

**30 Ac - Coffee Co - Jacob's Farm**  
1091 County Road 154  
New Brockton, AL 36351

**\$320,000**  
30± Acres  
Coffee County



**30 Ac - Coffee Co - Jacob's Farm**  
**New Brockton, AL / Coffee County**

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**SUMMARY**

**Address**

1091 County Road 154

**City, State Zip**

New Brockton, AL 36351

**County**

Coffee County

**Type**

Residential Property

**Latitude / Longitude**

31.448219 / -85.893197

**Taxes (Annually)**

4640

**Dwelling Square Feet**

1100

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

30

**Price**

\$320,000

**Property Website**

<https://farmandforestbrokers.com/property/30-ac-coffee-co-jacob-s-farm-coffee-alabama/75755/>



## 30 Ac - Coffee Co - Jacob's Farm New Brockton, AL / Coffee County

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### PROPERTY DESCRIPTION

Farm and Forest Brokers is proud to present Jacobs' Farm. This 30 acre Coffee County farm features a 1,088 square foot home, barn, open fields, and beautiful natural timber all in a great location! This farm is located 8 miles north of Boll Weevil Circle in Enterprise, 25 miles south of Troy, and 90 miles north of Panama City Beach! This property has potential to be used in several different ways, it has potential for residential development, an RV/Mobile home park, commercial site for a service station/store, or could be left as-is and used as a family residence and small farm. This is a beautiful property with lots of potential!

The north end of the property features 14 beautiful acres (+/-) of open field, and old sprawling hardwood trees. This portion of the property is high & dry and would be very conducive for several types of development; the topography slopes gently from 420' at the east boundary where the property fronts county road 154, to 380' of elevation where the west boundary meets highway 167. The current owner used the open acreage in years past to graze livestock. The southern 16 acres of the property is primarily made up of natural timber that funnels down into a creek bottom/ watershed. This area of the county is typically great for hunting deer, turkey, and other wild game; this property has all the right ingredients to enjoy time in the woods! There is a watershed easement on the south end of the property that is 350'x500' that runs parallel with county road 154. This easement contains a series of levies and concrete structures designed to slow the flow of rainwater and runoff to prevent erosion. The easement is approximately 4 acres in size, and is on a low lying portion of the property where construction would not be possible even if the easement were not in place.

The home on the property was built around 1930, and moved to its current location in 1983. The home features a metal roof, 3 bedrooms, 1 bathroom, open kitchen and dining area, living room, and 8'x24' back porch. Given the age of the home it is dated, and is being sold as is. The roof is dry, the appliances are in working order, and it is in overall very good condition. The barn on the property is 20' x 36' with a 10' lean-to extending off of the west end of the barn where the tractor is parked. The 20x36' portion of the barn features a fully enclosed 12'x16' tool/storage room with a concrete slab, with the remaining 20'x20' being enclosed on 3 sides and can accommodate 2 vehicles.

This is a very nice property that has been well taken care of for years! It has many potential uses ranging from a small family farm to a site for residential development. For more information or to schedule an appointment to see this Coffee County property, contact Dalton Dalrymple at [334-447-5600](tel:334-447-5600).

Note\*\*\* This property is owner occupied and shown by appointment only.

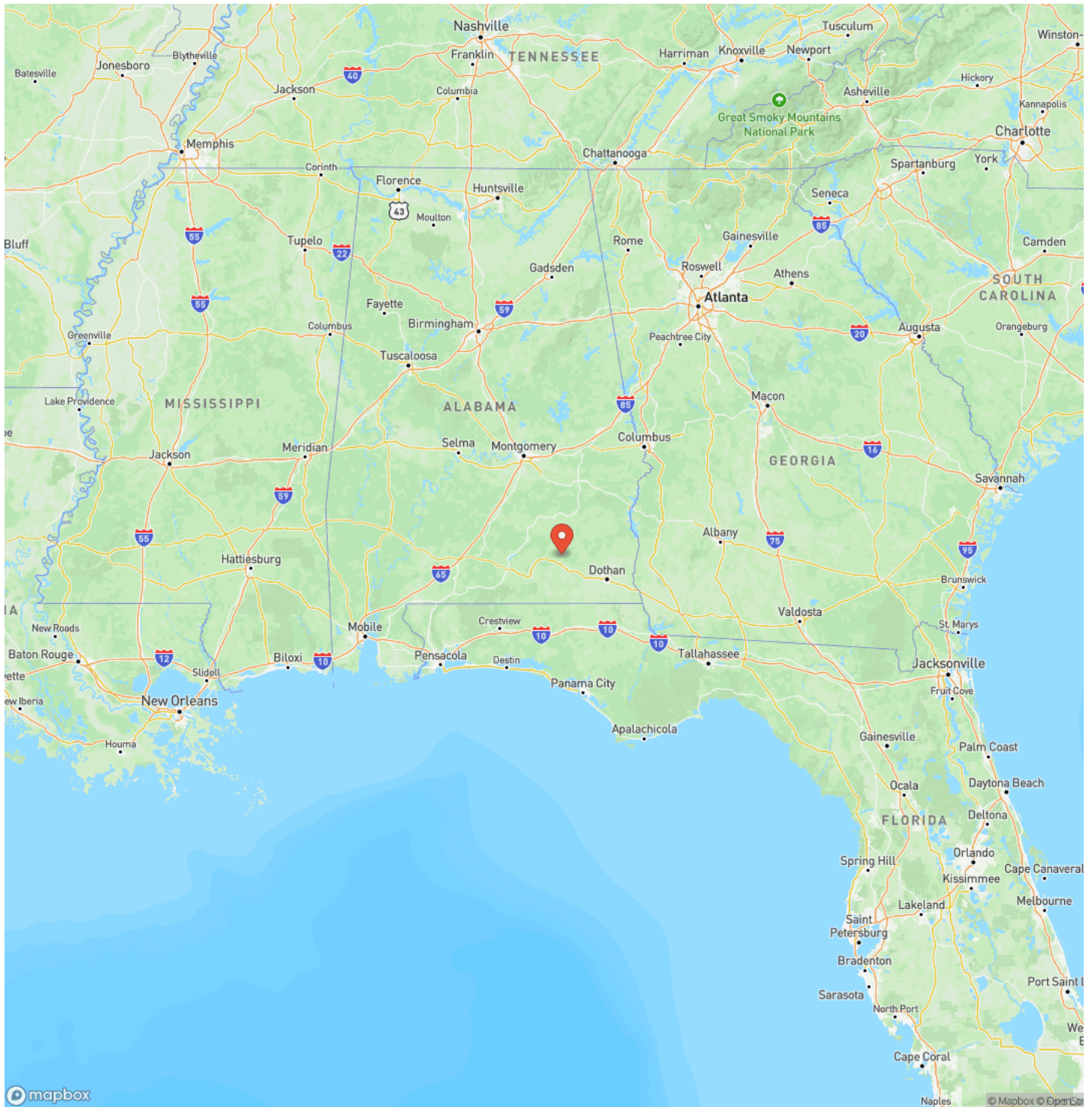
2023 Ad Valorem Taxes: \$464



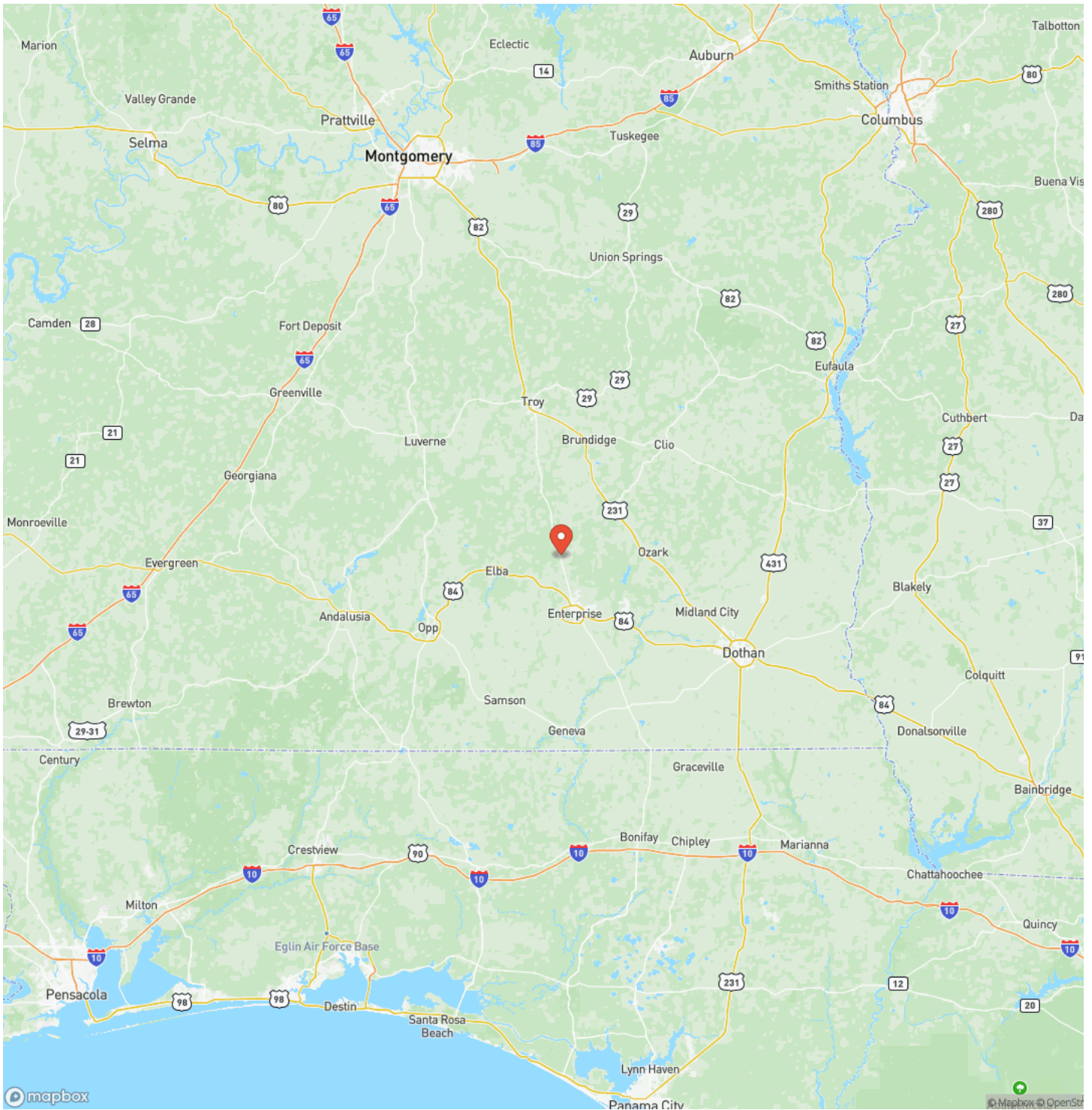
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# Locator Map



# Locator Map



## Satellite Map



**30 Ac - Coffee Co - Jacob's Farm**  
**New Brockton, AL / Coffee County**

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**LISTING REPRESENTATIVE**  
For more information contact:



**Representative**  
Dalton Dalrymple

**Mobile**  
(334) 447-5600

**Email**  
dalton@farmandforestbrokers.com

**Address**  
**City / State / Zip**  
Enterprise, AL 36330

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**NOTES**

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## **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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