

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

**\$1,950,000**  
383± Acres  
Jackson County



## Jackson County 383+/- Turn Key Hunting and Recreational Tract Estillfork, AL / 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)**

1885

**Acreage**

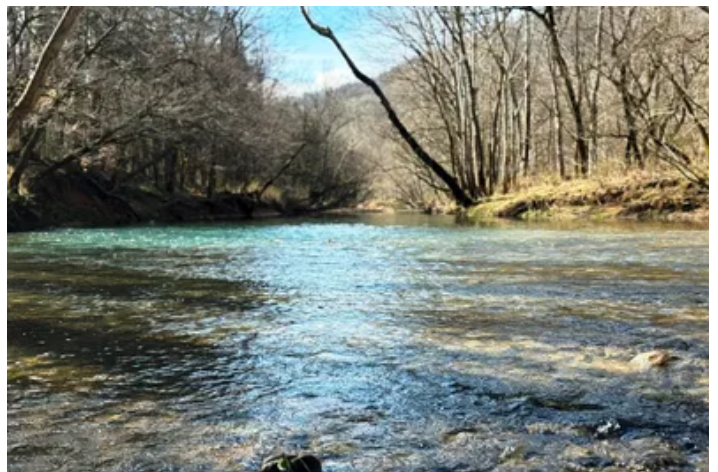
383

**Price**

\$1,950,000

**Property Website**

<https://www.mossyoakproperties.com/property/jackson-county-383-turn-key-hunting-and-recreational-tract-jackson-alabama/99380/>



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### **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:

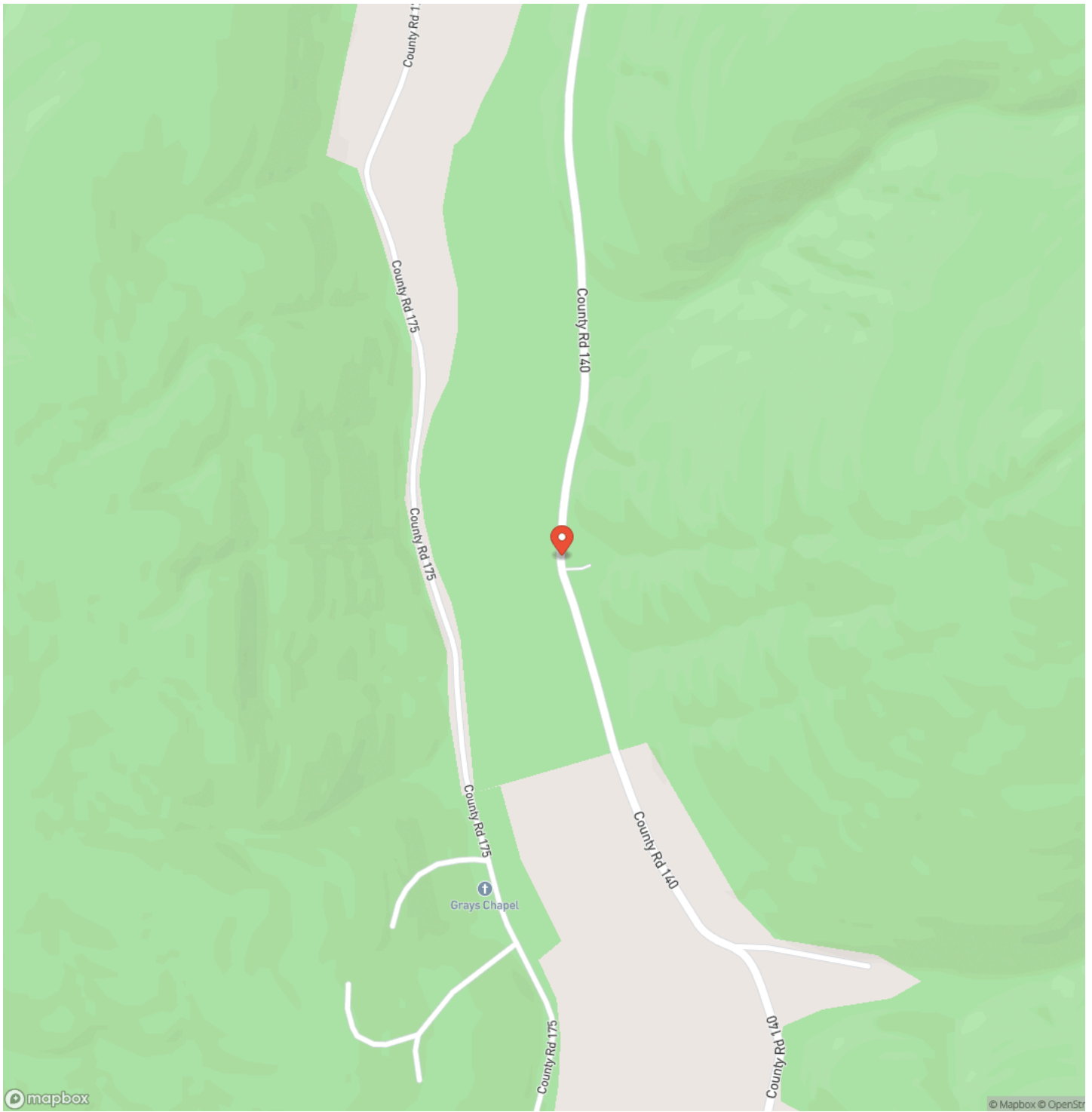
- Approximately 55 minutes to Huntsville
- Approximately 1 hour 45 minutes to Chattanooga

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.

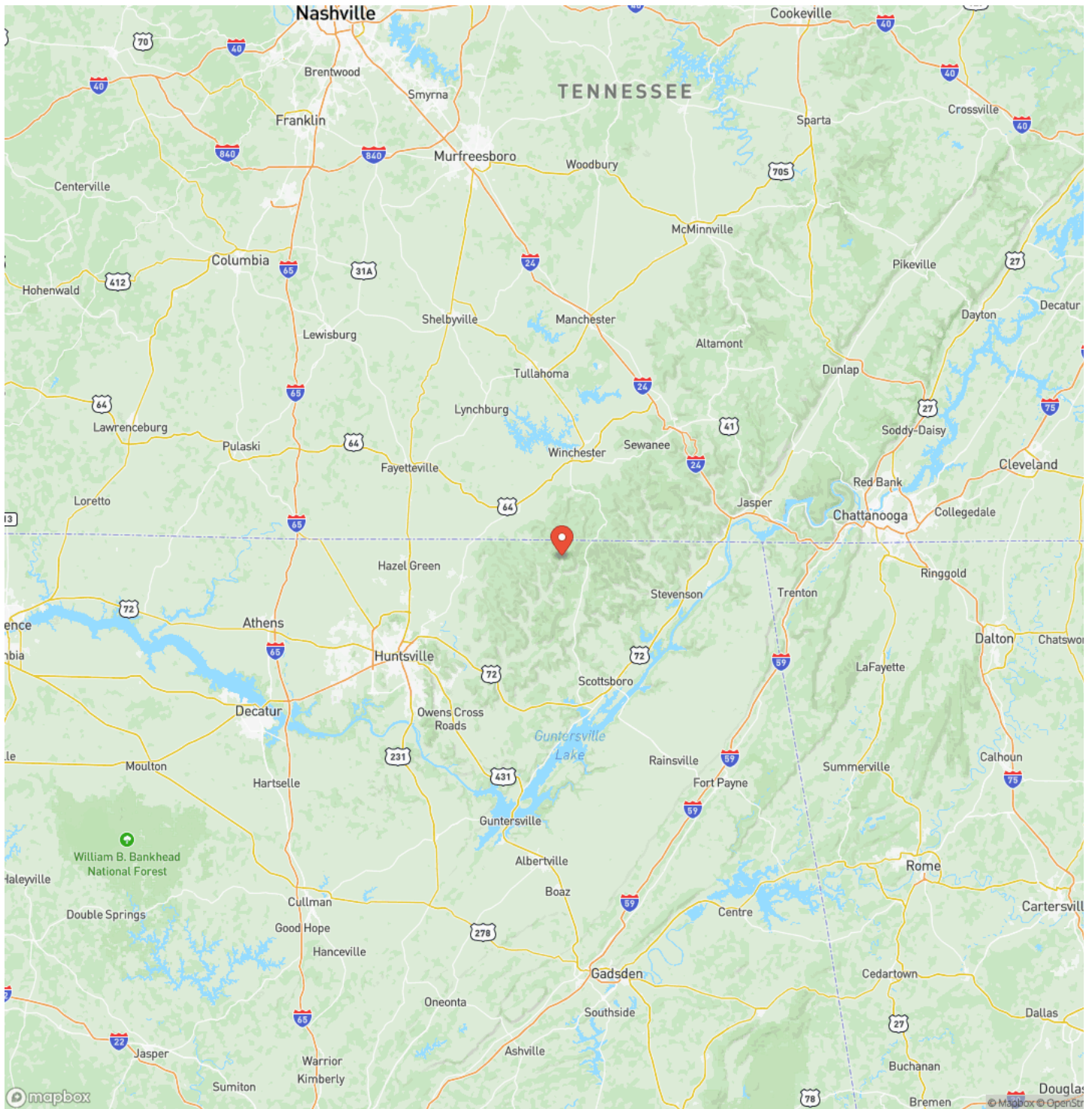
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## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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