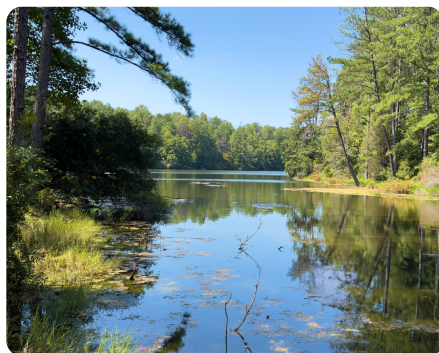


SOLD



Coffeeville Recreation, Hunting, and Timber Tract

111 +/- Acres | Clarke County, AL



ADDRESS

0 HWY 84
Coffeeville, AL 36524

LOCATION

Contact listing agents for directions.

PROPERTY SUMMARY

The Coffeeville Tract is an outstanding property, equally ideal for timber investment and recreational use. It features a marketable, thinned pine plantation over 25 years old, offering an immediate return on investment potential for the new owner.

The property also includes approximately 4+- acres of a 15+-acre lake, granting shared water usage rights to the entire lake—perfect for fishing and other water activities.

In addition to fishing, the tract provides abundant recreational opportunities with deer, turkey, and hog hunting, ensuring year-round enjoyment.

With a quarter-mile of paved frontage on Highway 84 and available utilities, this tract combines accessibility with natural beauty, making it a versatile and attractive investment.

nationalland.com/listing/coffeeville-recreation-hunting-and-timber-tract



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