

Caperton Ferry Overlook | 40 ± Acres



Facts and Features

Jackson County, AL

Alabama 117, Flat Rock, AL

40± Acres

About the Property

This 40-acre property located on the west slope of Sand Mountain lies on the southeast side of the Tennessee River, 4 miles from Stevenson via an easement off of Highway 117, and just a mile and a half from the Tennessee River Bridge. You have to go uphill to see the incredible view and the journey is well worth it. To the west is Caperton Ferry, which was once one of the first crossings used to pass the TN River during the Civil War, now offers a nearby public boat ramp located within minutes from the property. Included in that view is Raccoon Creek WMA boasting over 7,000 acres as home to a variety of habitats and wildlife.

The property has recently been harvested but enough trees remain to offer some shade to the wildlife. A gentle cascading brook runs along the east side in the winter and is ornately beautiful in the summer. To enjoy all its beauty, woods roads strategically run among the many beautiful rock formations with additional trails that could be easily cleaned up.

Don't just take our word for it, check out our pictures, Google the area, and then get out there to see if for yourself.

For Sale

\$92,000



**SOUTH MAIN
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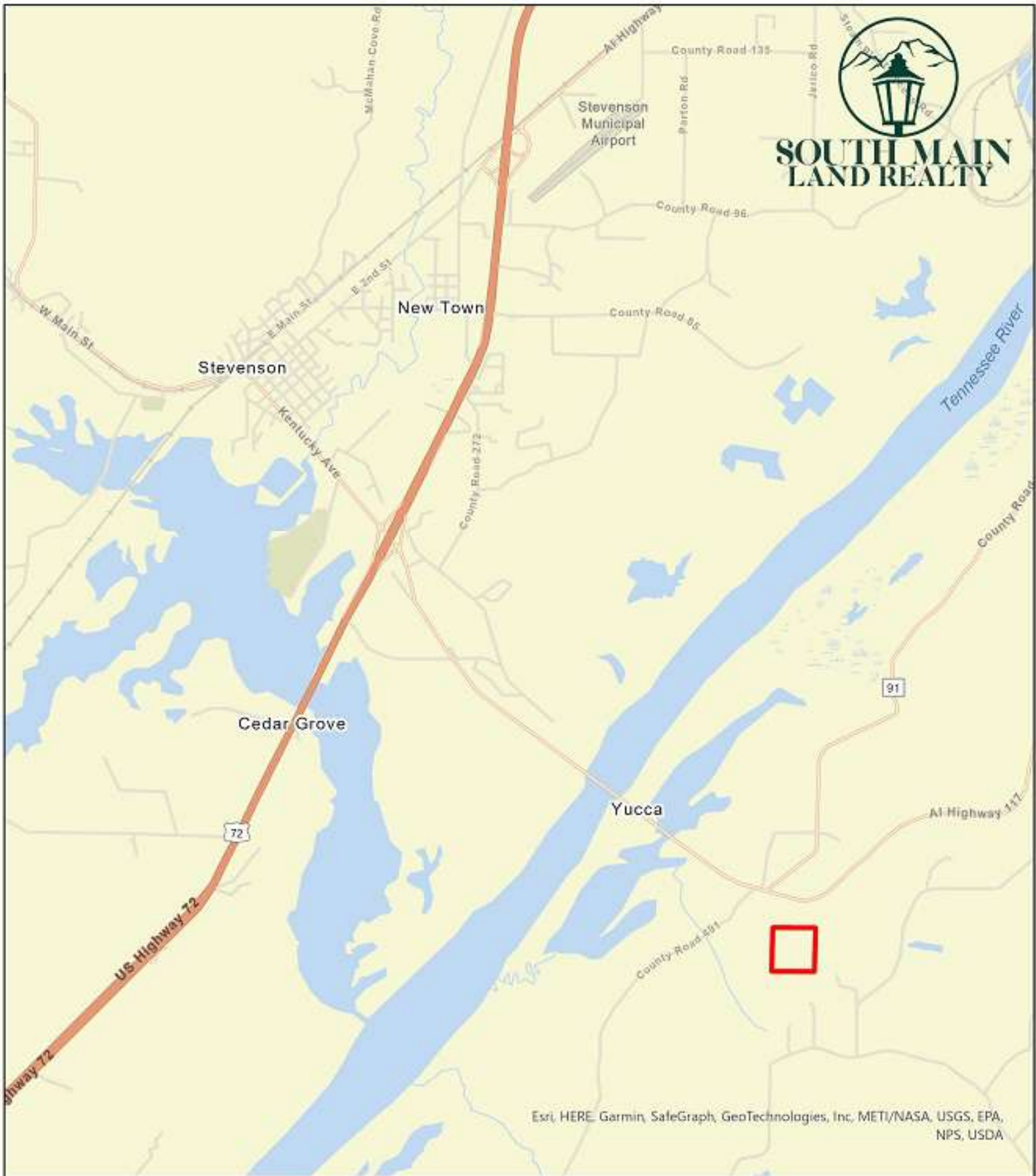


NDT01
Jackson County, AL
Regional



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(256) 383-8990

0 5 10 20 30
Miles



**SOUTH MAIN
LAND REALTY**

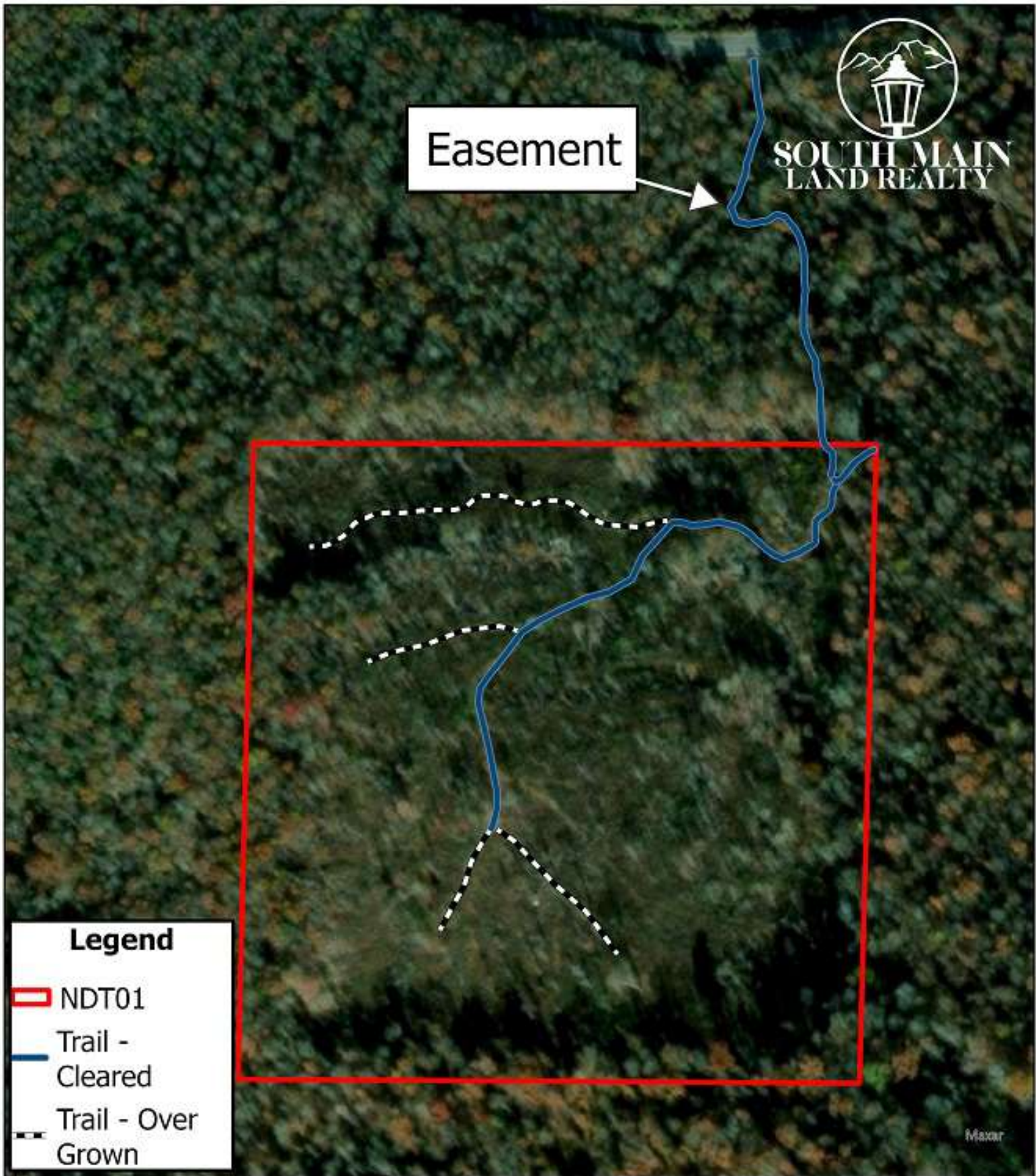
Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, USDA

NDT01
Jackson County, AL
County

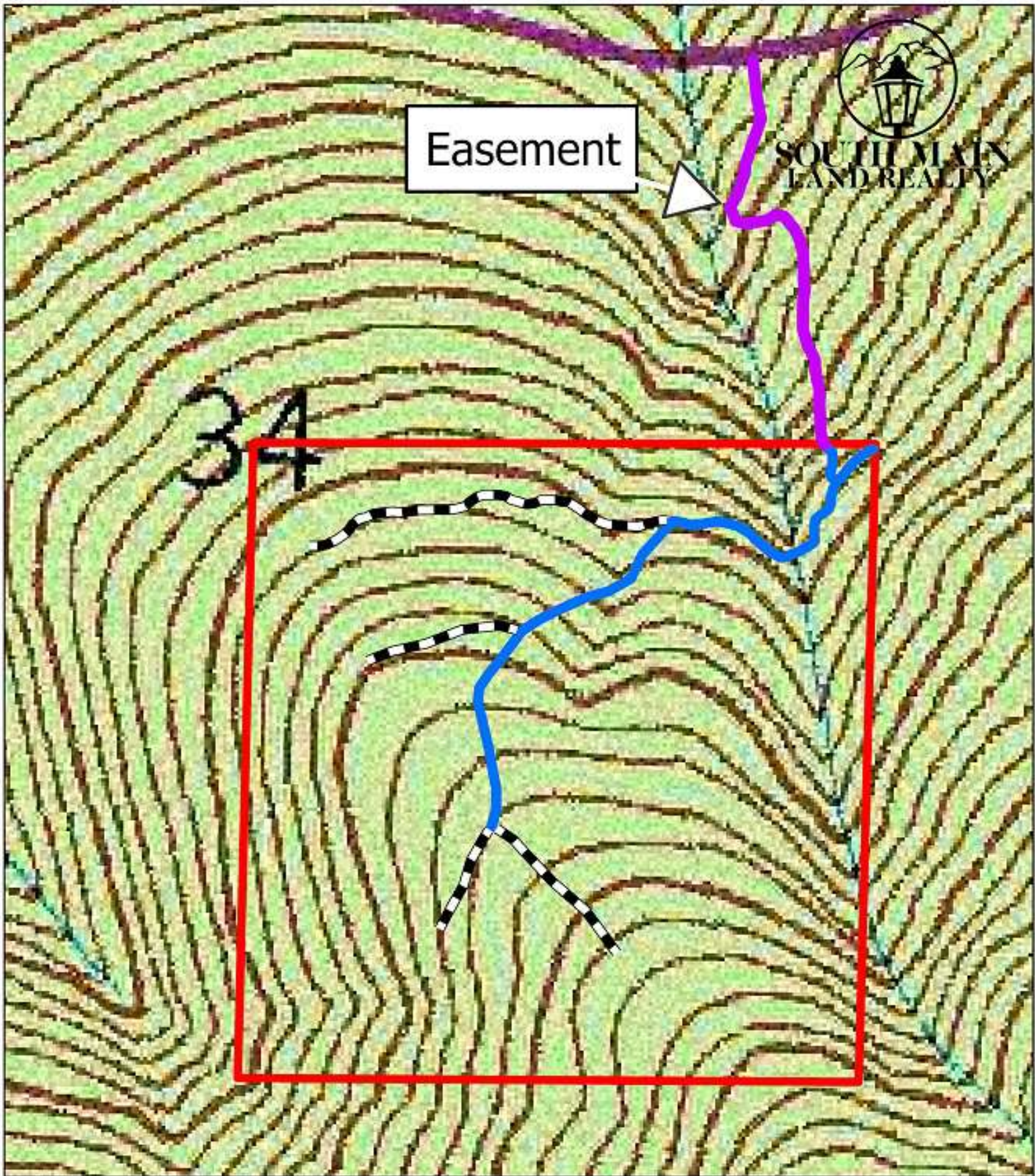
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0 0.5 1 1.5 Miles



NDT01
Jackson County, AL
Aerial

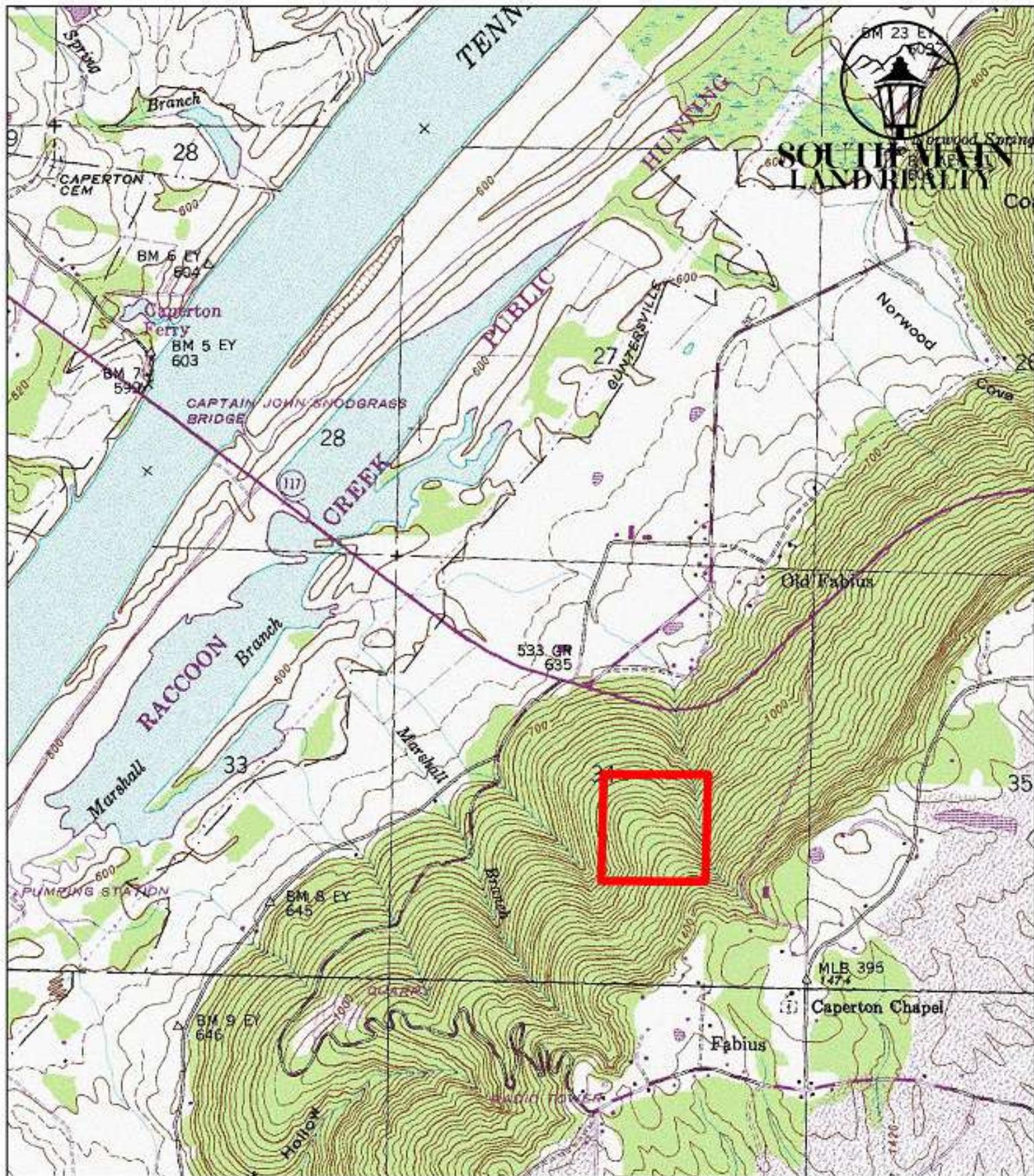


NDT01
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Topography



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0 125 250 500
Feet



NDT01

Jackson County, AL
Raccoon Creek WMA

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0 0.2 0.4 0.8 Miles

