



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**46.23± ACRES WITH A HOME**  
**COVINGTON COUNTY, AL**  
**\$462,500**



OFFICE (334) 931-0090 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE COVINGTON 46.23

## PROPERTY PROFILE

### LOCATION:

- 27428 County Road 70  
Andalusia, AL 36421
- Covington County
- 8.7± Miles N of Opp
- 14.6± Miles NE of Andalusia
- 75.5± Miles S of Montgomery
- 86.4± Miles NE of Destin, FL

### COORDINATES:

- 31.38735, -86.28146

### PROPERTY INFORMATION:

- 46.23± Surveyed Acres
- 35± Acres Mixed  
Hardwoods and Pines
- 1,672± SqFt Home
- 3 Bedrooms/2 Baths
- 2-Car Garage
- Full Basement
- Hardwood Floors
- Utilities in Place
- 2 Open Pastures
- Poley Creek Frontage
- Deer & Turkey

### TAX INFORMATION:

- Parcel ID: 10-04-19-0-000-007.001
- 2024: \$718.42

### PROPERTY USE:

- Residential
- Hunting
- Recreational
- Mini Farm



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**JASON PERDUE**

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# WELCOME TO THE COVINGTON 46.23

**WELCOME TO THE COVINGTON 46.23!** Situated in Covington County on 46.23± acres, this Andalusia, Alabama offering combines a solid, well-built home with productive land and strong recreational appeal.

The three-bedroom, two-bathroom residence features a two-car garage, a raised-hearth wood-burning fireplace, and select hardwood floors. Recent exterior updates include Hardie board siding along with new fascia and soffit. A full-size walk-out basement spans the entire footprint of the home and already includes a fireplace and plumbing, creating a true blank slate for additional living space, storage, or hobby use.



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# MORE ABOUT THE COVINGTON 46.23

Outside, newly mulched flower beds frame a well-kept yard shaded by established pecan trees. The land includes two open pasture areas, while approximately 35± acres remain wooded with a mix of quality hardwood timber and scattered pines. A sandy-bottom, clear-water stretch of Poley Creek runs through the tract, adding both character and wildlife habitat. Deer and turkey are commonly seen throughout the acreage, making this a strong option for outdoor enthusiasts.

Utilities include Covington Electric, public water, a septic system, and high-speed internet availability. Conveniently located just 15± miles from Andalusia, 9± miles from Opp, and 94± miles from Destin, Florida, this tract is well suited for a hunting and recreational retreat, a mini-farm setup, or a comfortable rural residence with room to grow.

**Contact Jason Purdue today to schedule a private showing  
and make 27428 County Road 70 your new address.**

**[CLICK HERE](#) OR SCAN THE CODE TO WATCH A VIDEO**



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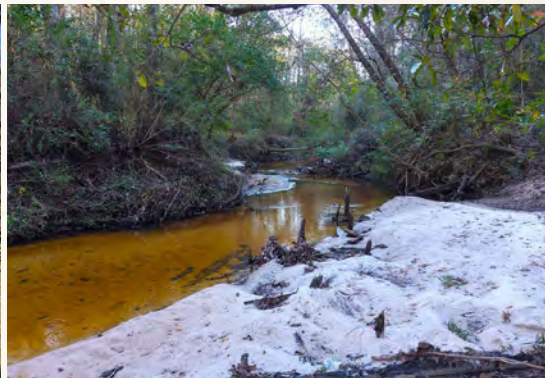
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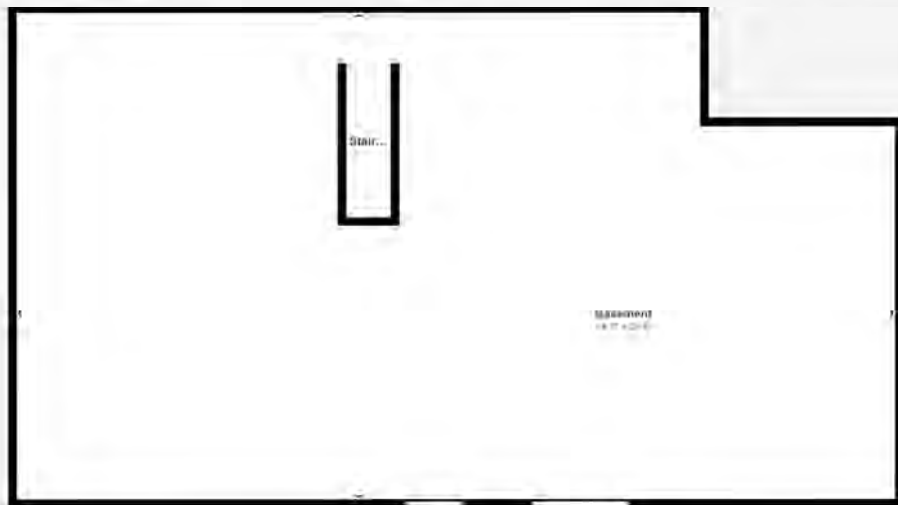
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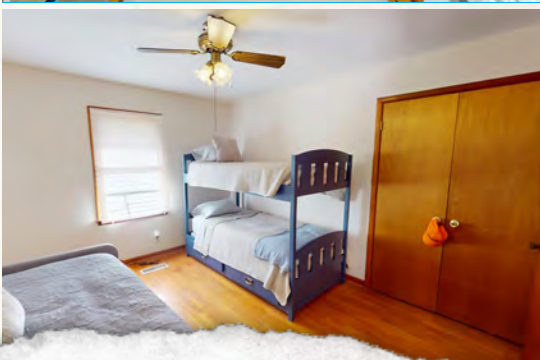
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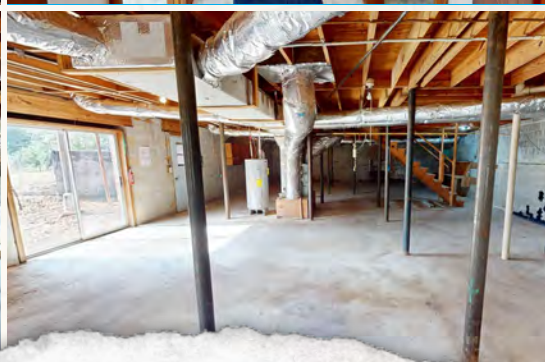
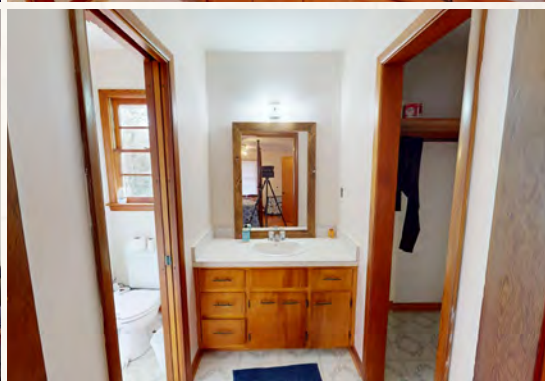
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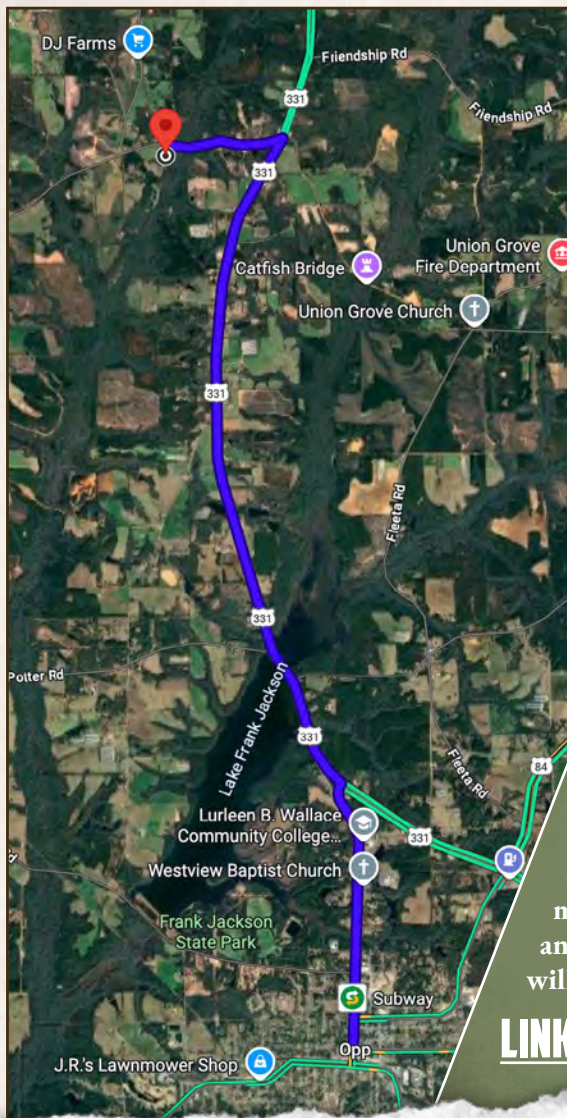
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**land id. LINK**



Directions from Opp, AL: Travel on N Main Street for 2.2 miles. Turn left onto US-331 N and continue for 5.6 miles. Turn left onto County Road 70 and proceed for 1 mile. The destination will be on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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