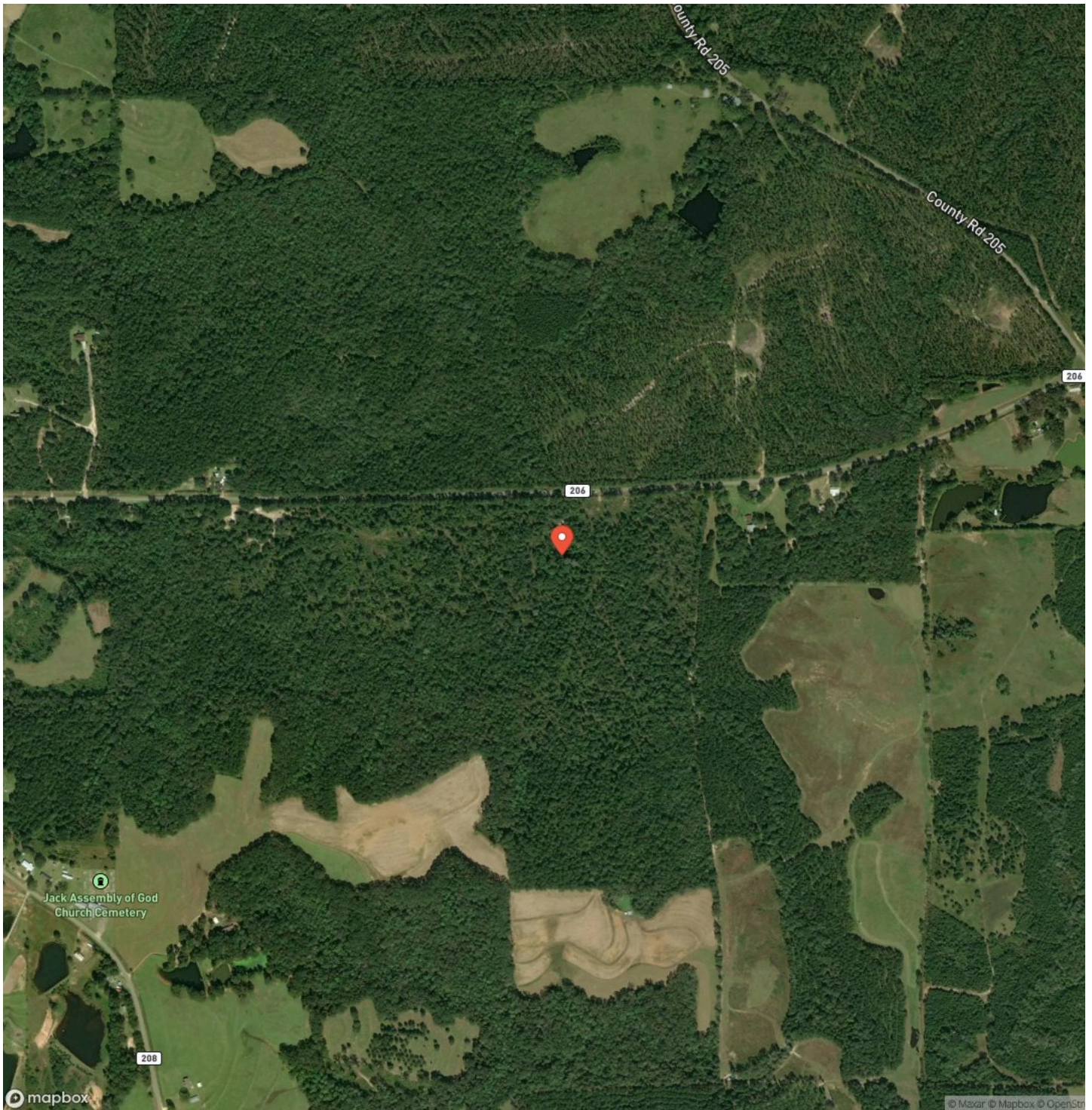
Locator Map



Locator Map



Satellite Map



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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.



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

