

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

\$1,749,900
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)

\$1,885

Acreage

383

Price

\$1,749,900

Property Website

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



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

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:

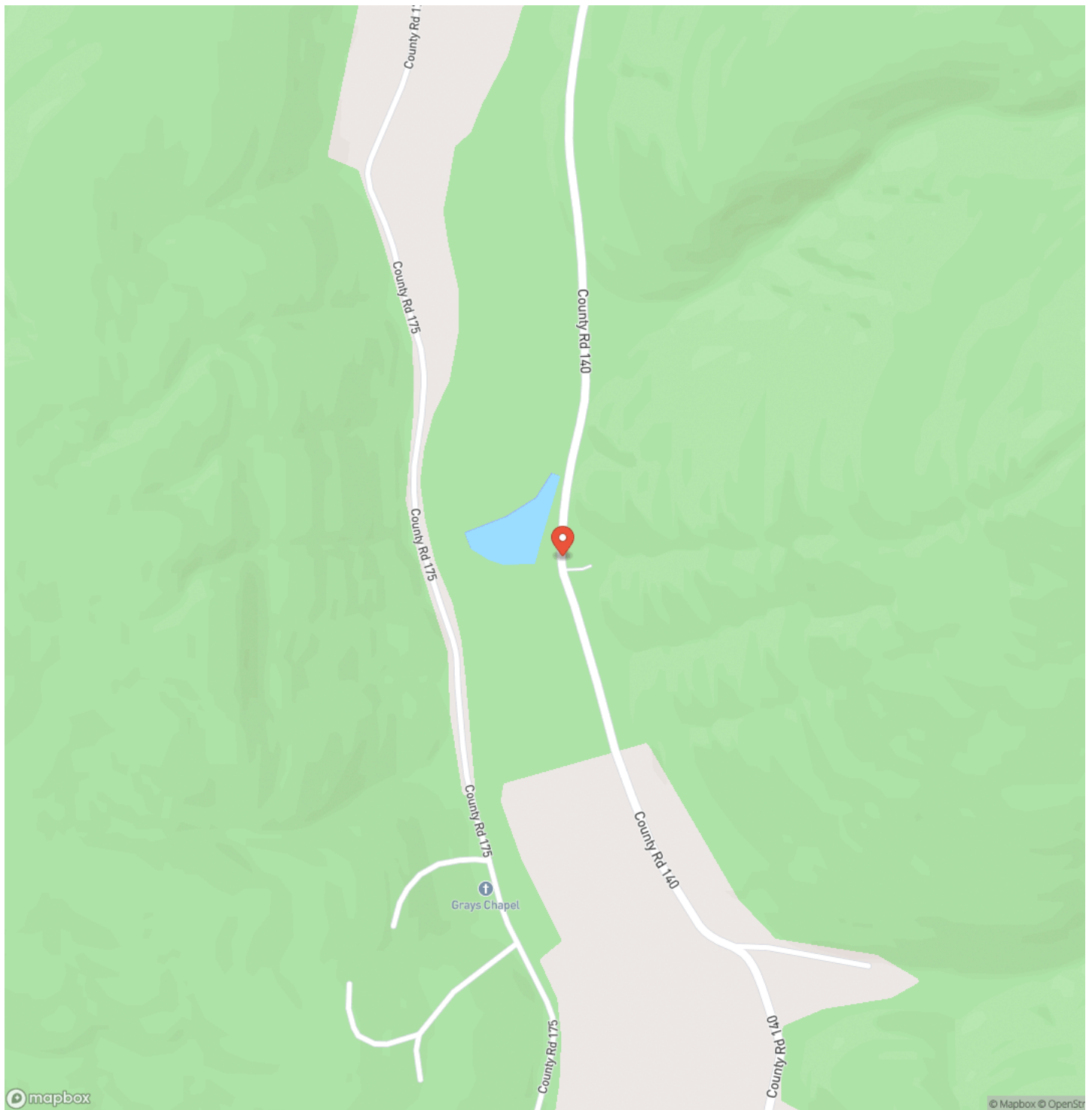
- Approximately 55 minutes to Huntsville
- Approximately 1 hour 45 minutes to Chattanooga

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.

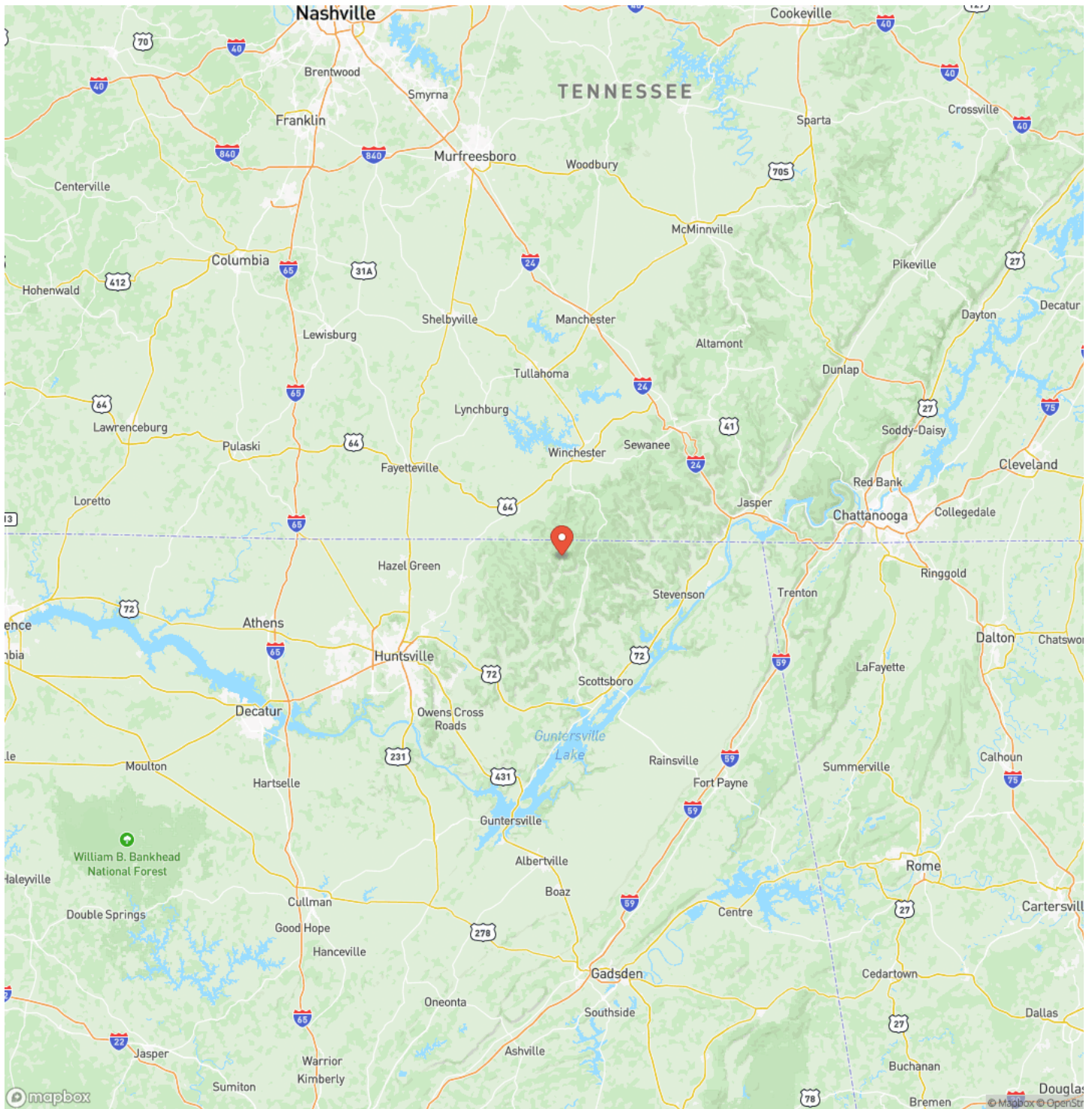
Jackson County 383+/- Turn Key Hunting and Recreational Tract
Estillfork, AL / Jackson County



Locator Map



Locator Map



Satellite Map



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

LISTING REPRESENTATIVE

For more information contact:



Representative

Chandler Hampton

Mobile

(256) 572-4706

Office

(256) 383-8901

Email

champton@mossyoakproperties.com

Address

1229 Hwy 72 East

City / State / Zip

Tuscumbia, AL 35674

NOTES

[illegible]

[illegible]

<https://www.mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Mossy Oak Properties Southeast Land & Wildlife, LLC

1229 Hwy 72 East

Tuscumbia, AL 35674

(256) 345-0074

<https://www.mossyOakproperties.com/>

