



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

A HOME ON 53.57± ACRES
COVINGTON COUNTY, AL
\$539,000

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

THE COVINGTON 53.57

PROPERTY PROFILE

LOCATION:

- 23826 Opine Road
Andalusia, AL 36421
- Covington County
- 2.6± Miles NW of Lake Frank
Jackson State Park
- 4.1± Miles NW of Downtown Opp
- 11.5± Miles E of Andalusia
- 81± Miles N of Destin, FL

COORDINATES:

- 31.3076, -86.3098

PROPERTY USE:

- Deer & Turkey Hunting
- Fishing
- Residential
- Recreational
- Mini-Farm

PROPERTY INFORMATION:

- 53.57± Total Acres
- 10± Acres of Pasture
- Ranch-Style Brick Home
- 3 Bedrooms/2 Bathroom
- Carport
- Pond
- Mature Timber
- 2 Entrances
- Pole Barn
- Shed
- Detached Carport
- Road Frontage
- Straughn School District

TAX INFORMATION:

- Parcel #s
 - 23 12 06 13 0 000 008.00
 - 23 12 06 24 0 000 004.00
- Taxes: TBD



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JASON PERDUE

LAND SPECIALIST

C: 334-304-2711

O: 334-931-0090

jperdue@smalltownproperties.com

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE COVINGTON 53.57

WELCOME TO THE COVINGTON 53.57—OFFERING RECREATIONAL AND RESIDENTIAL OPPORTUNITIES. Situated just outside the city limits of Opp, Alabama, this 53.57± acre property features approximately 10 acres of open pastureland, mature timber, a scenic pond, and more. If you are looking for a peaceful property, this one is worth considering!

A ranch-style brick home, offering three bedrooms and two bathrooms, overlooks the pond, providing beautiful views. Other structures on the land include a pole barn, shed, and detached carport. Two entrances off Opine Road, along with ample frontage, make access easy. The rural property is conveniently located just over two miles from Lake Frank Jackson State Park, roughly four miles from downtown Opp, and about 81 miles north of Destin, Florida. The property is zoned in the Straughn School District.

The Covington 53.57 is perfect as a full-time homeplace or a recreational hunting retreat with plenty of space to roam.

**Contact Jason Perdue today to schedule a private tour
and make 23826 Opine Road your new address!**



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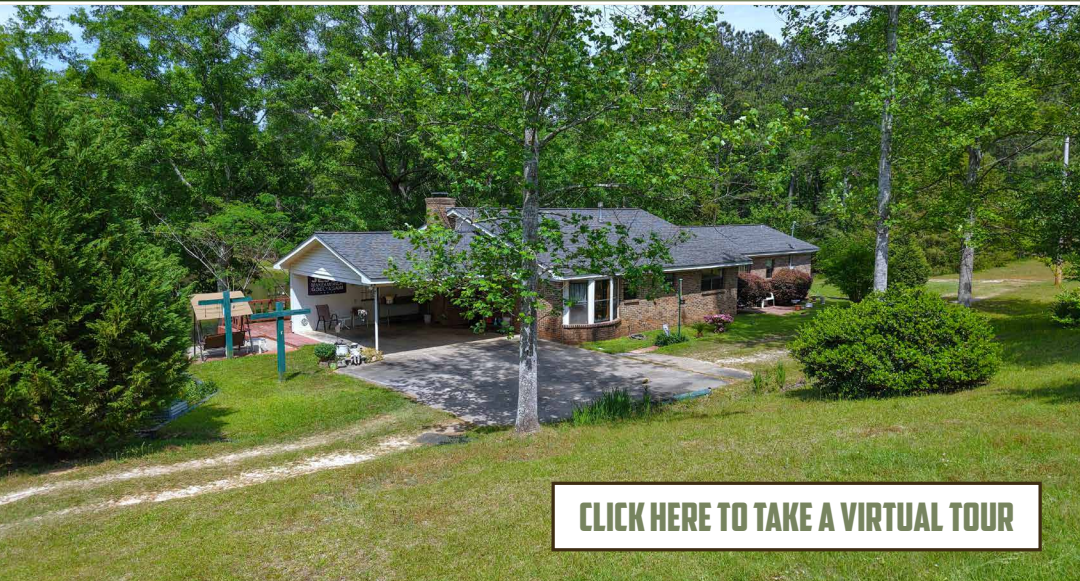
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CLICK HERE TO TAKE A VIRTUAL TOUR



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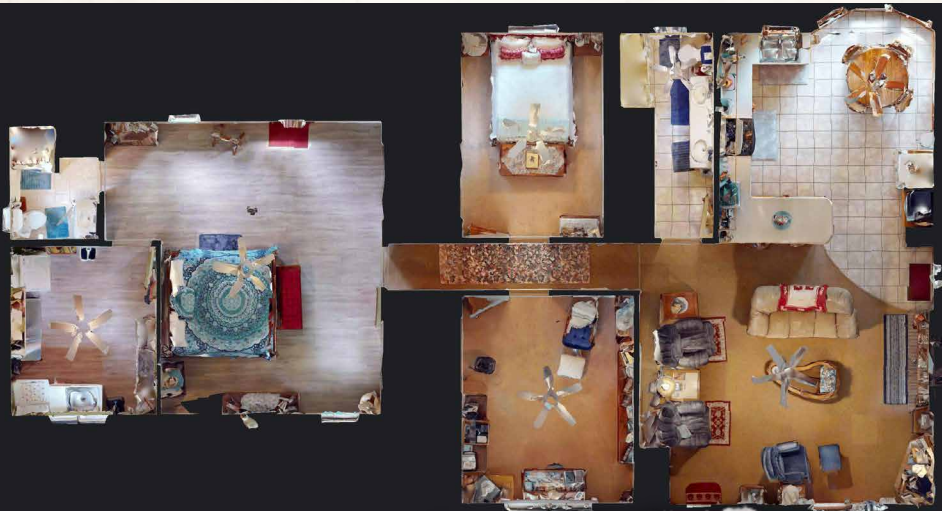
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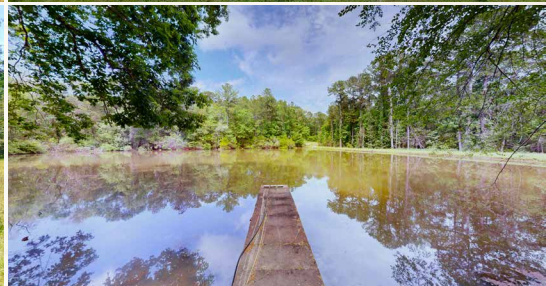
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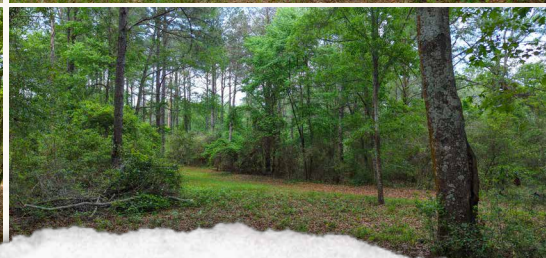
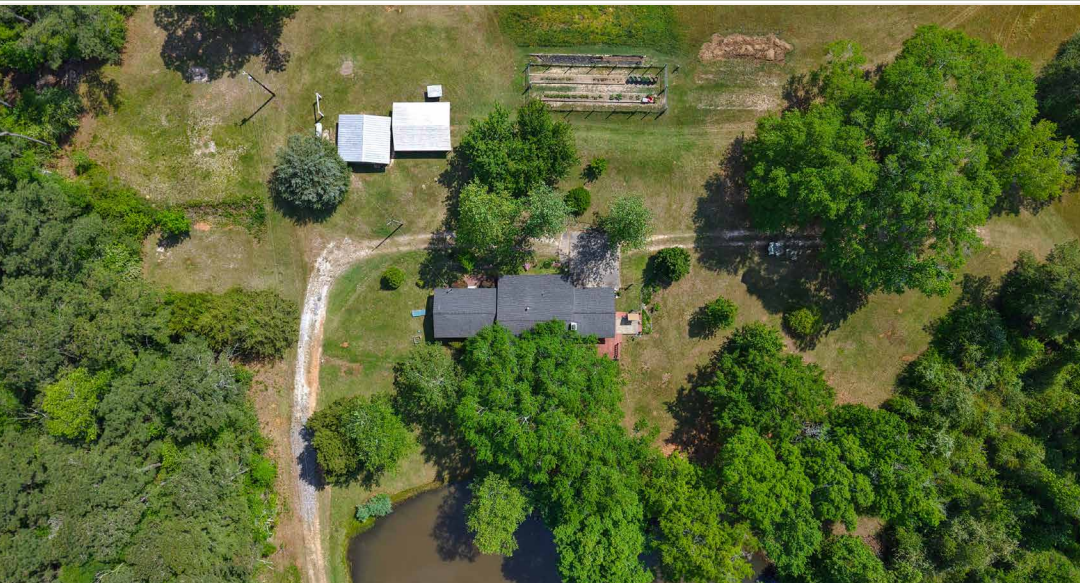
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Property Lines are Approximate



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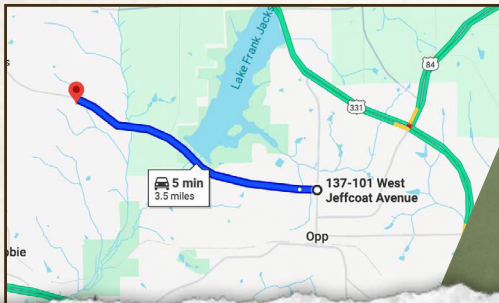
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land id. **LINK**

TOPOGRAPHY MAP



Directions From Opp, AL: Travel 4 miles west on Opine Road. The property will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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