



SOUTHEASTERN

LAND GROUP

Eastburn Farm - 122± Acre

Discover the perfect blend of agricultural productivity, outdoor recreation, and country living on this exceptional 122± acre farm in northern Coffee County, Alabama. Featuring gently rolling terrain, the property offers a beautiful mix of open hayfields, mature hardwood drains, and scenic water features that create an ideal setting for both farming and recreation. The land includes productive hayfields, wooded draws rich with mature hardwoods, and approximately one acre of stocked pond, providing year-round enjoyment for fishing and relaxing. Big Creek borders the property, offering valuable creek frontage, scenic views, and an excellent wildlife corridor. Big Creek is a recognized stream in Coffee County, adding to the property's natural appeal. For the outdoor enthusiast, this farm is a true sportsman's retreat. The diverse habitat supports healthy populations of whitetail deer, wild turkey, and other native wildlife, making it an outstanding hunting property. The varied topography and established cover also provide excellent opportunities for ATV riding, hiking, horseback riding, or simply enjoying the peace and privacy of rural Alabama. Complementing the land is a spacious **3,400-square-foot brick ranch-style farmhouse**, offering generous living space for a full-time residence, family retreat, or hunting lodge. Its classic design and peaceful setting overlook the surrounding countryside, creating the perfect place to gather with family and friends after a day spent outdoors. Whether you're looking for a working farm, an exceptional recreational property, or a private country estate, this remarkable 122± acre offering combines natural beauty, productive land, outstanding hunting, and comfortable living in one of southeast Alabama's most desirable rural settings.



\$1,250,000

View online at johnhardinland.com

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