



**Carlson  
Land  
Services, Inc.**

Crenshaw County – 400 acres +/-

*Offered by:*

Eddie Carlson

334-270-1291 (Office)

334-201-5599 (Cell)

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[ecarlson@carlsonlandservices.com](mailto:ecarlson@carlsonlandservices.com)



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

## Crenshaw County – 400 acres +/-

**Location:** Rutledge, AL

### **This property features:**

- 400 acres of beautiful open land and hunting land currently used for crop production.
- This highly productive farmland is well-kept and ready for use.
- There are approximately 140 tillable acres on this tract.
- There are 250 acres of land that are enrolled in a WRP program.
- This WRP land consists of several waterfowl compounds, planted hardwoods, and approximately 35 acres of planted longleaf pine.
- There is fantastic deer, duck, and turkey hunting on this tract.
- This property is part of a 1,100 acre tract that is available as a whole or divided.
- This property has a large amount of paved road frontage.
- The property has many great homesites.
- There are utilities available on the property.

**Price:** \$ 1,240,000.00

**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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Beautiful open land currently used for crop production and WRP land used for deer, duck, and turkey hunting.



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