

SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

182.62± ACRES
COFFEE COUNTY, AL
\$639,000

THE COFFEE 182.62

PROPERTY PROFILE

LOCATION:

- HWY 51
New Brockton, AL 36351
- Coffee County
- 14.5± Miles N of Enterprise
- 36± Miles NE of Dothan
- 44.5± Miles N of the
Florida State Line
- 55± Miles W of the
Georgia State Line

COORDINATES:

- 31.50085, -85.8315

TAX INFORMATION:

- 2025 – \$336.74
- Parcel: 08-05-15-0-000-002.000
- Parcel: 08-02-10-0-000-003.000

PROPERTY USE:

- Hunting
- Recreation
- Investment
- Potential Home/Cabin Site
- Potential Lake Site

PROPERTY INFORMATION:

- 182.62± Total Acres
- Mature White Oaks & Pines
- Multiple Year-Round Streams
- Internal Trail System
- Road Frontage
- Abundant Deer & Turkey
- Power & Water Available



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

Information is believed to be accurate but not guaranteed.

TYLER CLARK LAND SPECIALIST
C: 256-550-1554 | tyler@smalltownproperties.com

WELCOME TO THE COFFEE 182.62

WELCOME TO THE COFFEE 182.62, AN OUTSTANDING OPPORTUNITY FOR A PRIVATE RECREATIONAL HUNTING PROPERTY, TIMBER INVESTMENT, OR POTENTIAL HOME/CABIN SITE. Located in New Brockton, Alabama, along Highway 51, this 182.62± acre Coffee County property is just 14.5± miles north of Enterprise and 36± miles northeast of Dothan.

Entering the tract off Highway 51, you will follow a newly created internal trail network and then be greeted with towering white oak, poplar, and pine timber. The property has been under the same ownership since the 1950s, with no timber operations having taken place since. The timber is truly something to see—towering white oak ridges, pine hills, and poplar bottoms.



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

Information is believed to be accurate but not guaranteed.

TYLER CLARK LAND SPECIALIST
C: 256-550-1554 | tyler@smalltownproperties.com

MORE ABOUT THE COFFEE 182.62

A tributary of Kiser Mill branches south, creating a diversity in elevation profile throughout and multiple year-round water sources. The rolling terrain enhances the beauty and functionality of the land, offering natural travel corridors for game and potential home/cabin sites or food plot locations.

The Coffee 182.62 is a buck and turkey magnet. In just a quick walk around, you can easily see the game population is healthy with tracks, droppings, and rubs littered about.

Whether you are looking for a recreational getaway, timber investment, or potential cabin/home site, the Coffee 182.62 is one to consider!

Contact Russ Wilkerson or Tyler Clark today to schedule a private showing and experience #TheSmallTownWay!



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

Information is believed to be accurate but not guaranteed.

TYLER CLARK LAND SPECIALIST
C: 256-550-1554 | tyler@smalltownproperties.com

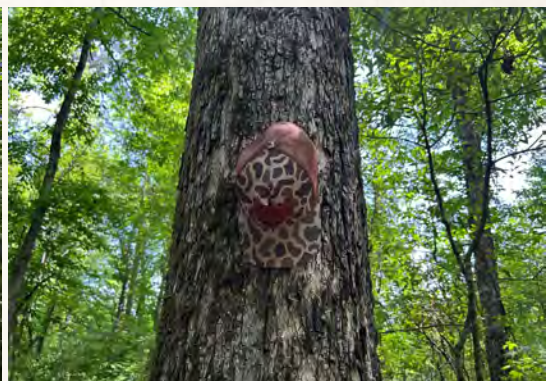
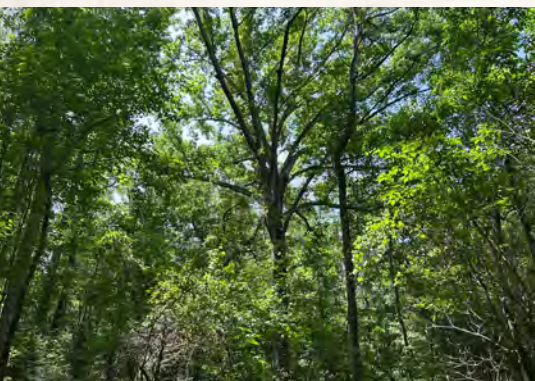
215 E Sixth Street - Luverne, AL 36049 | O: 334-535-0242 | smalltownproperties.com



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

TYLER CLARK LAND SPECIALIST
C: 256-550-1554 | tyler@smalltownproperties.com

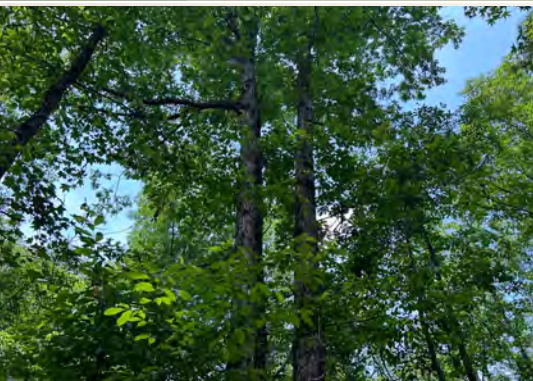
Information is believed to be accurate but not guaranteed.



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

Information is believed to be accurate but not guaranteed.

TYLER CLARK LAND SPECIALIST
C: 256-550-1554 | tyler@smalltownproperties.com



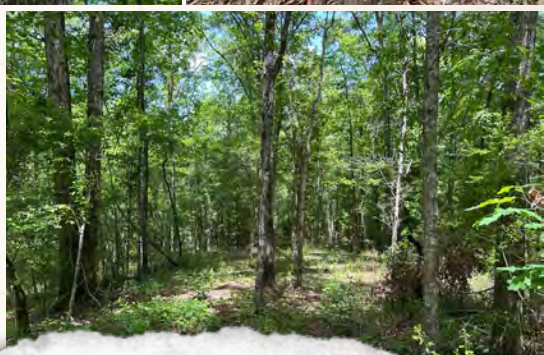
RUSS WILKERSON QUALIFYING BROKER, SOUTH CENTRAL ALABAMA
C: 334-268-9098 | russ@smalltownproperties.com

TYLER CLARK LAND SPECIALIST
C: 256-550-1554 | tyler@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

182.62± ACRES

COFFEE COUNTY, ALABAMA



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



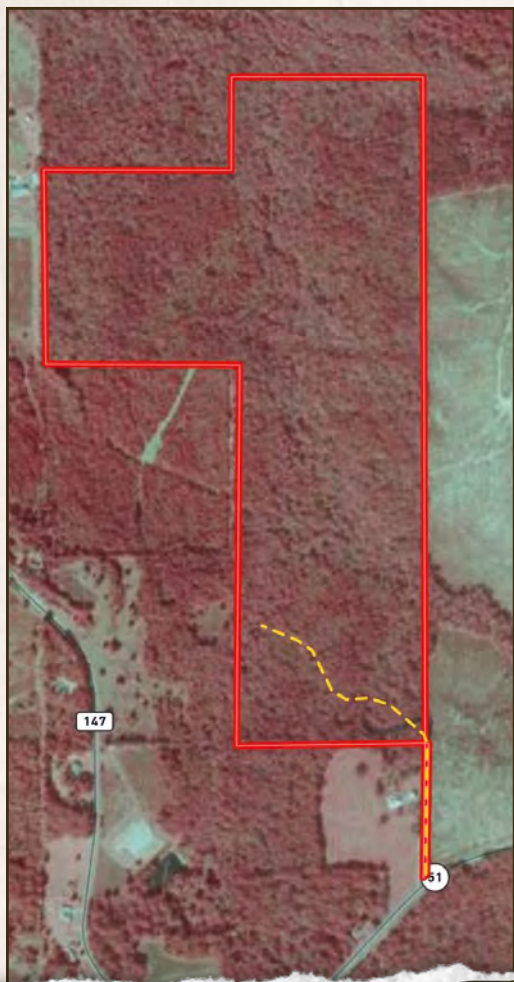
RUSS WILKERSON QUALIFYING BROKER, SOUTH CENTRAL ALABAMA
C: 334-268-9098 | russ@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

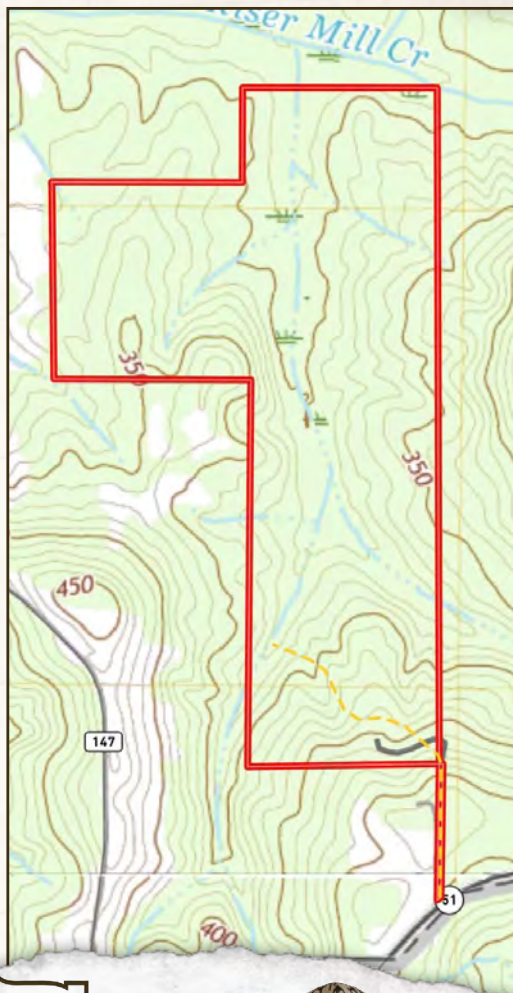
TYLER CLARK LAND SPECIALIST
C: 256-550-1554 | tyler@smalltownproperties.com

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

INFRARED MAP



TOPOGRAPHY MAP



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™



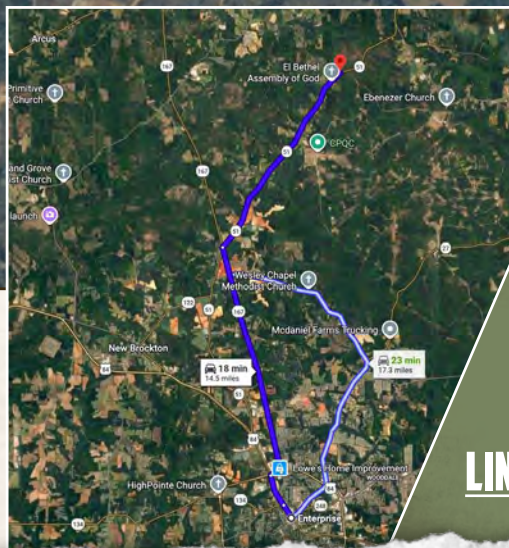
RUSS WILKERSON QUALIFYING BROKER, SOUTH CENTRAL ALABAMA
C: 334-268-9098 | russ@smalltownproperties.com

TYLER CLARK LAND SPECIALIST
C: 256-550-1554 | tyler@smalltownproperties.com

Information is believed to be accurate but not guaranteed.



land id. LINK



Directions from Enterprise, AL:
Travel 6.7 miles on AL-167 N. Turn right on AL-51 N and continue 6.1 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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

TYLER CLARK LAND SPECIALIST
C: 256-550-1554 | tyler@smalltownproperties.com

Information is believed to be accurate but not guaranteed.