

14± ACRES WITH A HOME

COVINGTON COUNTY, AL

\$249,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

OFFICE (334) 535-0242 | WWW.SMALLTOWNPROPERTIES.COM

THE COVINGTON 14

PROPERTY PROFILE

LOCATION:

- Substation Road
Opp, AL 36467
- Covington County
- 5± Miles SW of Downtown Opp
- 18± Miles N of Florala
- 14± Miles SE of Andalusia
- 29± Miles S of Brantley
- 73± Miles N of Destin, FL

COORDINATES:

- 31.2471, -86.2869

PROPERTY USE:

- Residential
- Recreational
- Hunting

PROPERTY INFORMATION:

- 14± Rural Acres
- 52'x28' Mobile Home
 - On a Permanent Foundation
 - 3 Bedrooms/2 Bathrooms
 - Covered Front & Back Porches
- 60'x60' Enclosed Barn
- Power & Water Available
- 20' Lean-To
- Partially Wooded

TAX INFORMATION:

- Tax ID: 23129560
- 2025 Taxes: \$319.34



RUSS WILKERSON QUALIFYING BROKER, SOUTH CENTRAL ALABAMA
C: 334-268-9098 | russ@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

TRACY FLOWERS LAND SPECIALIST
C: 334-303-2191 | tracy@smalltownproperties.com

215 E Sixth Street - Luverne, AL 36049 | O: 334-535-0242 | smalltownproperties.com

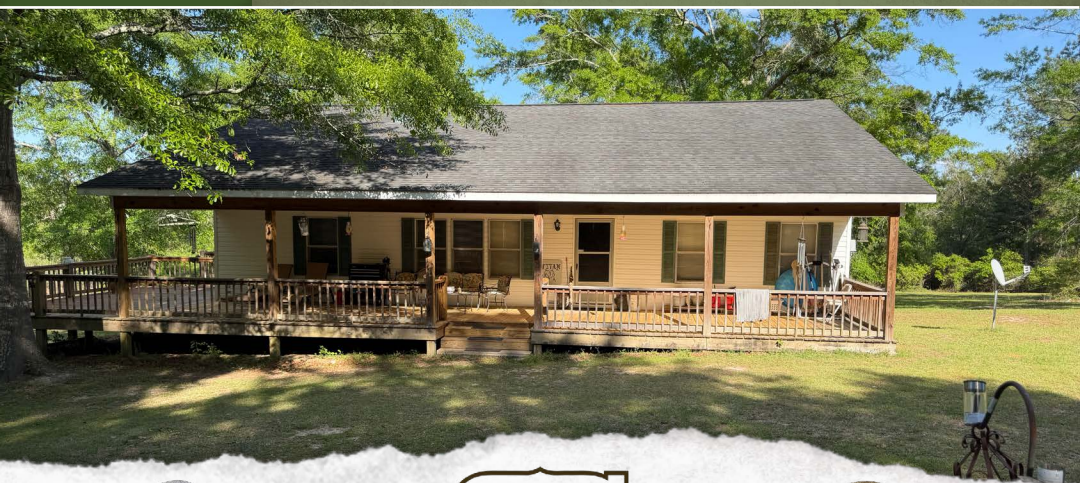
WELCOME TO THE COVINGTON 14

DISCOVER THE PERFECT BLEND OF COUNTRY LIVING AND FUNCTIONALITY WITH THIS SPACIOUS 14± ACRE PROPERTY LOCATED IN COVINGTON COUNTY JUST OUTSIDE OF OPP, ALABAMA. The Covington 14 features a 1998 52x28 foot mobile home on a permanent foundation, offering three bedrooms and two bathrooms. The 14± acres of land are partially wooded, making it ideal for hunting, recreation, or simply enjoying nature. Whether you're looking for a homestead, mini-farm, or a home, the Covington 14 checks all the boxes.

Enjoy the outdoors from the covered full-length front and back porches—perfect for relaxing, entertaining, or taking in the scenic surroundings. A standout feature is the impressive 60x60 foot enclosed barn equipped with electricity and water, along with an additional 20-foot lean-to ideal for equipment storage, livestock, or workshop use.

Don't miss this opportunity to own a versatile property with both residential comfort and recreational potential in a peaceful rural setting!

Contact Tracy Flowers or Russ Wilkerson today to schedule a private showing and experience #TheSmallTownWay!



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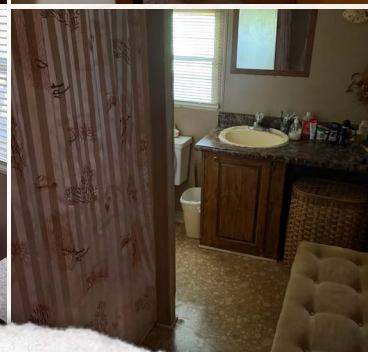
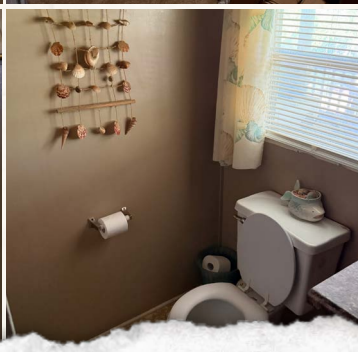
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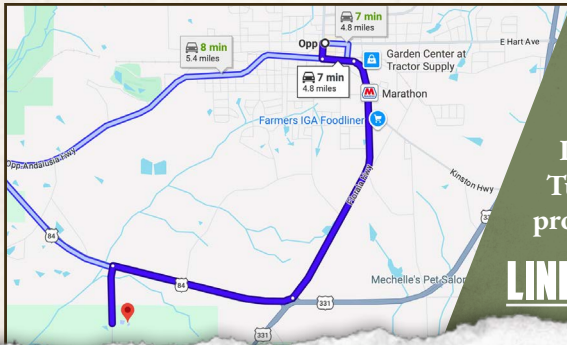
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land **id.** LINK



Directions From Opp, AL: Travel on Florala Highway for 2.3 miles. Turn right onto Veterans Memorial Parkway and continue for 1.6 miles. Turn left onto Substation Road, and the property will be on the left in 0.5 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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