



**Carlson
Land
Services, Inc.**

Lowndes County – 80 acres +/-

Offered by:

Eddie Carlson

334-270-1291 (Office)

334-201-5599 (Cell)

<http://www.carlsonlandservices.com/>

ecarlson@carlsonlandservices.com



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Services, Inc. POST OFFICE BOX 241272 – MONTGOMERY, ALABAMA 36124 – 334.270.1291

Lowndes County – 80 acres +/-

Location: Sandy Ridge, Alabama

This property features:

- 80 acres of beautiful land and timber.
- This is a perfect recreational tract conveniently located between Montgomery and Greenville.
- A cozy, secluded 2 bedroom/1 bath wooden cabin lays tucked away in the woods.
- A spacious enclosed barn with two large retracting doors makes for convenient and secure storage of equipment.
- This property has a perfect balance of open grazing land as well as mature natural mixed pine and hardwood timber.
- There is a deeded easement to the property which allows you to hunt and recreate the entire property without being close to a major road.
- This is a fantastic hunting property. There are many signs on the property of deer and turkey activity.
- There is a beautiful creek that winds through the heart of the property.
- With plenty of grazing acres and well-maintained fences, this would make a great property to run cattle on.

Price: \$ 310,000.00

Contact: Eddie Carlson

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Driving Directions:

See maps. Shown by appointment only. Gates are locked- please call agent.



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This secluded cabin in the woods and nice barn make for the perfect weekend retreat or full time residence. This is a true gentleman's farm.





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This property has a perfect mix of open land and mixed pine and hardwood timberland. There is plenty of room to graze cattle as well as plenty of edge for deer and turkey habitat.





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