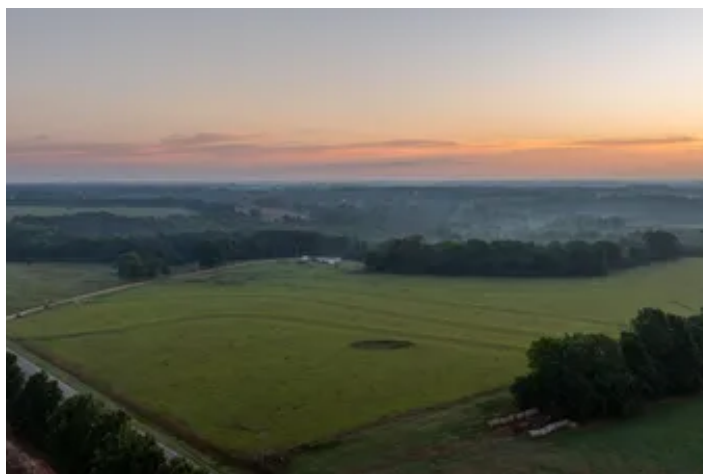
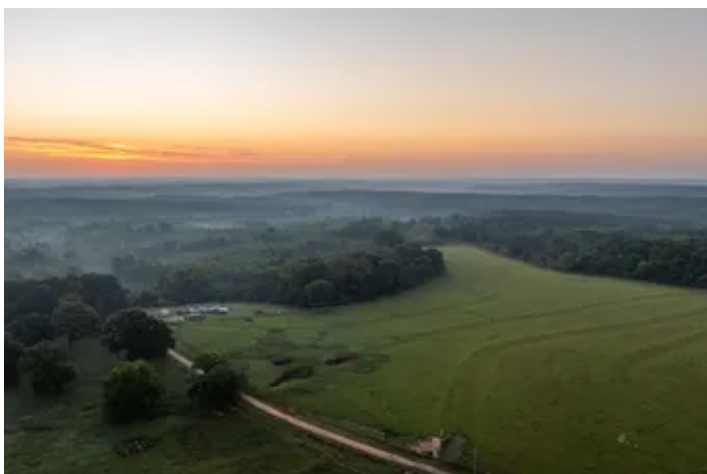


**398 Acres in Elba: Ultimate Hunting Camp or Family
Homestead**
7404 HIGHWAY 141
Elba, AL 36323

\$1,273,600
398± Acres
Coffee County



398 Acres in Elba: Ultimate Hunting Camp or Family Homestead

Elba, AL / Coffee County

SUMMARY

Address

7404 HIGHWAY 141

City, State Zip

Elba, AL 36323

County

Coffee County

Type

Hunting Land, Timberland, Single Family, Residential Property, Undeveloped Land, Recreational Land

Latitude / Longitude

31.446944 / -86.177327

Dwelling Square Feet

1,500

Bedrooms / Bathrooms

3 / 2

Acreage

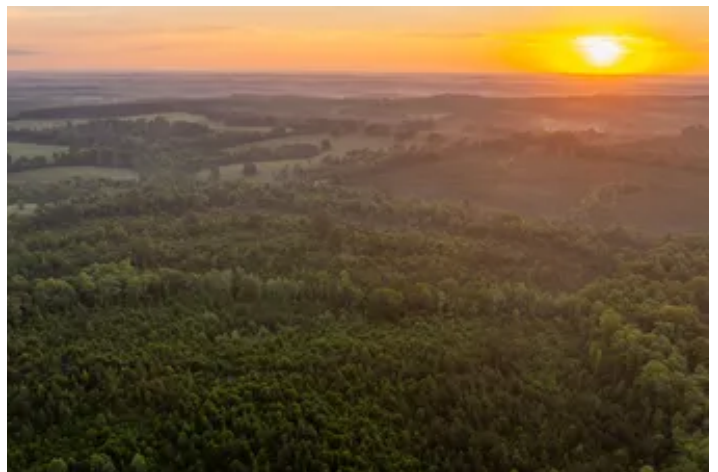
398

Price

\$1,273,600

Property Website

<https://thelandcrafters.com/detail/398-acres-in-elba-ultimate-hunting-camp-or-family-homestead/coffee/alabama/105830/>



398 Acres in Elba: Ultimate Hunting Camp or Family Homestead

Elba, AL / Coffee County

PROPERTY DESCRIPTION

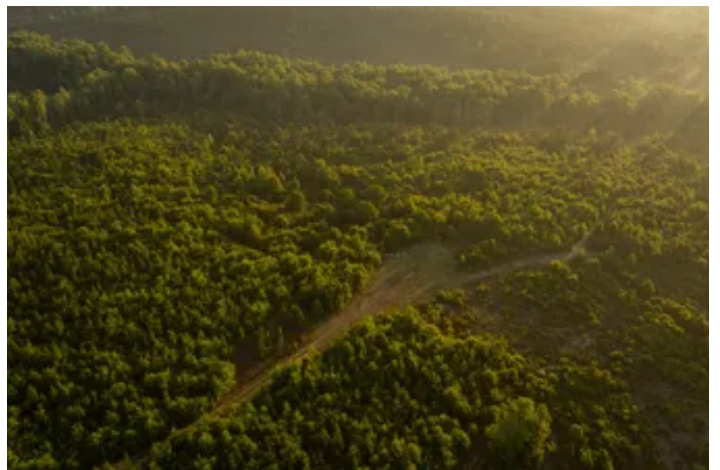
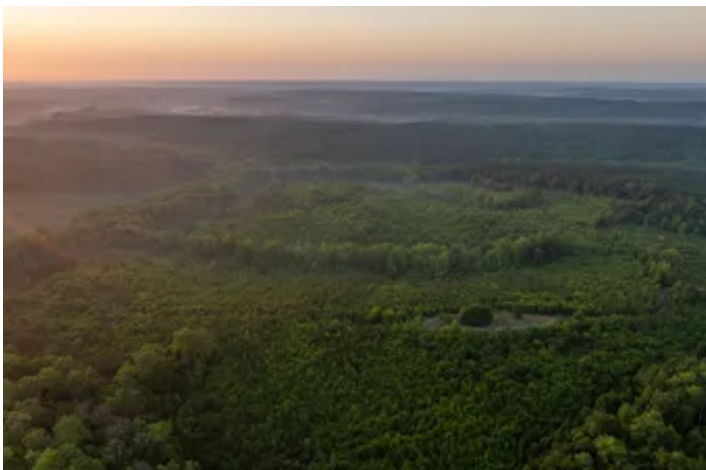
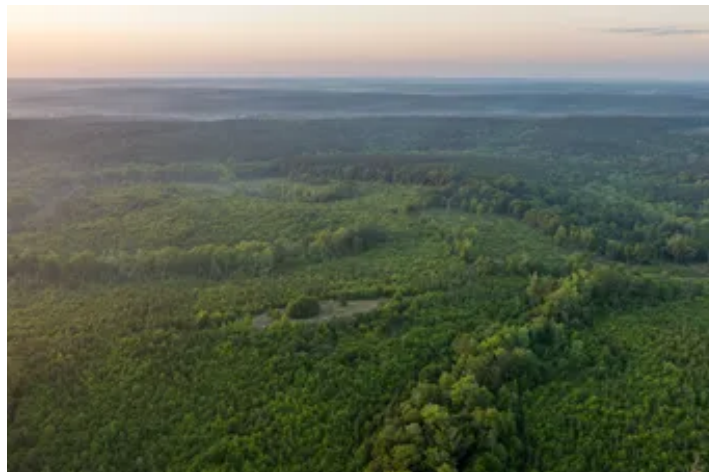
Looking for the perfect mix of hunting, timber and country living? This expansive 398+/- acre tract outside Elba offers the best of Southeast Alabama land-with easy, direct access right off Highway 141! A beautiful blend of diverse timber loaded with deer and turkey and open pasture land ready for livestock, food plots, or a custom build.

The land features a highly desirable layout shaped for both the outdoorsman and the land investor. Over 50 acres of the property is fenced pasture. It includes approximately 150 acres of 7 year old, uncut longleaf pine sweeping through a protective SMZ. This creates a permanent natural canopy for wildlife, making it the ideal habitat for prime Alabama whitetails and turkey. There is also approximately 58 acres of recent clear-cut on the backside of the property, offering a blank canvas for replanting, pasture expansion, or massive food plots. The remaining acreage consists of mixed recreational timber and pasture area.

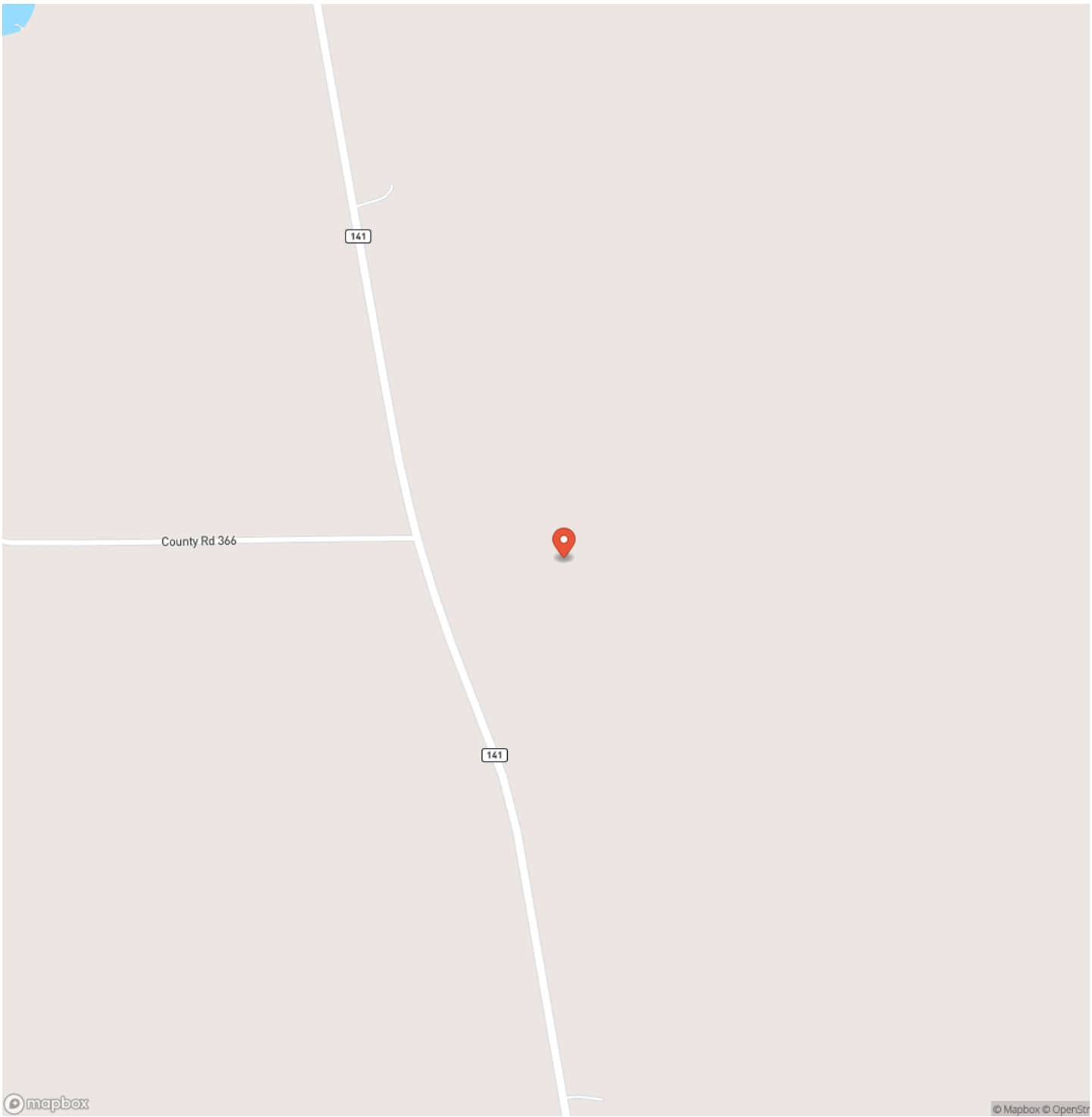
Includes a small, functional mobile home perfect for a weekend hunting camp or a place to live while you build; the existing infrastructure provides a major head start. With an established internal trail network and direct access right off the highway, moving equipment, tractors, or campers on and off the property is entirely seamless.

Excellent privacy without being too far from local amenities. This versatile tract perfectly balances immediate recreational enjoyment, land management potential, and homesteading capability.

398 Acres in Elba: Ultimate Hunting Camp or Family Homestead
Elba, AL / Coffee County

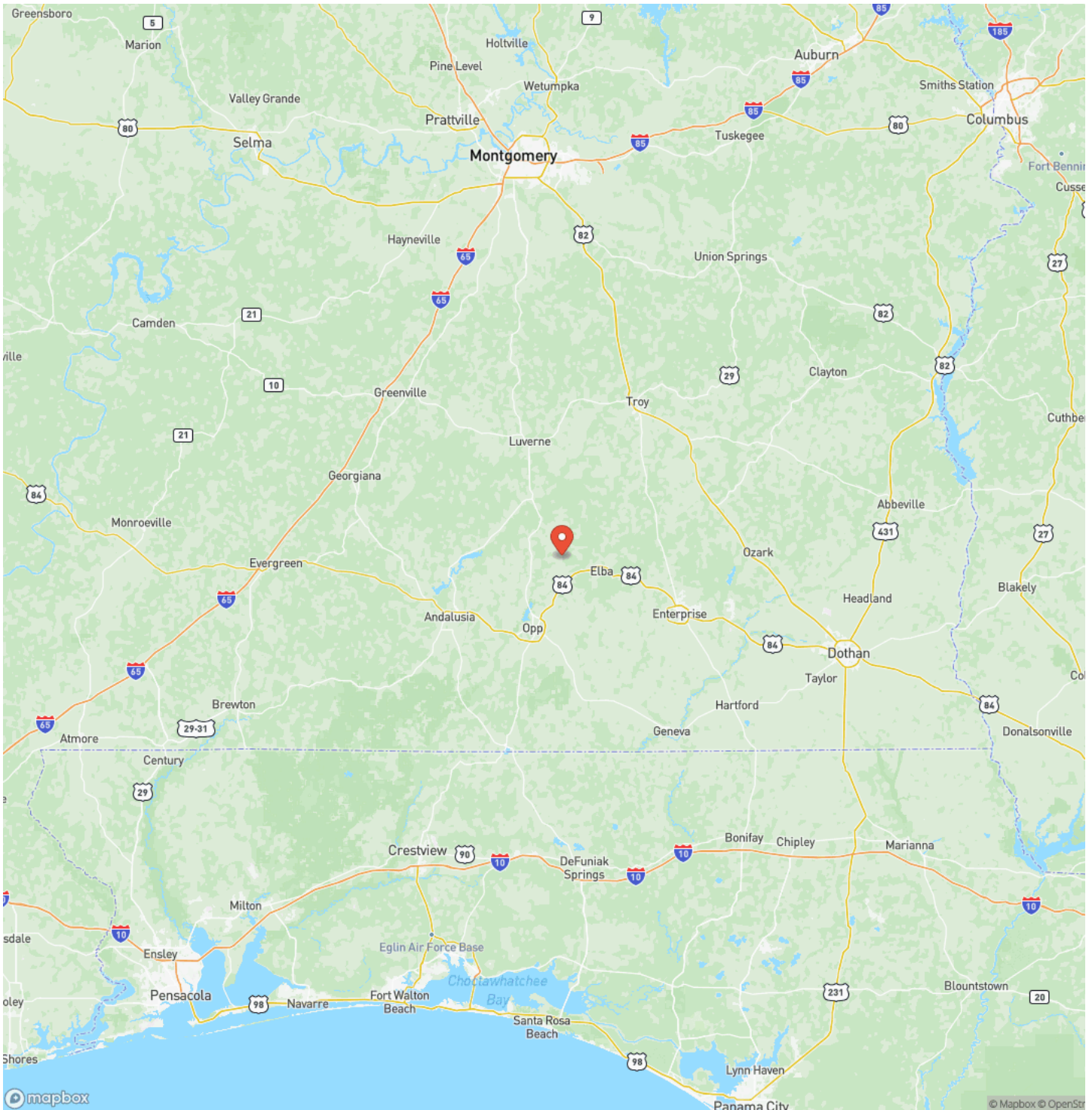


Locator Map



398 Acres in Elba: Ultimate Hunting Camp or Family Homestead
Elba, AL / Coffee County

Locator Map



Satellite Map



398 Acres in Elba: Ultimate Hunting Camp or Family Homestead

Elba, AL / Coffee County

LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Holley

Mobile

(334) 652-1231

Email

jholley@mossyoakproperties.com

Address

4373 Marler Road

City / State / Zip

Pike Road, AL 36064

NOTES

[illegible]

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



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 Alabama Land Crafters

4373 Marler Road

Pike Road, AL 36064

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<https://thelandcrafters.com/>

