



**Carlson  
Land  
Services, Inc.**

Montgomery County – 394 acres +/-

*Offered by:*

Eddie Carlson

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

## Montgomery County – 394 acres +/-

**Location:** Montgomery, AL

### **This property features:**

A TRULY EXCEPTIONAL PROPERTY that offers it all & only a short distance, 20 miles from Montgomery! Surrounded by 394 +/- acres, this amazing Georgian style estate home with a comfortable elegant feel is situated perfectly behind a 16 acre stocked pond with boat house where the sunrise & sunset views are picturesque! This fine home features custom craftsmanship throughout with 12ft ceilings, solid wood doors, maple & cedar walls, heart pine flooring, 3 fireplaces, numerous built-in bookcases, custom made millwork & premium Pella double pane windows and doors. This 6 bedroom & 5.5 bath residence with numerous porches and balconies is constructed of Hardie Board. This home was perfectly designed having an open floor plan with a Chefs dream of a kitchen with gas fireplace being the center of the home. Fabulous features include top-of-the-line stainless appliances; FiveStar oven w/6 burners, Sub-Zero refrigerator, KitchenAid Icemaker, dishwasher, warming drawer, wrap around granite breakfast bar & floor to ceiling custom cabinets. Adjacent is the family room complete with 5 sets of French doors opening to the covered porch-perfect for large gatherings. Other rooms include a separate dining room, handsome study with fireplace and wood paneling walls, a home office, 2nd family room/bonus room, mudroom with wall cubbies and more. Off the long galley foyer with brick pavers is the downstairs Master suite & large guest suite with ensuite bath (currently the study). An ornate iron staircase leads to 4 bedrooms 3 baths upstairs with each bedroom having tremendous closet space & walk-in attic storage space. Other amenities; 2 bedroom/1 bath guest house w/kitchen and workshop w/2 bays, greenhouse, pole barn & bath w/several bays, well house, horse barn, & gas powered generator! Ample parking w/ 2 car garage, 3 car carport & large parking pad. Irrigation system, security system, surround system, raised bed garden, full height attic & more!  
AMAZING INTERIOR PHOTOS FORTHCOMING

The land consists of 394 beautiful acres of rolling pastureland and timberland. There are approximately 230 acres of land that are in a 30-year wetland reserve program. Some areas of the WRP land has been planted in longleaf pine. There are several areas of mature pine and hardwood timber which adds to the excellent wildlife habitat on this property. The property has a large 16 acre stocked lake as well as a small pond and creek that traverses through the land. There are fantastic deer, turkey, dove, and quail hunting opportunities on this property. The tract has paved road frontage on Hobbie Road and an excellent internal road system.

**Price:** \$ 2,300,000.00

**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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