



**Carlson  
Land  
Services, Inc.**

Montgomery County – 250 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

## Montgomery County – 250 acres +/-

**Location:** Snowdown, AL

### **This property features:**

- 250 acres of beautiful open land and timber currently used for livestock production.
- This turnkey blackbelt property is well set up for raising cattle.
- There are also great opportunities for deer, turkey, and dove hunting on this tract.
- There is some beautiful hardwood timberland on the east side of the property.
- On the north end of the property, there are approximately 70 acres of planted longleaf pine in a 30-year Wetland Reserve Program.
- There is a nice cattle pond on this tract.
- There are well maintained fences surrounding the property.
- This property has easy access with paved road frontage.
- The property has many great homesites.
- There are utilities available on the property.

**Price:** \$ 389,000.00

**Contact:** Eddie Carlson

334-270-1291 (Office)

334-201-5599 (Cell)

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

OR

Beth Poundstone

334-546-4150 (Cell)

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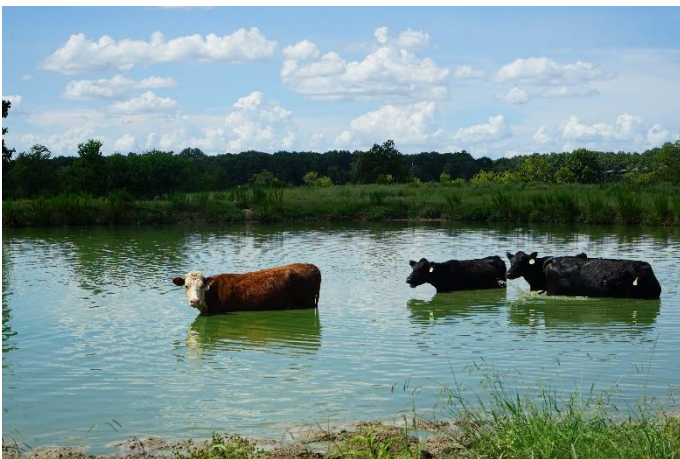
### **Driving Directions:**

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



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