**Jackson County 383+/- Turn Key Hunting and Recreational Tract**
**2998 County Road 140**
**Estillfork, AL 35745**

**$1,649,900**
**383± Acres**
**Jackson County**







## SUMMARY

**Address**
2998 County Road 140

**City, State Zip**
Estillfork, AL 35745

**County**
Jackson County

**Type**
Hunting Land, Timberland, Riverfront, Recreational Land

**Latitude / Longitude**
34.950864 / -86.155013

**Taxes (Annually)**
$1,885

**Dwelling Square Feet**
3,438

**Bedrooms / Bathrooms**
4 / 2.5

**Acreage**
383

**Price**
$1,649,900

**Property Website**
www.mossyoakproperties.com







## PROPERTY DESCRIPTION

Welcome to a true North Alabama sporting retreat at 2998 CR 140, Estillfork, AL 35745 - **383 acres** of exceptional creekfront property in the heart of the Paint Rock Valley.

This rare offering features approximately **one mile of frontage on Estill Fork Creek**, a major tributary of the Paint Rock River.

The land is thoughtfully managed and well-balanced, offering thinned pine plantation, mature hardwood timber, and established food plots that provide year-round habitat for wildlife. Deer and turkey populations are strong, with excellent deer genetics and a proven history of quality hunting. Whether you're a dedicated sportsman or simply enjoy watching wildlife from the porch, this property delivers.

A picturesque 3.25+/- acre pond sits just in front of the home, reflecting sweeping views across the Paint Rock Valley and offering additional fishing and recreational opportunities.

The two-story home includes 4 bedrooms, central heat and air, a fireplace, and welcoming outdoor living spaces including a screened-in porch and a front porch perfectly positioned to overlook the pond and valley beyond. It serves equally well as a full-time residence, weekend getaway, or premier hunting lodge.

Though quiet and secluded, the property remains conveniently located:

- Approximately 55 minutes to Huntsville
- Approximately 1 hour 45 minutes to Chattanooga

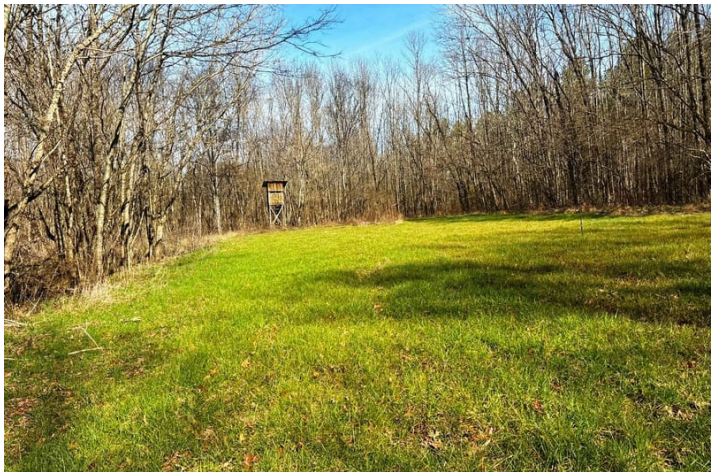
With significant water frontage, diverse habitat, breathtaking bluff views, and a comfortable home base - all across 383 acres - this is a truly rare opportunity in North Alabama.





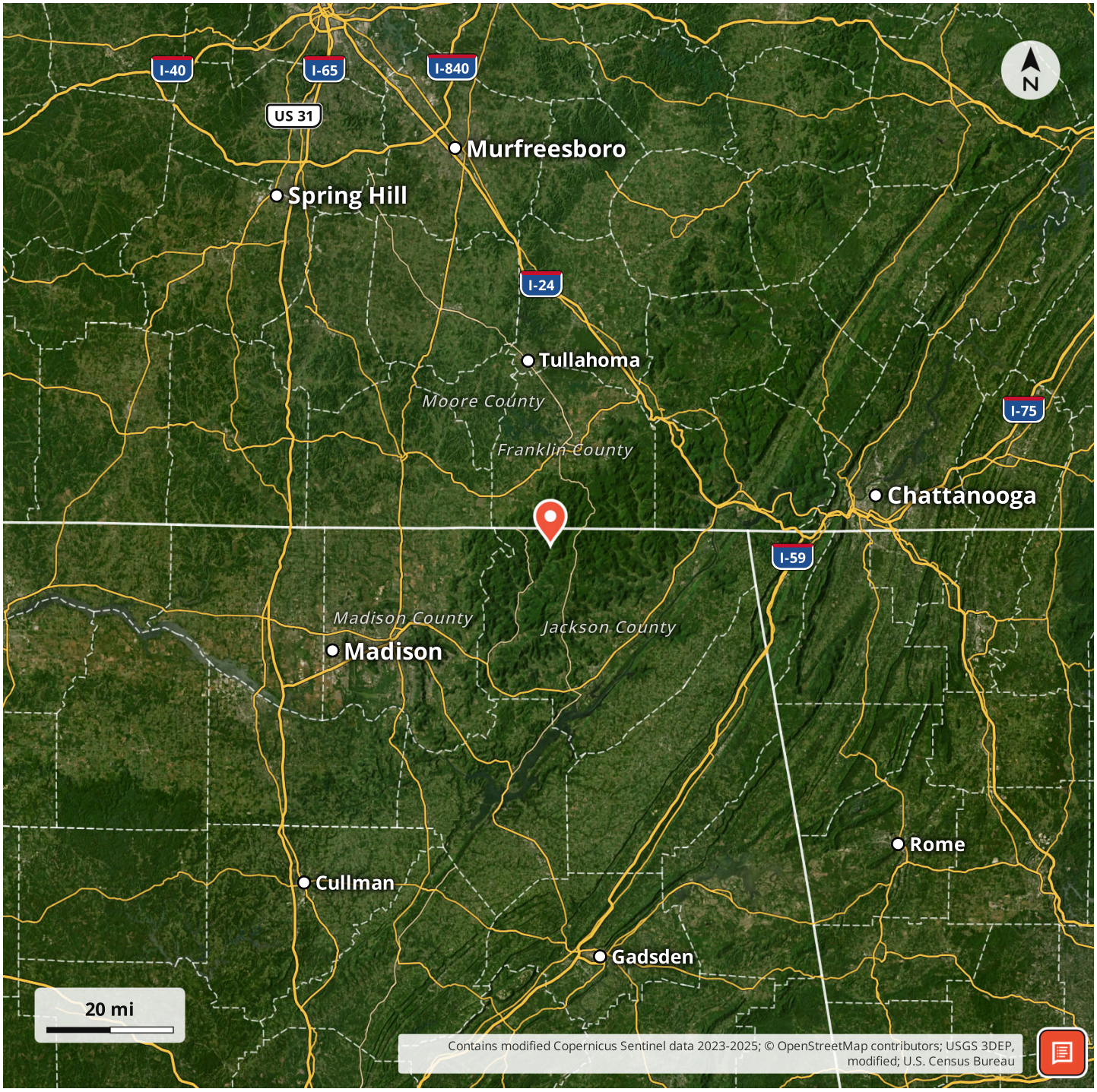




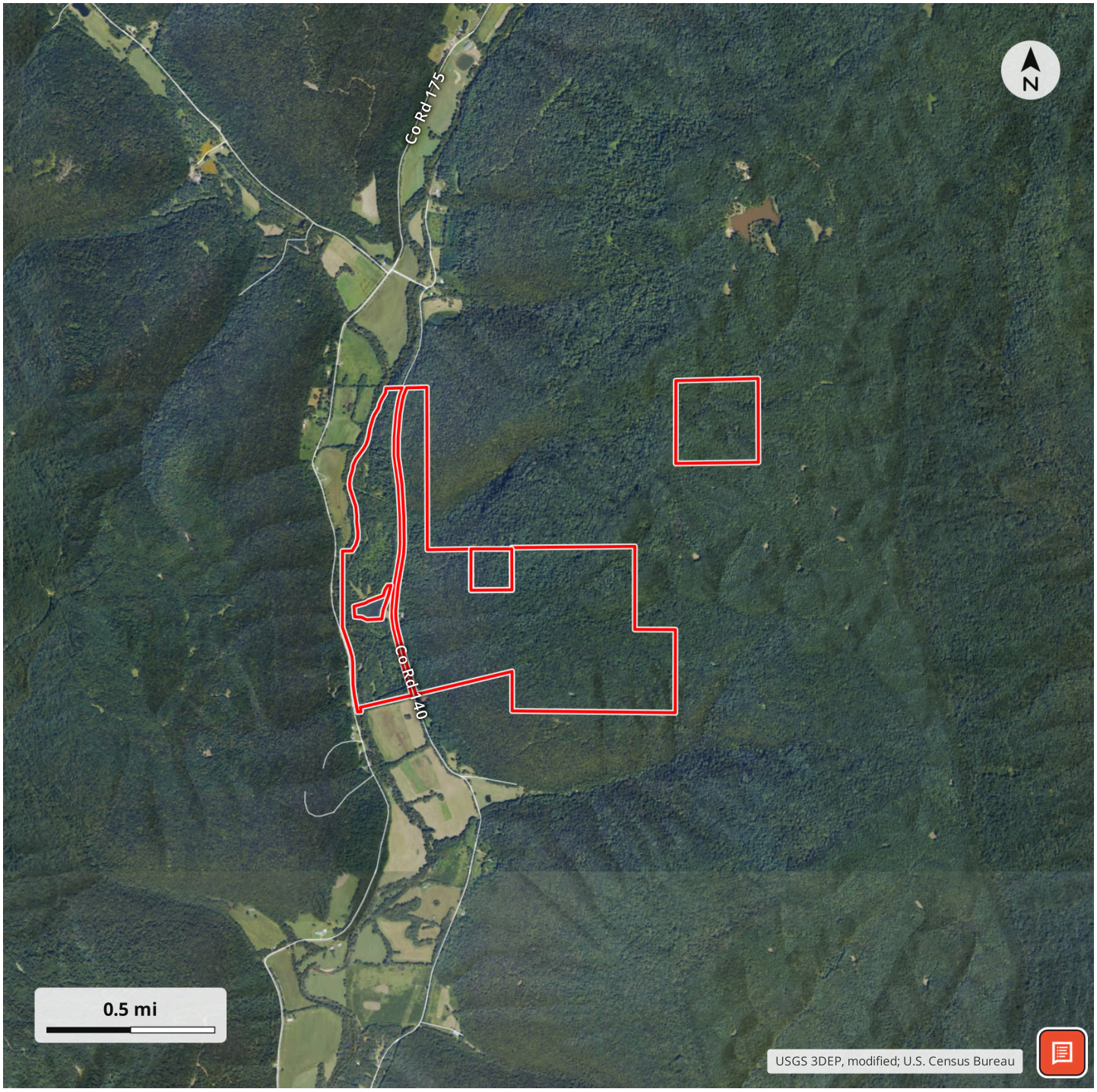




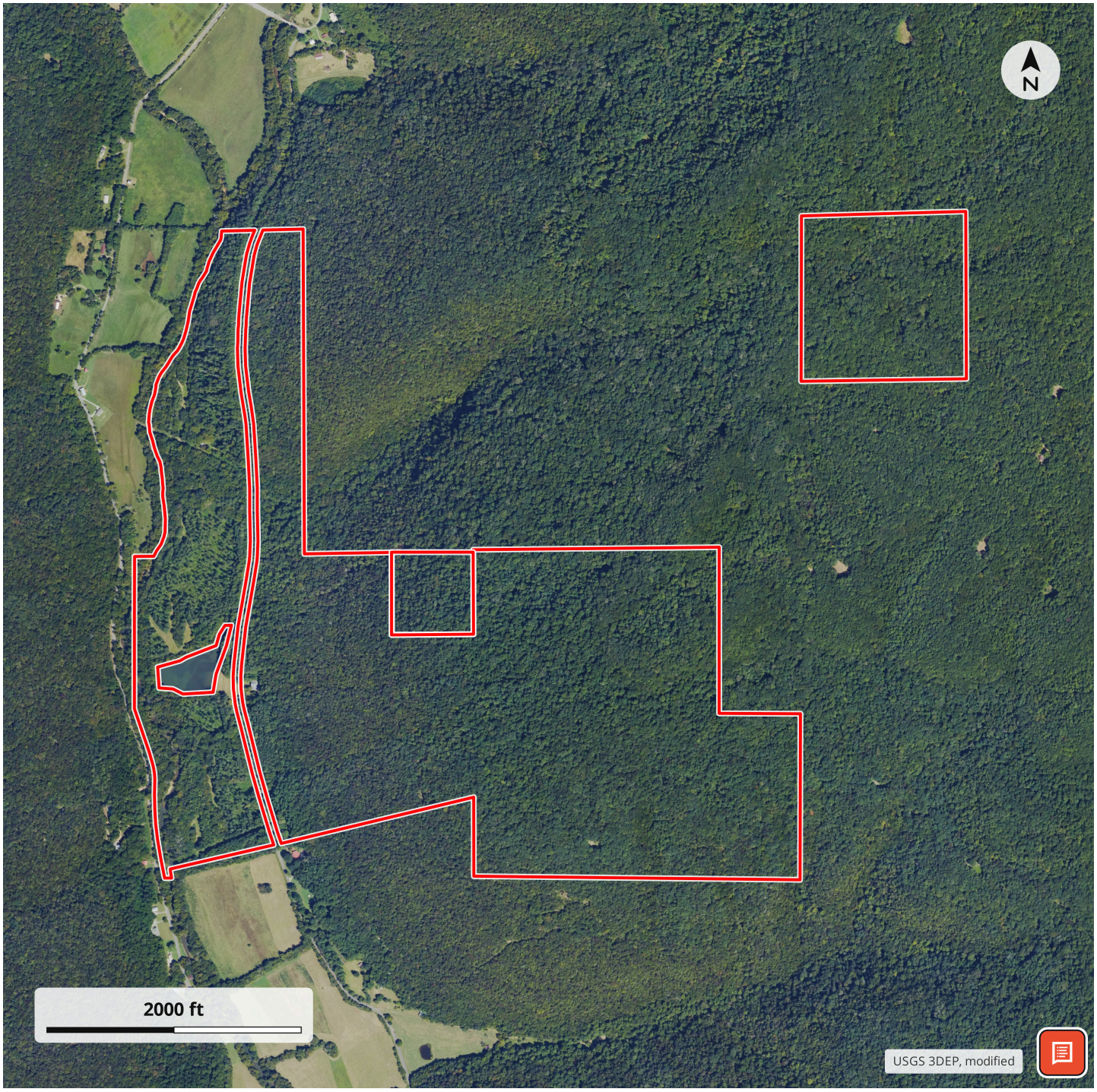
# Regional Map



# Locator Map



# Aerial Map



## LISTING REPRESENTATIVE

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## NOTES

**NOTES**

## DISCLAIMERS

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