



**Carlson
Land
Services, Inc.**

Montgomery County – 114 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

Montgomery County – 114 acres +/-

Location: Grady, Alabama

This property features:

- 114 acres of beautiful land and timber.
- This is a fantastic timber and hunting investment tract conveniently located between Montgomery and Troy.
- This property is well stocked with beautiful hardwood timber, including many species of red oak and white oak.
- This property has been intensively managed for growing trophy whitetail deer for years, and the results speak for themselves.
- There are several green fields and a power line, making excellent sources of food for wildlife.
- There is a well-maintained road system throughout the property.
- There are several small creek fingers running throughout the property, adding excellent sources of water.
- This property has a strong population of deer and turkey.
- There is a deeded easement into the property, which adds to the secluded feel when you are on the tract.

Price: \$ 319,200.00

Contact: Eddie Carlson

334-270-1291 (Office)

334-201-5599 (Cell)

ecarlson@carlsonlandservices.com

Or

Will Hester

334-430-7164 (Cell)

wrhester0911@icloud.com

Driving Directions:

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



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