



The Farm at Mixons Crossroads

406 +/- Acres | Coffee County, AL | \$1,955,000



National Land Realty
170 S. Oates St., Suite 5
Dothan, AL 36301
NationalLand.com

Ashton McKelvy
Office: 334-378-2379
Cell: 334-494-5882
Fax: 888-672-1810
Amckelvy@nationalland.com

Forrest During
Office: 205-548-1792
Cell: 205-902-8779
Fax: 888-672-1810
Fduring@nationalland.com

The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



PROPERTY SUMMARY

The Farm at Mixons Crossroads offers 406+/- acres of highly versatile land, featuring a home, barn, and two ponds. With 154+/- acres of flat row crop land, the property is ideal for continued farming or easy conversion to pasture, perfect for expanding a cattle operation. Multiple paved road frontage points provide easy access, and utilities are readily available, making the property well-suited for agricultural use or future development. An abundance of wildlife, including whitetail deer, wild turkeys, and waterfowl, makes this a prime recreational tract as well. Conveniently located just a short drive from Enterprise, Troy, and New Brockton, the farm offers peaceful rural living with quick access to town. Whether you're expanding a farm or investing in a multi-use property, The Farm at Mixons Crossroads offers space, versatility, and long-term potential.



ACREAGE BREAKDOWN

154 acres of row crop / pasture

PARCEL #/ID

0706230000005004,
0706230000005000,
0707260000002000,
0706230000005005,
0706140000008000

ADDRESS

1 County Road 223
New Brockton, AL 36351

LOCATION

Contact agent for details.

PROPERTY HIGHLIGHTS

- Row Crop/pasture
- Home with barn
- Easy access with paved road frontage
- Utilities available
- Two ponds
- Whitetail deer/wild turkeys
- Merchantable timber
- Close to New Brockton, Enterprise, and Elba
- Country living and convenient to the city

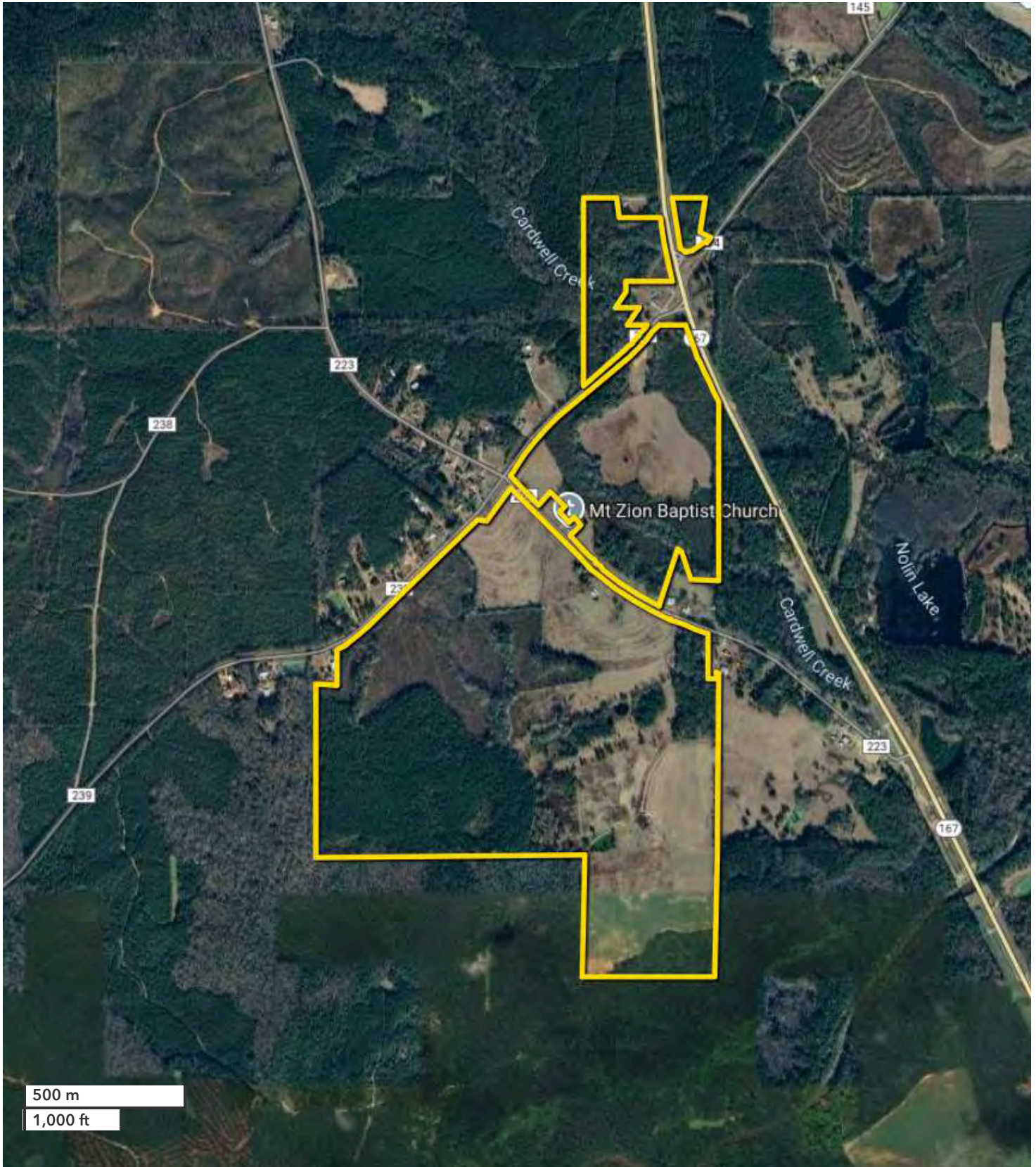




ASHTON MCKELVY
Land Professional
amckelvy@nationalland.com
Mobile: 334-494-5882
Office: 334-378-2379
Fax: 888-672-1810

FORREST DURING, ALC
Land Broker
fduring@nationalland.com
Mobile: 205-902-8779
Office: 205-548-1792
Fax: 888-672-1810

The Farm at Mixons Crossroads
Coffee County, AL
406 +/- Acres



500 m

1,000 ft

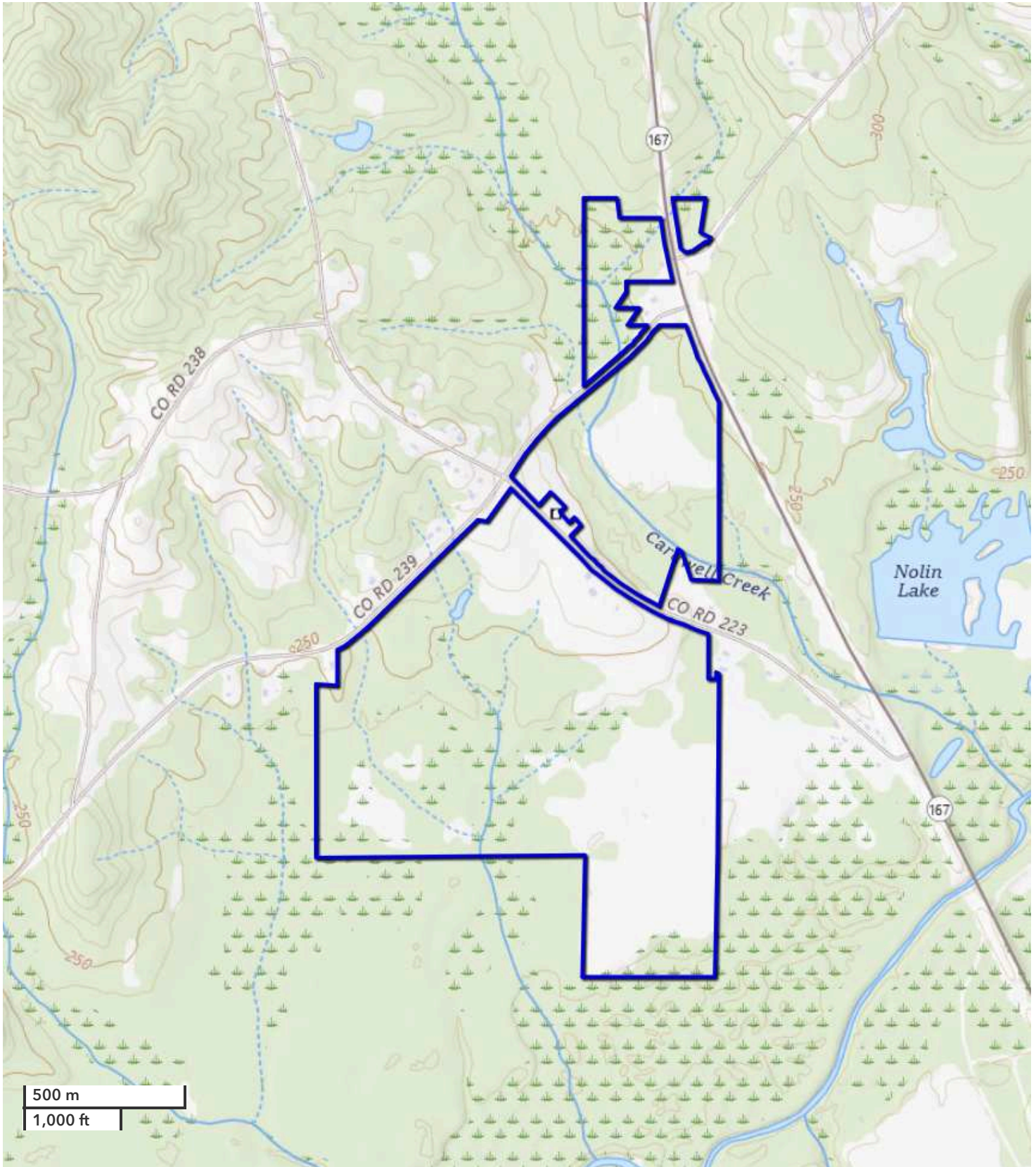
All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



ASHTON MCKELVY
Land Professional
amckelvy@nationalland.com
Mobile: 334-494-5882
Office: 334-378-2379
Fax: 888-672-1810

FORREST DURING, ALC
Land Broker
fduring@nationalland.com
Mobile: 205-902-8779
Office: 205-548-1792
Fax: 888-672-1810

The Farm at Mixons Crossroads
Coffee County, AL
406 +/- Acres



All boundary lines noted in pictures, aerals or maps should be considered estimates and not relied on as legal documents or descriptions.



National Land Realty
170 S. Oates St., Suite 5
Dothan, AL 36301
NationalLand.com

Ashton McKelvy
Office: 334-378-2379
Cell: 334-494-5882
Fax: 888-672-1810
Amckelvy@nationalland.com

Forrest During
Office: 205-548-1792
Cell: 205-902-8779
Fax: 888-672-1810
Fduring@nationalland.com

The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



National Land Realty
170 S. Oates St., Suite 5
Dothan, AL 36301
NationalLand.com

Ashton McKelvy
Office: 334-378-2379
Cell: 334-494-5882
Fax: 888-672-1810
Amckelvy@nationalland.com

Forrest During
Office: 205-548-1792
Cell: 205-902-8779
Fax: 888-672-1810
Fduring@nationalland.com

The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



National Land Realty
 170 S. Oates St., Suite 5
 Dothan, AL 36301
NationalLand.com

Ashton McKelvy
 Office: 334-378-2379
 Cell: 334-494-5882
 Fax: 888-672-1810
Amckelvy@nationalland.com

Forrest During
 Office: 205-548-1792
 Cell: 205-902-8779
 Fax: 888-672-1810
Fduring@nationalland.com

The above information is from sources deemed reliable, however the accuracy is not guaranteed.
 National Land Realty assumes no liability for error, omissions or investment results.

REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

THIS IS FOR INFORMATION PURPOSES. THIS IS NOT A CONTRACT.

Alabama law requires you, the consumer, to be informed about types of services which real estate licensees may perform. The purpose of this disclosure is to give you a summary of these services.

A SINGLE AGENT is a licensee who represents only one party in a sale. That is, a single agent represents his or her client. The client may be either the seller or the buyer. A single agent must be completely loyal and faithful to the client.

A SUB-AGENT is another agent/licensee who also represents only one part in a sale. A sub-agent helps the agent represent the same client. The client may be either the seller or the buyer. A sub-agent must also be completely loyal and faithful to the client.

A LIMITED CONSENSUAL DUAL AGENT is a licensee for both the buyer and the seller. This may only be done with the written, informed consent of all parties. This type of agent must also be loyal and faithful to the client, except where the duties owed to the client conflict with one another.

A TRANSACTION BROKER assists one or more parties, who are customers, in a sale. A transaction broker is not an agent and does not perform the same services as an agent.

*Alabama law imposes the following obligations on all real estate licensees to all parties, no matter their relationship:

1. To provide services honestly and in good faith;
2. To exercise reasonable care and skill;
3. To keep confidential any information gained in confidence, unless disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is authorized in writing;
4. Present all written offers promptly to the seller;
5. Answer your questions completely and accurately.

Further, even if you are working with a licensee who is not your agent, there are many things the licensee may do to assist you. Some examples are:

1. Provide information about properties;
2. Show properties;
3. Assist in making a written offer;
4. Provide information on financing.

You should choose which type of service you want from a licensee, and sign a brokerage service agreement. If you do not sign an agreement, by law the licensee working with you is a transaction broker.

The licensee's broker is required by law to have on file an office policy describing the company's brokerage services. You should feel free to ask any questions you have.

The Alabama Real Estate Commission requires the real estate licensee to sign, date, and provide you a copy of this form. Your signature is not required by law or rule, but would be appreciated.

Agent Print Name

Consumer Print Name

Agent Signature

Consumer Signature

Date

Date

***THIS IS NOT A CONTRACT.**