



Montgomery County – 152.6 acres +/-

Offered by:

Eddie Carlson

334-270-1291 (Office)

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**Carlson
Land**

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

Montgomery County – 152.6 acres +/-

Location: Grady, Alabama

This property features:

- 152.6 acres of beautiful land and timber.
- This is a perfect recreational tract conveniently located between Montgomery and Troy.
- A cozy, well taken care of 3 bedroom/2 bath cabin overlooking a beautiful 9 acre +/- dove field.
- A spacious and clean enclosed barn with wings on each side for outside storage.
- This property is stocked with over 50 acres of mature hardwood timber.
- There is approximately 37 acres of mixed pine and hardwood timber.
- There is another 40 to 45 acres of young mixed pine and hardwood timber that makes excellent bedding area for wildlife.
- There are about 11 acres of fields used for deer, turkey, and dove hunting.
- There are about 5 acres of 3-year-old planted longleaf.
- A beautiful creek runs through the property providing an excellent water source.
- There is a well-maintained road system throughout the property.
- This property has great deer, dove, and turkey hunting.

Price: \$ 549,000.00

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Driving Directions:

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



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This comfortable and low maintenance cabin along with this top notch barn make this property “turn key” and ready for use!

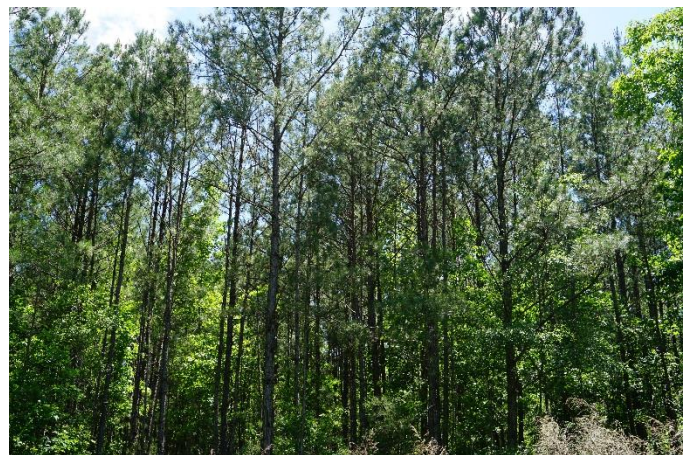
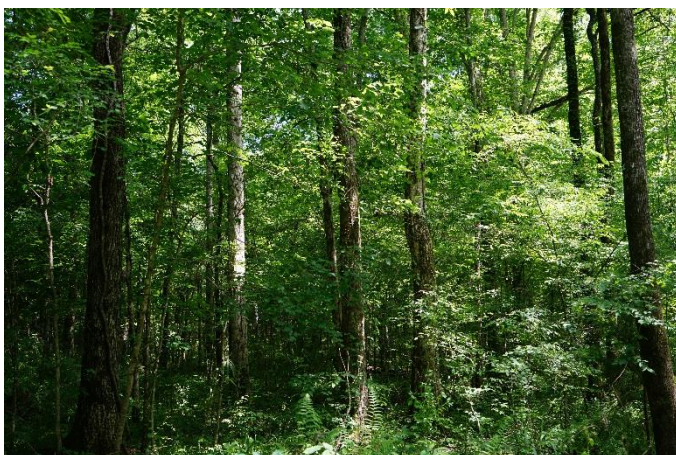




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Beautiful pine and hardwood timber cover the majority of this property. There are several nice fields that are great food sources for the plentiful deer, turkey, and dove populations.





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