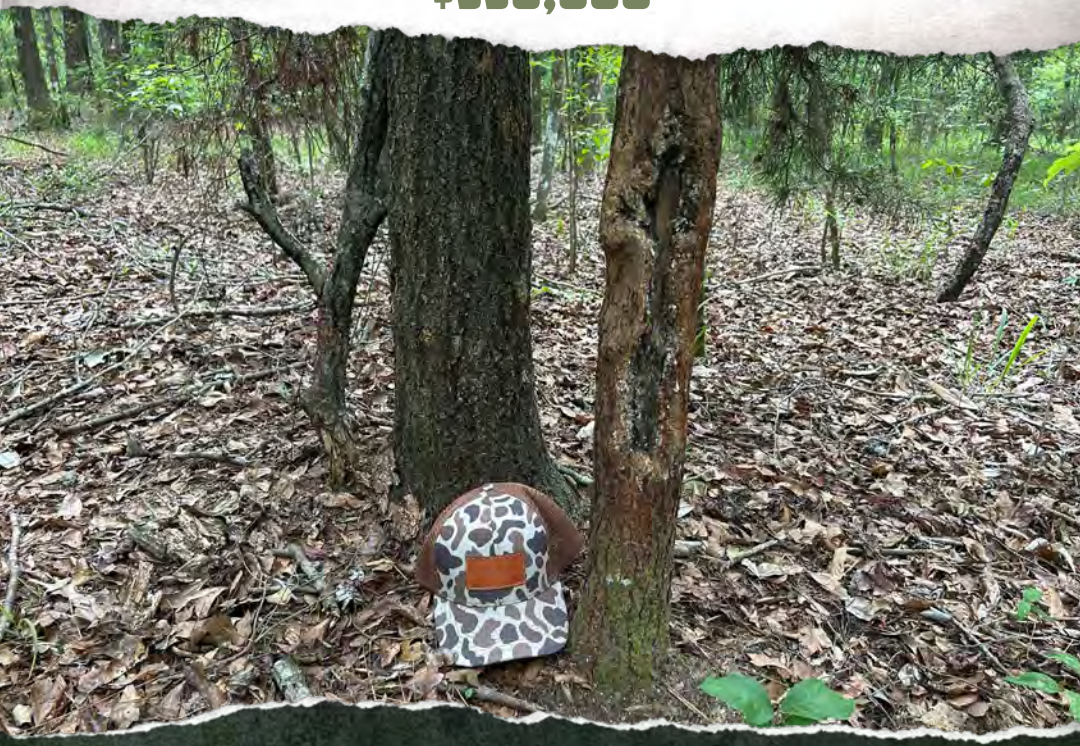
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

182.62± ACRES
COFFEE COUNTY, AL

$550,000



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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

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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

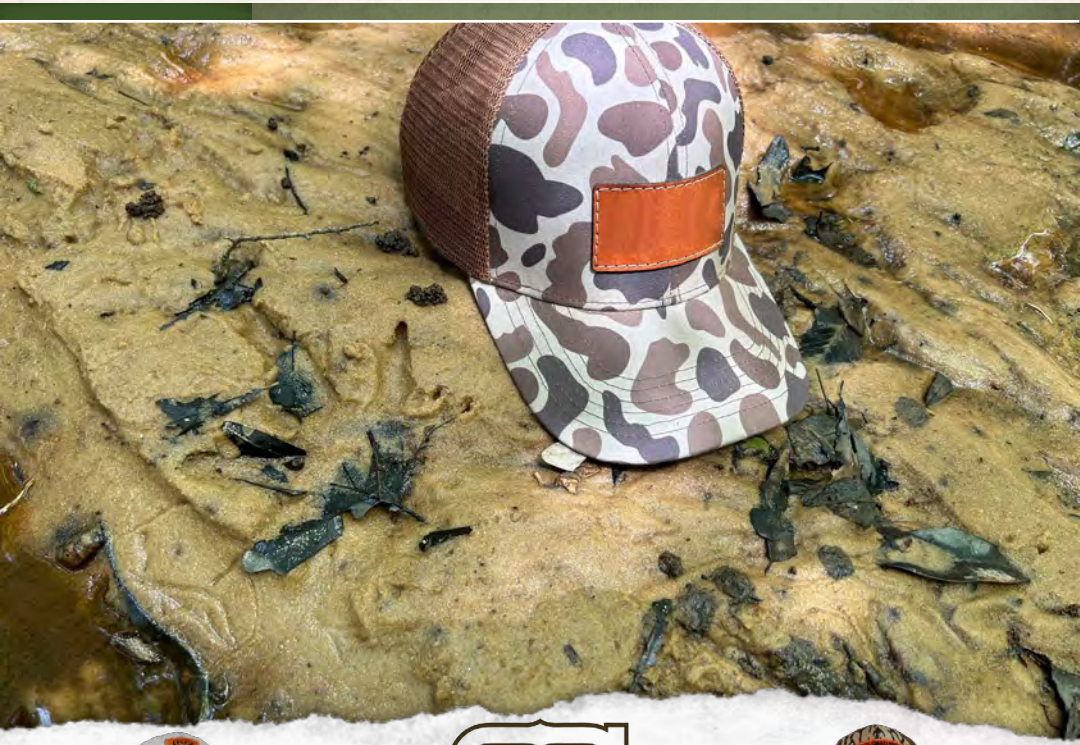
Information is believed to be accurate but not guaranteed.

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



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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!

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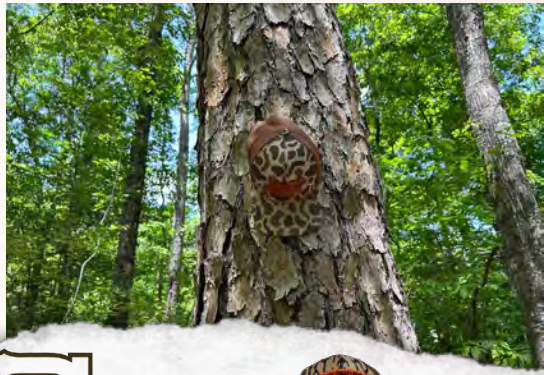

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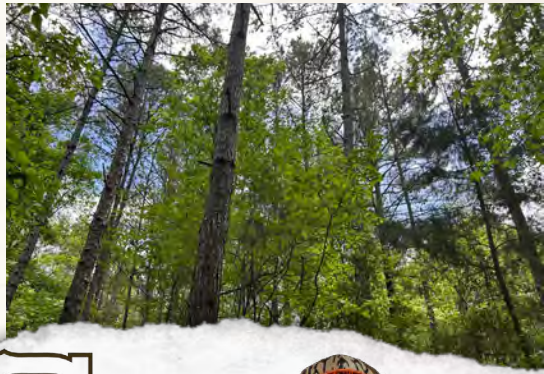

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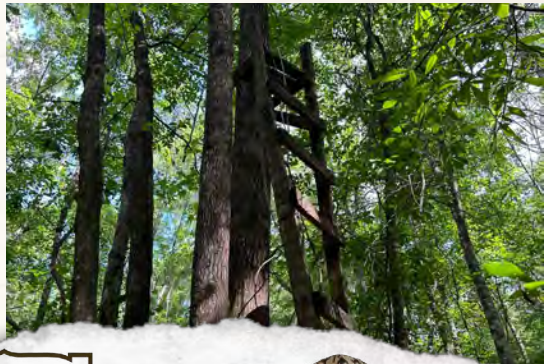

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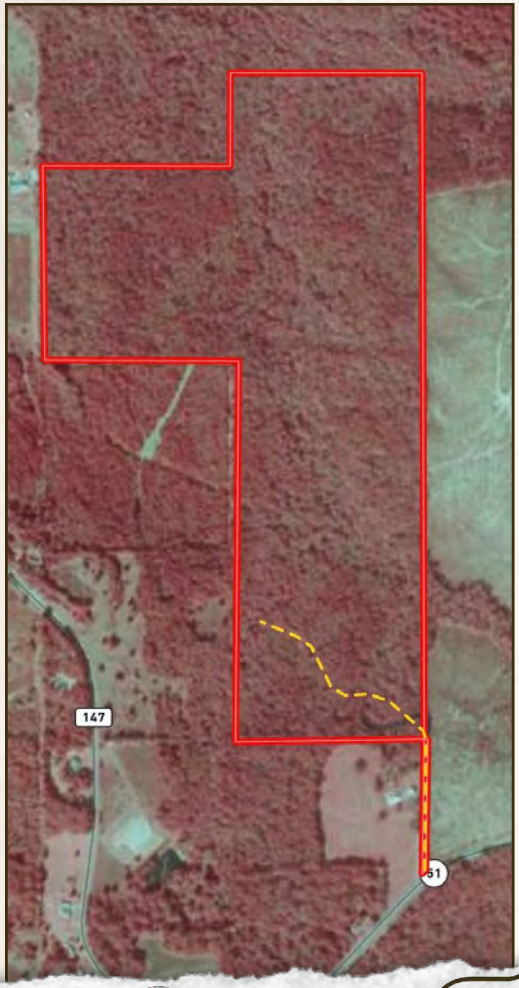
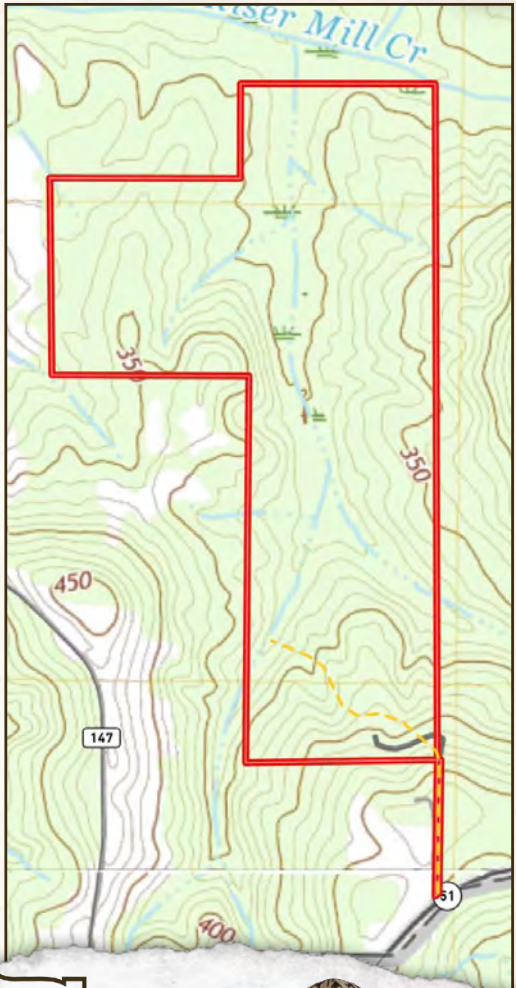
INFRARED MAP



TOPOGRAPHY MAP



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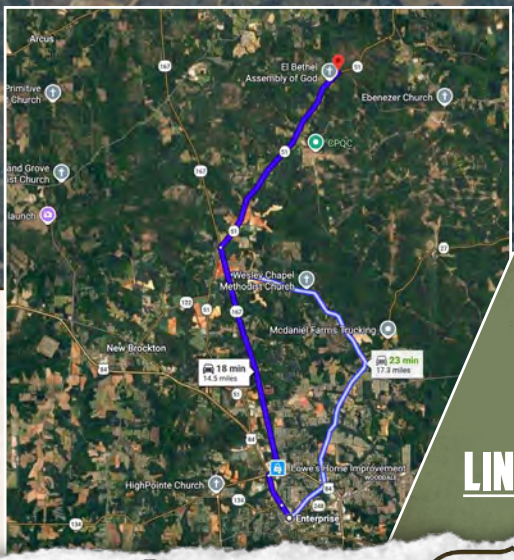
land id. LINK



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

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