



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

11± ACRES
COFFEE COUNTY, AL
\$59,000

OFFICE (334) 931-0090 | WWW.SMALLTOWNPROPERTIES.COM

THE COFFEE 11

PROPERTY PROFILE

LOCATION:

- County Road 404
Elba, AL 36323
- Coffee County
- 4.3± Miles SW of Elba
- 20.1± Miles NW of Enterprise
- 26.6± Miles NE of Andalusia

COORDINATES:

- 31.38935, -86.12131

PROPERTY USE:

- Potential Home Site
- Mini-Farm
- Hunting

PROPERTY INFORMATION:

- 11± Acres
- 1,300'± Frontage
on County Road 404
- Power & Water at the Road
- No Restrictions

TAX INFORMATION:

- 12-06-23-0-000-003.000
- \$597.06 for 2024



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RUSS WILKERSON

LAND & POULTRY SPECIALIST

C: 334-268-9098

O: 334-931-0090

russ@smalltownproperties.com

2121 5th Street, Ste 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE COFFEE 11

DISCOVER THE PERFECT BLEND OF PRIVACY AND CONVENIENCE WITH THIS BEAUTIFUL 11±ACRE WOODED LOT, IDEALLY SITUATED SOUTHWEST OF ELBA IN COFFEE COUNTY, ALABAMA. Boasting approximately 1,300± feet of frontage on County Road 404, this unrestricted property offers incredible potential for your vision.

Imagine building your dream home amidst the tranquility of mature trees, with power and water available at the road for easy connection. With no restrictions, you have the freedom to design and create the lifestyle you've always desired, whether it's a sprawling family estate, a peaceful retreat, or a hobby farm.

This exceptional parcel presents an incredible opportunity to embrace rural living without sacrificing essential amenities.

**Own a slice of Coffee County paradise.
Call Russ Wilkerson to schedule your showing today!**



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11± ACRES

COFFEE COUNTY, ALABAMA



11 +/- Acres



PROPERTY LINES ARE APPROXIMATE



11 +/- Acres



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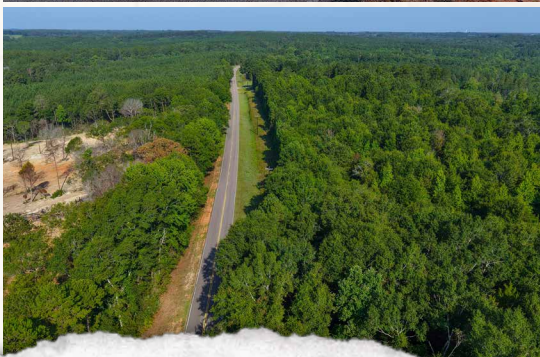
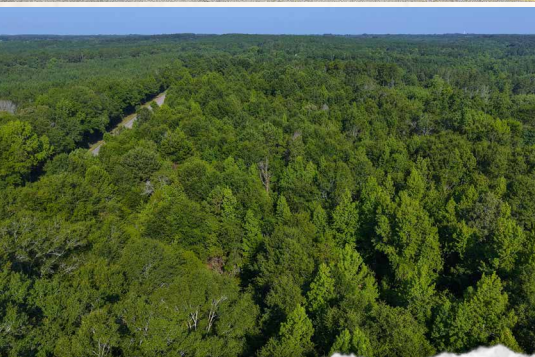
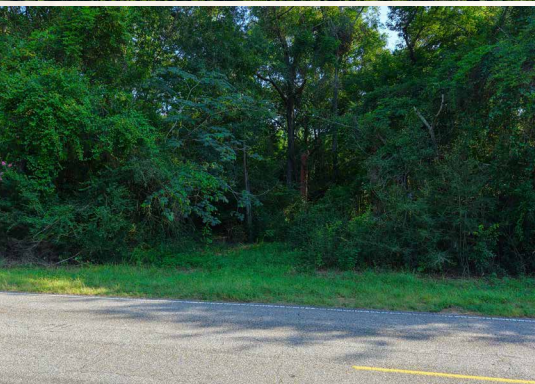
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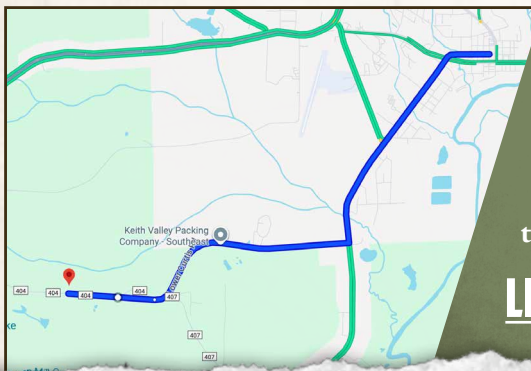
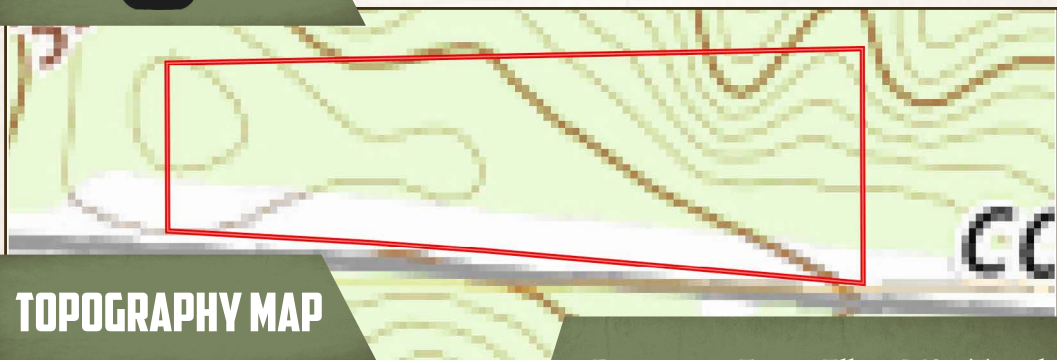
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Directions From Elba, MS: Travel 0.2 miles west on Simmons Street. Continue 1.7 miles on Reese Avenue. Turn right onto Co Rd 404/Lower Curtis Rd and proceed 1.7 miles. Continue straight on County Rd 404 for 0.3 miles. Merge onto Co Rd 404 and travel 0.4 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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