

Little Coon Creek Duck Hunting Property
Stevenson, AL 35772

\$699,000
50± Acres
Jackson County



Little Coon Creek Duck Hunting Property
Stevenson, AL / Jackson County

SUMMARY

City, State Zip

Stevenson, AL 35772

County

Jackson County

Type

Hunting Land, Recreational Land

Latitude / Longitude

34.870359 / -85.907479

Acreage

50

Price

\$699,000

Property Website

<https://www.mossyoakproperties.com/property/little-coon-creek-duck-hunting-property-jackson-alabama/38602/>



Little Coon Creek Duck Hunting Property Stevenson, AL / Jackson County

PROPERTY DESCRIPTION

Duck, Goose, Turkey and Deer hunting opportunities are bountiful in Jackson County, AL on this 50 +/- acre tract. The water control systems consist of a professionally constructed levy and drains allowing the landowner to drain the land during crop growing season and flood the land during hunting season. This area is historically known for great duck hunting and holding a significant number of migratory waterfowl. There is also a healthy population of trophy deer and turkey in the area. Little Coon Creek separates this property from legendary Coon Creek Hunting Club.

With a deeded easement off of County Road 53 and utility easement, this location would make for a great camp. Also, with a great internal road system and duck blinds strategically placed, this property is turnkey and ready to be hunted. (All blinds, with the exception of one, convey with the property)

This property is conveniently located 5 miles from Stevenson, 21 miles from Scottsboro, 52 miles to Chattanooga, 56 miles to Guntersville, and 64 miles to Huntsville.

To see video click [HERE](#)

Contact Jim Greene at [256.227.4869](tel:256.227.4869).



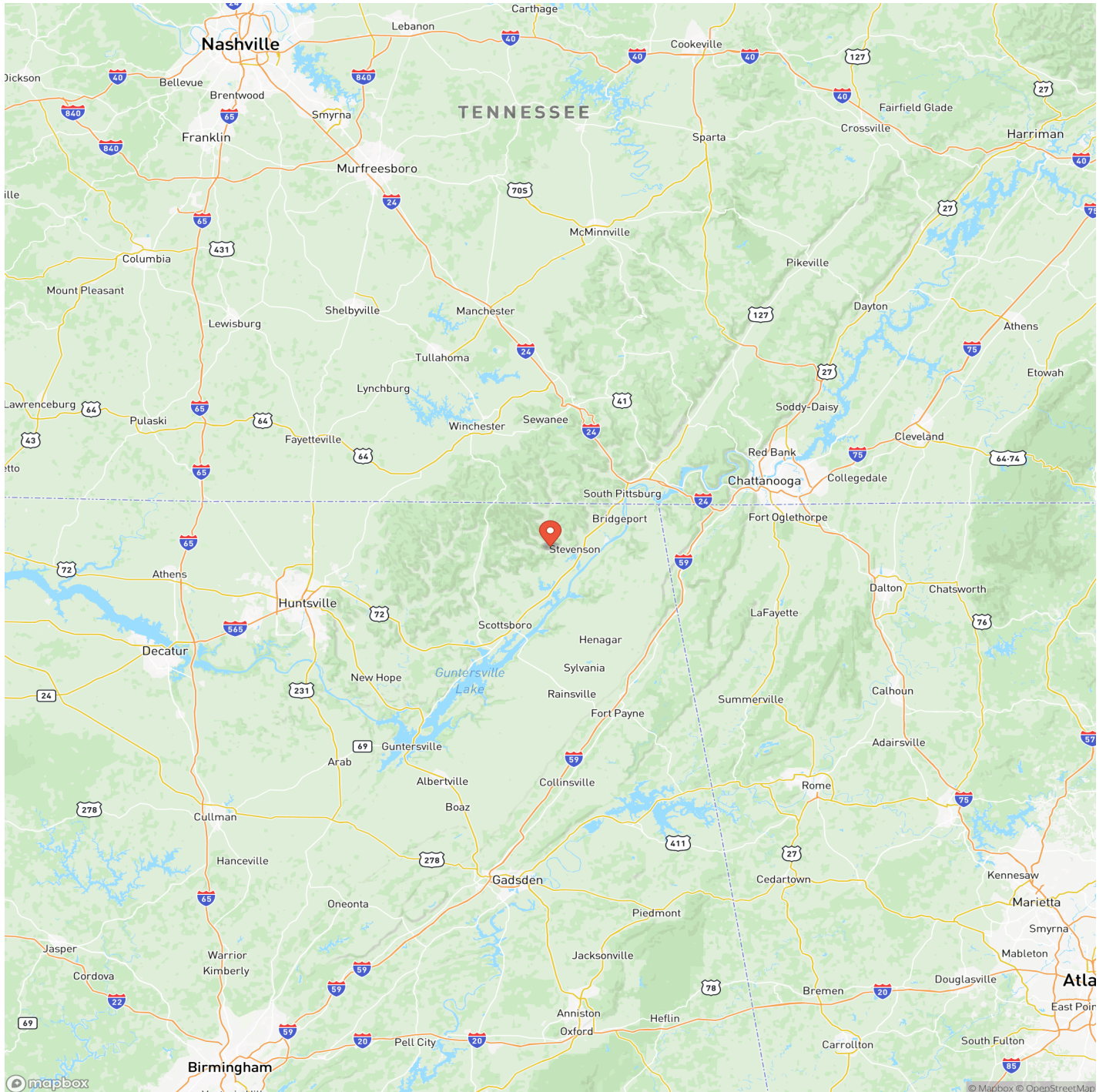
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jim Greene

Mobile

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Email

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Address

1229 Hwy 72 East

City / State / Zip

Tuscumbia, AL 35674

NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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 fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence 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 fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. 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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