



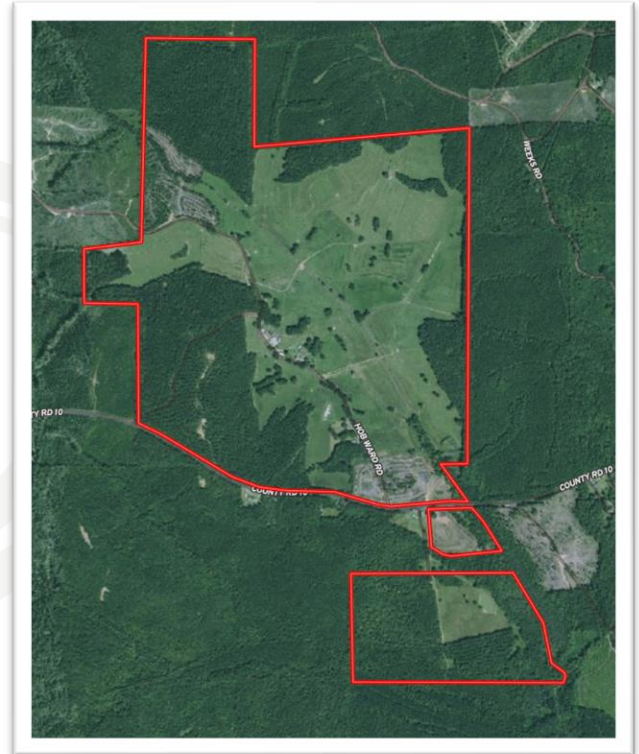
John Hall & Company

Land | Commercial | Investment Property
www.JohnHallCo.com

MACK BRASHER
205.495.4650
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COFFEE CREEK FARM

525 +/- ACRES
WINFIELD ALABAMA



LOCATION: County Road 10 – Winfield, AL 35594 (Marion Co.)

TERRAIN: Level to Rolling

ACREAGE: 525 +/- Acres

LAND USE: Country Home Estate – Cattle Ranch – Equestrian Estate - Recreational Land

PRICE: \$2,400,000

SPECIAL FEATURES: This remarkable 525-Acre Estate is a testament to the enduring legacy of a multi-generation Alabama steward of the land and conservationist who has lived a decorated career as a Scholar and Educator. “Coffee Creek Farm” is a sprawling Turn-Key Country Estate nestled in its own Valley of the Appalachian Foothills with remarkable views to the North and East in an area of privacy in rural Northwest Alabama. Cattle have been grazed on the Farm for decades with a specific vision strategically arranged with countless barns, cattle-working facilities, and 62,000 linear feet of barbed wire fencing with 26 individual paddocks for an intensive rotational grazing program to allow for diversity of different levels of cattle production for continuous cash-flow and income opportunities. In addition to the cattle operation, the equestrian enthusiast would fit well in the saddle in the heart of this tract. “Coffee Creek Farm” has everything one could want for one who dreams of a self-sustained lifestyle: rich soils for growing timber, cattle, or crops, an abundant water supply, a hearty variety of wildlife, significant utility infrastructure, and a quaint and wholesome 2700-SF Ranch-Style Brick Home with modern appointments. “Coffee Creek Farm” has been sustained and remained in the same family since the Great Depression and is now being offered for sale for the first time in nearly a Century!

This is an opportunity of a lifetime to procure a historical tract of this Size and Caliber

AGENT: Mack Brasher – 205.495.4650 | Mack@JohnHallCo.com

This company, or any of its agents, will not be held responsible for any false or misleading information. Information is collected by agents from sources that agent deems reliable. Agent has used his best efforts and good faith to obtain reliable information.

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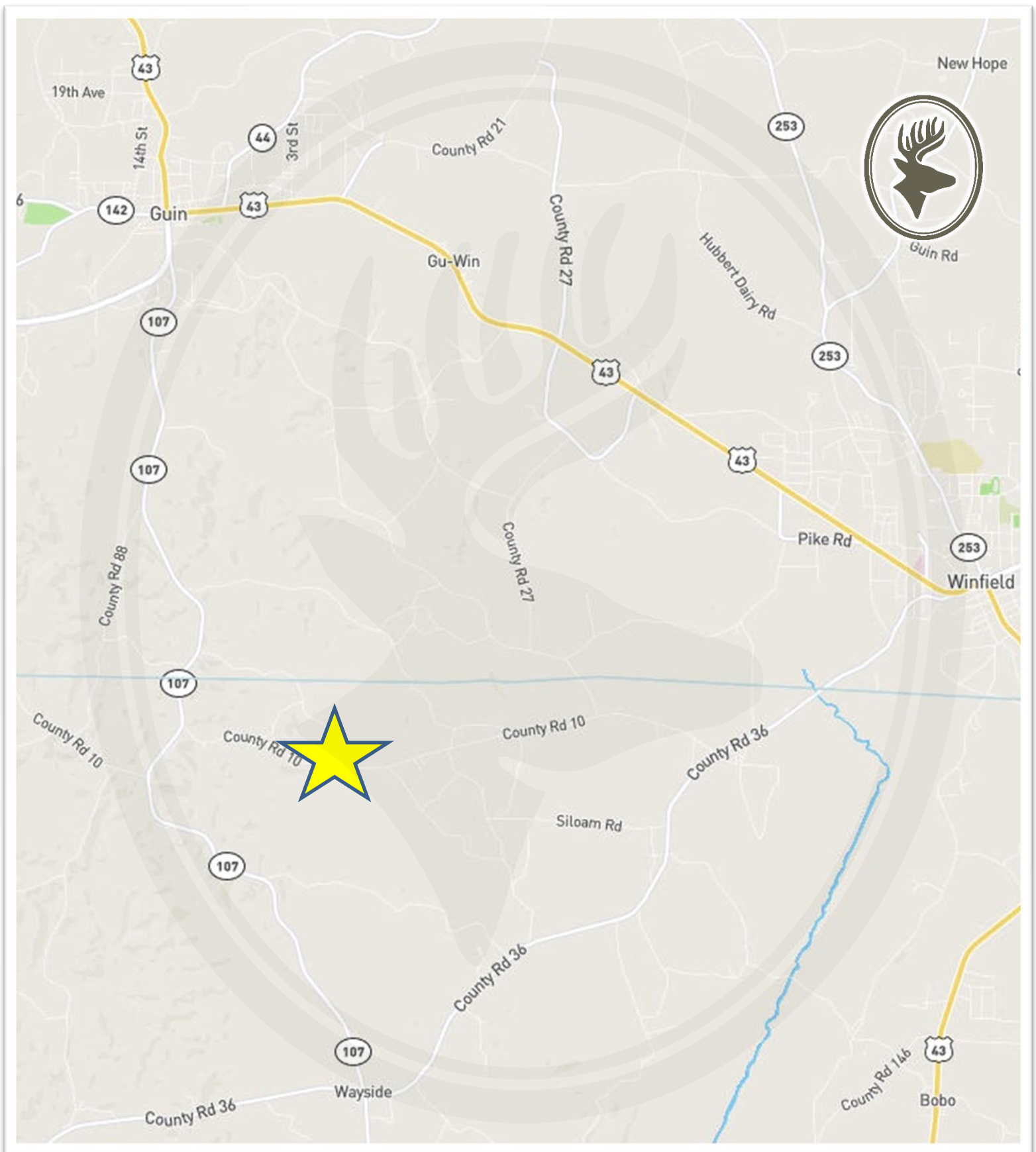


QUICK FACTS

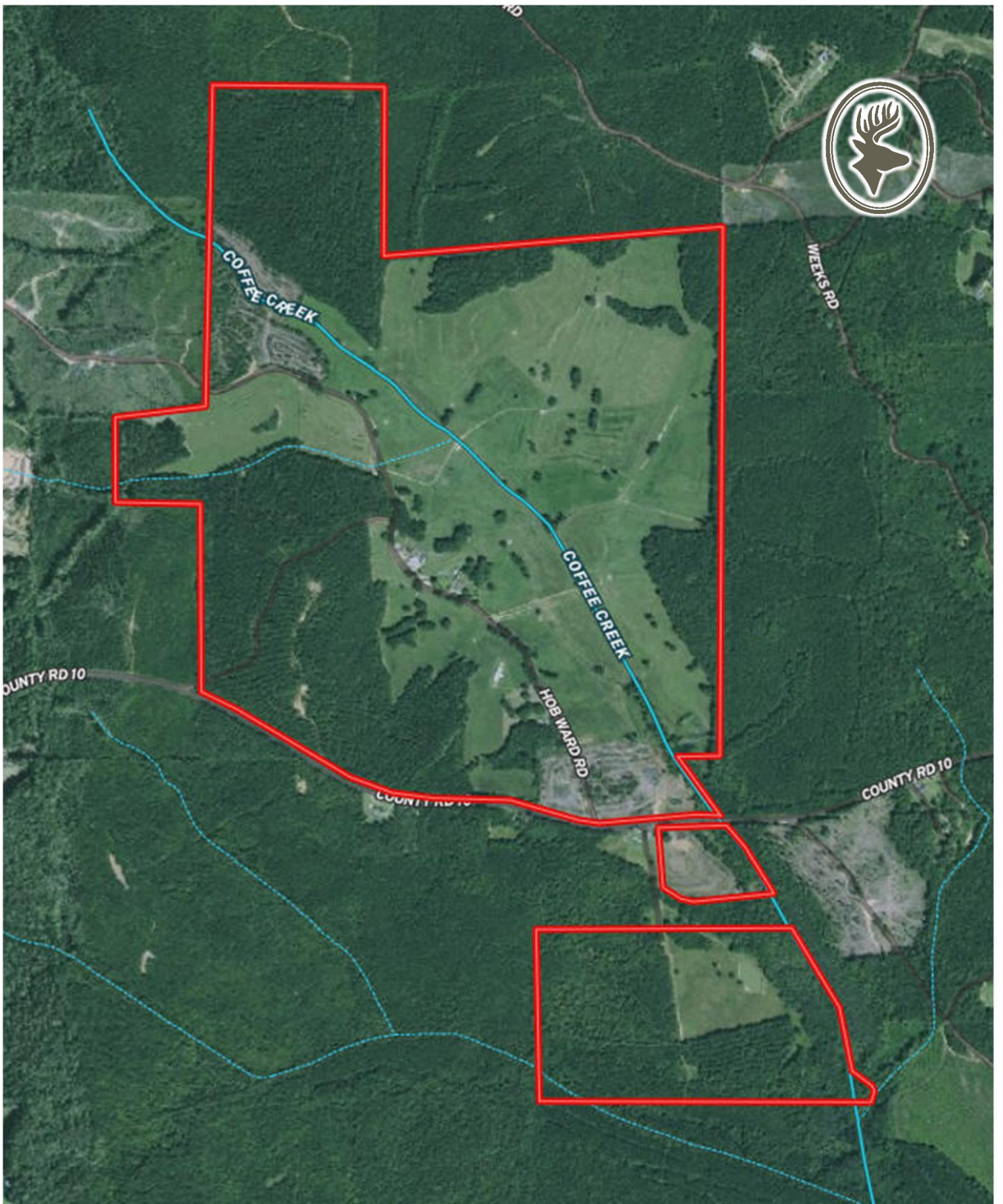
- **Address:** County Road 10 – Winfield, AL 35594 (Marion Co.)
- **School District:** Winfield City School District
- **STR:**
 - Sections 15 & 16 – T13S – R13W (Marion Co.)
 - Sections 21 & 22 – T13S – R13W (Fayette Co.)
- **Marion Co. Parcel Number(s):**
25-05-16-0-000-008-0000 & 25-05-15-0-000-015-0000
- **Fayette Co. Parcel Number(s):**
03-05-21-0-000-001.0000, 03-05-22-0-000-005.0010, 03-05-22-0-000-005.0020, 03-05-22-0-000-005.0040, 03-05-22-0-000-005.0060, 03-05-22-0-000-005.0050, 03-05-22-0-000-005.0070, 03-05-22-0-000-005.0030, 03-05-21-0-000-025.0000, 03-05-22-0-000-011.0020, 03-05-22-0-000-011.0010, 03-05-22-0-000-011.0030, 03-05-22-0-000-011.0040, 03-05-22-0-000-012.0020, 03-05-22-0-000-012.0000, 03-05-22-0-000-012.0010, & 03-05-22-0-000-013.0000
& 03-05-21-0-000-024.0010
- **Stratified Acreage:**
 - Pasture: 297 Acres
 - Replanted Pine Plantation: 186 Acres
 - Merchantable Timber: 32 Acres
 - Home Site: 1.0 Acre
 - Open Idle: 5.0 Acres
 - Wetlands: 3.0 Acres
 - SMZ: 2.0 Acres
 - Pond (Stocked): 2.0 Acres
- **Frontage:**
 - Hob Ward Road: 10,760' (Gravel)
 - CR 10: 3,435' (Paved)
 - County Line Road: 4,570' (Gravel)
- **Creek Access:**
 - Coffee Creek: 14,385'
 - Tributary: 5,500'
- **Flood Plain:**
 - Zone A (100 Year): 46 Acres (8.7%)

- **Improvements:**
 - Fence-Line Bunks (Pasture): [2] (60' x 12' Each)
 - Fence-Line Bunks (Covered in Feedlot Setting – Concrete & Crushed Limestone): [3] Covered Bunks (60' x 12' Each)
 - (14) Automatic Waters
 - 5 Strand Barbed Wire Fencing & Cross-Fencing: (62,000 Linear Feet strategically sectioned into 26 Paddocks for strategic & optimal rotational grazing)
 - 4 Hay Barns (120' x 32' – 40' x 64' – 24' x 50' – 60' x 24')
 - 1 Open Sided Equipment Shed (24' x 36')
 - 1 Shop (25' x 50' – Concrete Floor)
 - Covered Working Facility/Barn (55' x 40' – 20' x 45')
 - 2 Greenhouses (30' x 72' – 30' x 48')
 - 2700-SF Brick Home (1982)
- **Property Taxes:** \$1087.58
- **Winfield is home to one of the Top-Rated Public Schools in the State of Alabama regardless of Classification: dating back 30 Years. As of December 2023: The Winfield City School district received an “A” on the latest Alabama State Department of Education Report Card. The system ranks Fifth (5th) in the state tied with Auburn and Hoover, scoring 93 on the report card.**
- **Winfield is home to “Mule Day” which is held every 4th Saturday of September for the last 45+ years and is host to 40,000+ attendees, including the Governor, which makes it one of the largest festivals in the State of Alabama.**
- **Marion County is host to the following Major Employers:** Kith Kitchens, 3M Company, Komatsu Mining Corp., Buccaneer Homes, Kontoor Brands Inc., Clayton Homes, Tiffin Motorhomes, NTN Bower, Hamilton Homebuilders, & Deer Valley Homebuilders.
- **Marion County is ranked #4 in Alabama in “Lowest Cost of Living.”**
- **Great schools and low property taxes continue to attract businesses and people from across the country to the area. With fertile soils, water sources, security, recreation, sustainable resources, and the ability to raise hard assets such as timber, cattle, and crops the value and demand of properties such as Coffee Creek Farm make it a cast-iron investment. Top investors are adding properties in this asset class to their portfolio.**
- **45 minutes to Tupelo, 1 Hour to Florence, AL, 1.5 Hours to Cullman, & 1.5 Hours to Birmingham.**

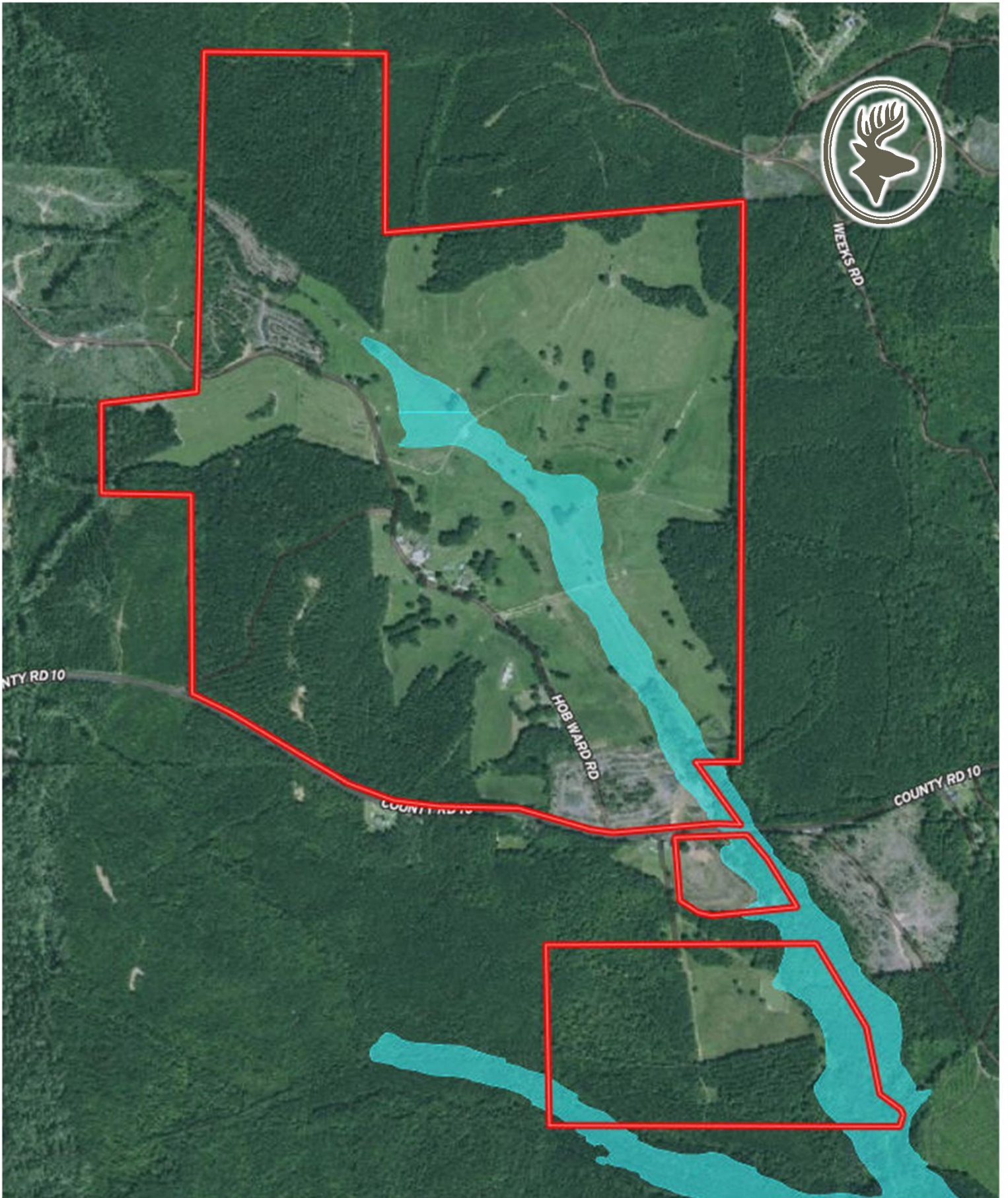
Property Location



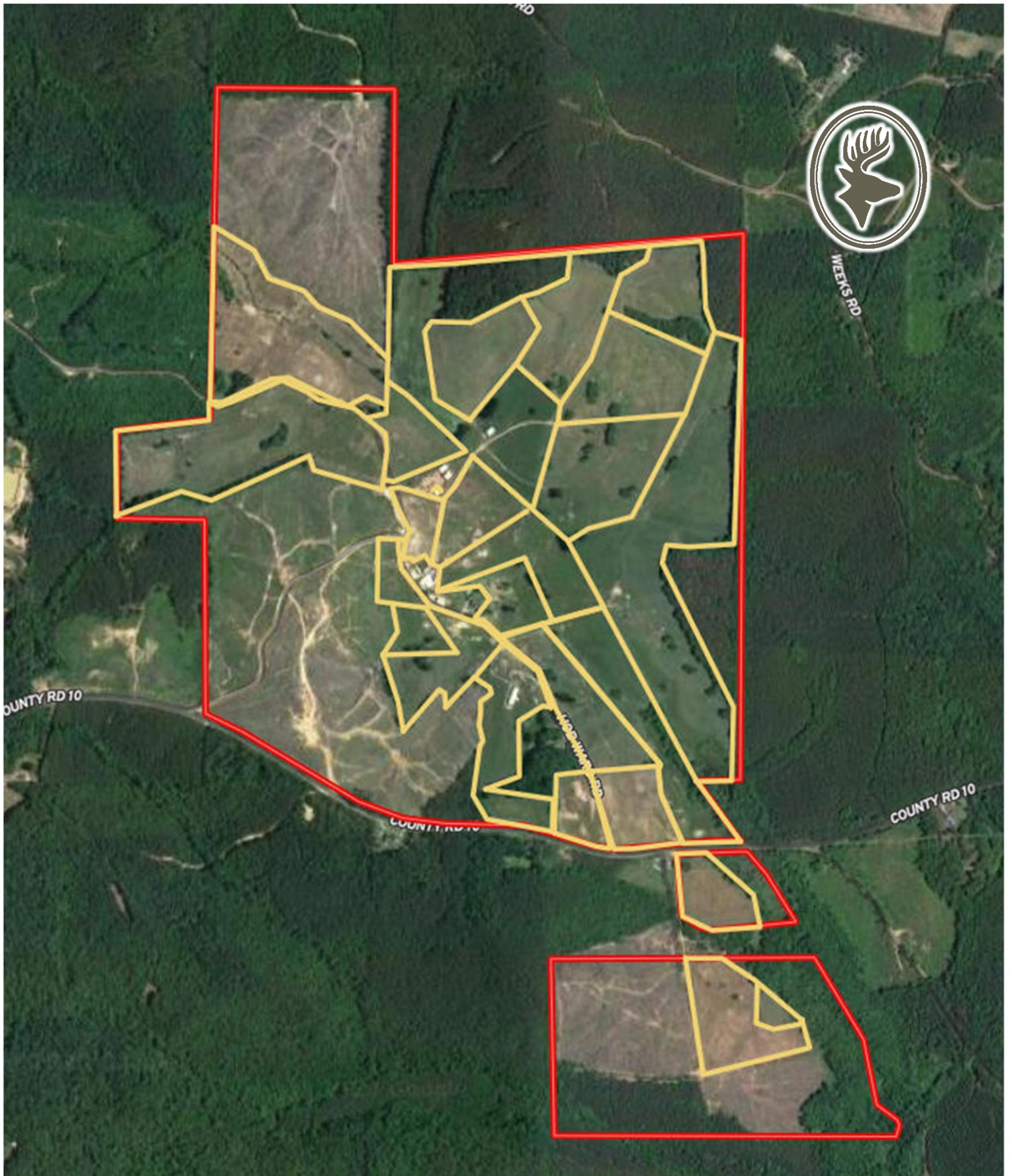
Water Features



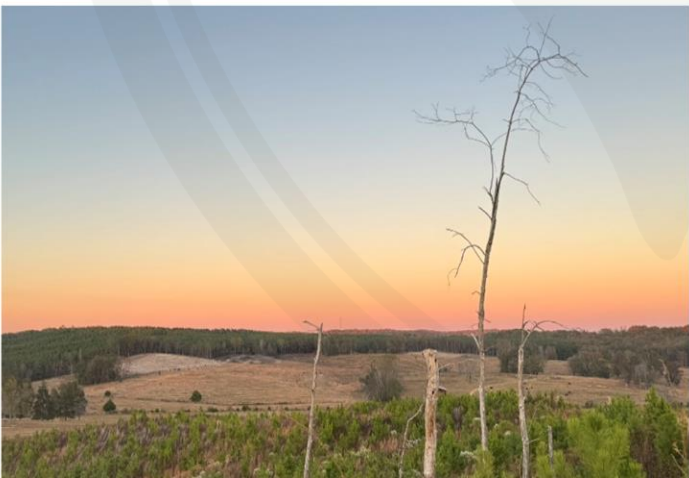
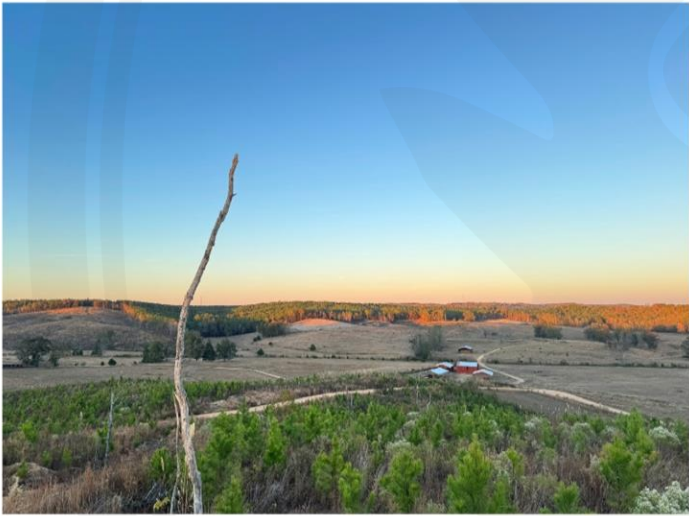
FEMA Flood Map

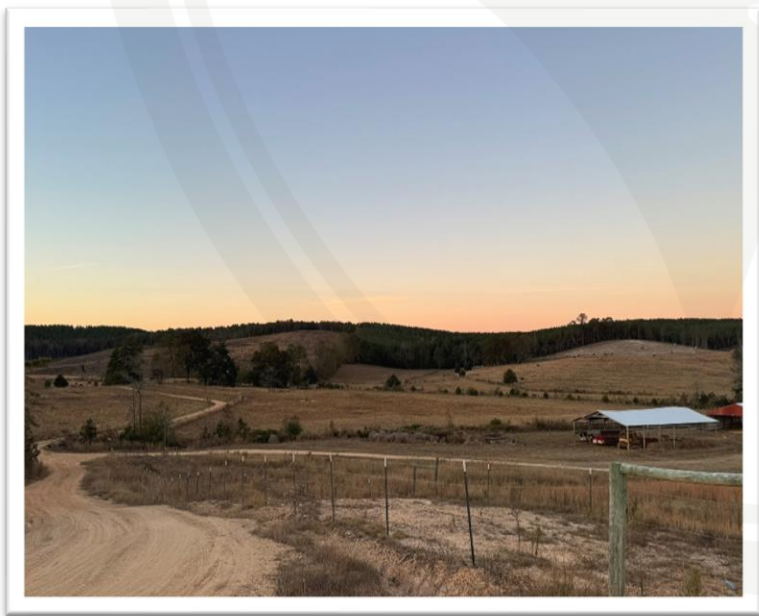
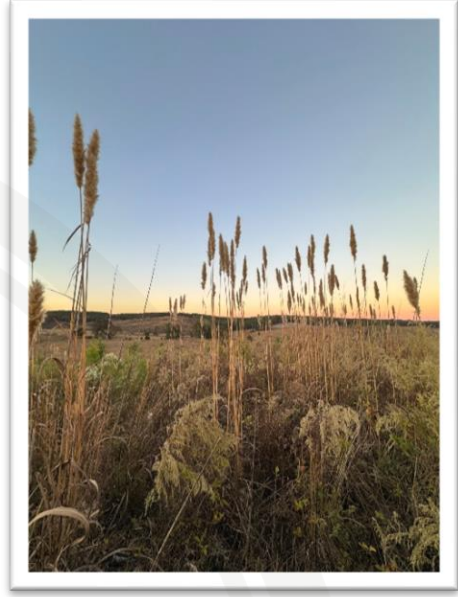
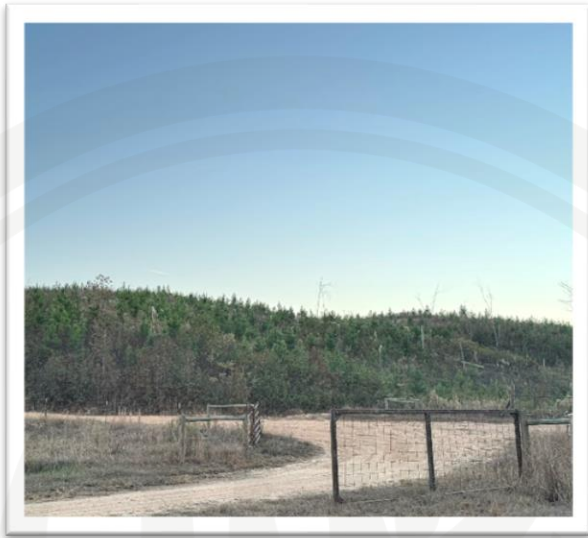


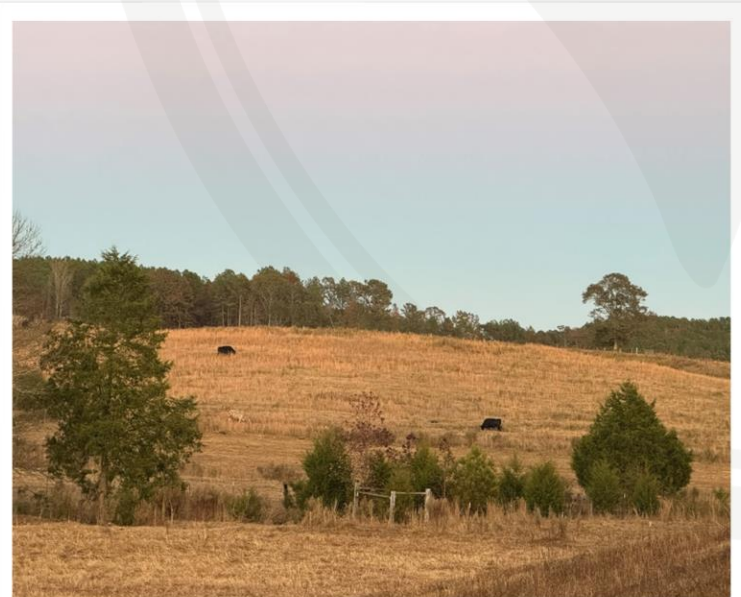
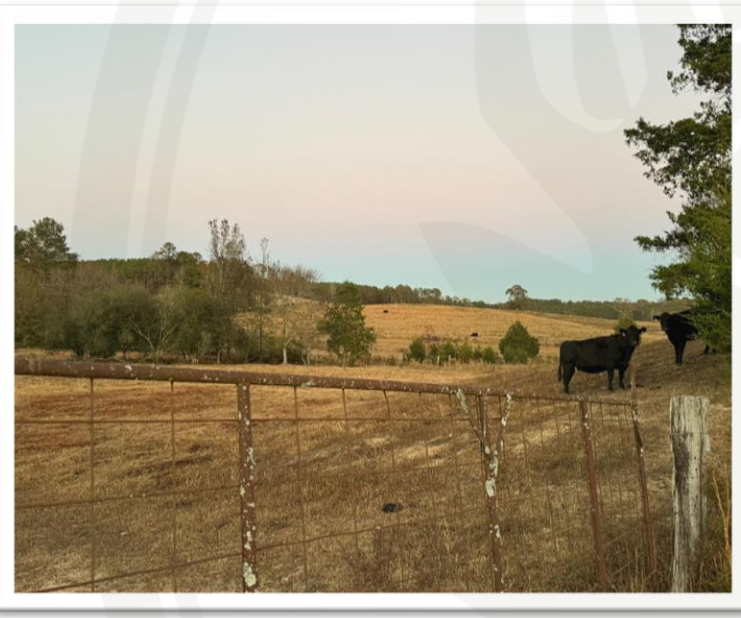
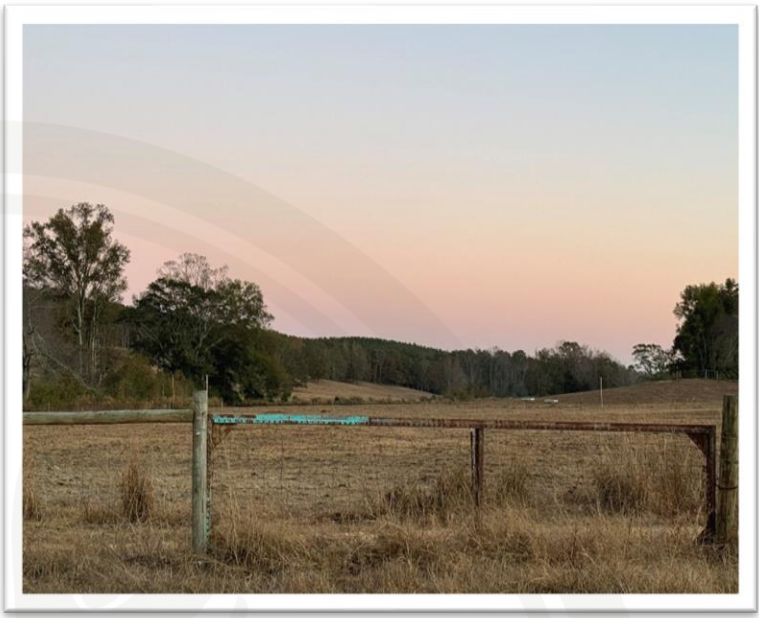
Paddocks



Subject Photos









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