



**Carlson
Land
Services, Inc.**

Pike County – 238 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

Pike County – 238 acres +/-

Location: Ansley, Alabama

This property features:

- 238 acres of beautiful land and timber.
- This property is the perfect weekend retreat convenient to Montgomery and Troy.
- A spacious 3 bedroom/2.5 bath cabin overlooking a breathtaking 3 acre +/- stocked pond.
- This cabin is complete with beautiful pine floors, stainless steel appliances, stone fireplace, and a large back deck overlooking the pond.
- The pond has three different well-kept covered docks.
- There is a nice out building that is used for storage that could be converted into an outdoor kitchen area or bunkhouse.
- There is an additional metal barn on the property used for storing larger equipment.
- The tractor and implements will be included with the sale.
- The property has a good mix of mature planted pine and hardwood timber.
- Over 5 acres of picturesque duck swamp sits on the east side of the property.
- There are several food plots on the property including two large fields that could be used for dove hunting.
- This property consists of great deer and turkey habitat.
- There is a long gravel drive as well as a well-maintained road system throughout the property.

Price: \$ 950,000.00

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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This cabin in the woods is the perfect hunting camp and family place. Enjoy hunting, fishing, and recreating with friends and family away from all of the noise and stress of life.





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Beautiful pine and hardwood timber cover the majority of this property. There are several nice green fields and a large duck pond creating a diversity of wildlife habitat.





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