



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**14± ACRES
COVINGTON COUNTY, AL
\$72,000**



OFFICE (334) 931-0090 | WWW.SMALLTOWNPROPERTIES.COM

THE COVINGTON 14

PROPERTY PROFILE

LOCATION:

- Cauley Road
Opp, AL 36467
- Covington County
- $3.1 \pm$ Miles NW of
Danleys Crossroads
- $13.6 \pm$ Miles N of Opp
- $21.9 \pm$ Miles NE of Andalusia
- $76.7 \pm$ Miles S of Montgomery
- $88.4 \pm$ Miles N of Destin, FL

COORDINATES:

- 31.4308, -86.2054

TAX INFORMATION:

- 2024: \$177.12

PROPERTY USE:

- Hunting
- Recreation
- Potential Home/Cabin Site
- Timber Investment

PROPERTY INFORMATION:

- $14 \pm$ Acres
- Young Pine Timber
- Hardwood Draw
- Creek on Property
- Quiet Dirt Road Access
- Rural & Private Setting
- Utilities Nearby



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KAT O'NEAL

LAND SPECIALIST

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2121 5th Street, Ste 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE COVINGTON 14

IF YOU ARE LOOKING FOR A PRIVATE RURAL TRACT WITH HUNTING AND BUILDING POTENTIAL, THE COVINGTON 14 IS JUST FOR YOU! This attractive 14± acre property is located on Cauley Road near Danleys Crossroads in Opp, Alabama. The land offers a great mix of seclusion, recreational opportunity, and future value; whether you're looking for a place to hunt, build a country home, or invest in Alabama land, this place is a solid choice!

Accessed by a quiet dirt road, the Covington County tract is primarily covered in young pine timber, providing excellent future timber potential. A hardwood draw runs through the land, highlighted by a small creek, adding natural beauty and creating an ideal wildlife corridor. The area is well-known for strong deer populations, making the Covington 14 especially appealing for recreational and hunting use.

Conveniently located just 30 minutes from Andalusia and approximately 20 minutes from Opp, this tract offers the peace of the countryside while still being close to town for everyday needs. If you're searching for a versatile piece of rural land with privacy, natural features, and endless possibilities, the Covington 14 is worth considering.

Call Kat O'Neal today to learn more and experience #TheSmallTownWay!



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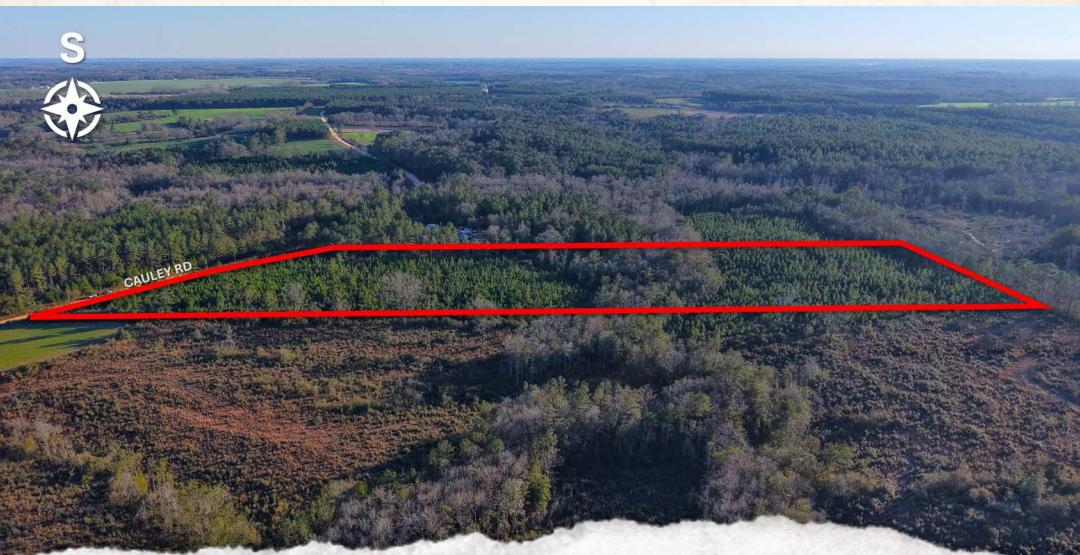
14± ACRES

COVINGTON COUNTY, ALABAMA



PROPERTY LINES ARE APPROXIMATE

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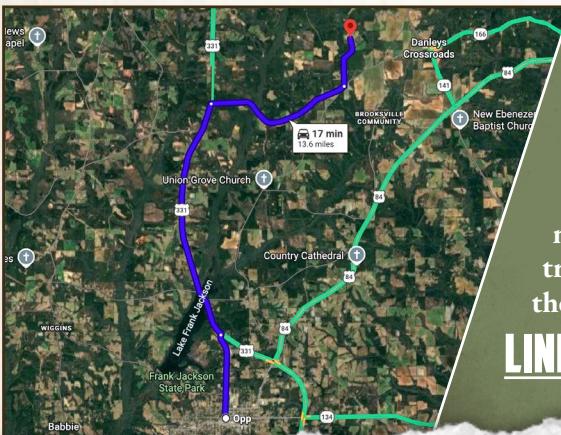
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14± ACRES

COVINGTON COUNTY, ALABAMA

land **id.** **LINK**



Directions From Opp, Alabama:
Travel 2.2 miles on N Main Street.
Turn left on US-331 North and continue 6.3 miles.
Turn right on Friendship Road and proceed 3.9 miles.
Turn left on Cauley Road and travel 1.9 miles to the destination on the left.

LINK TO GOOGLE MAP DIRECTIONS



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