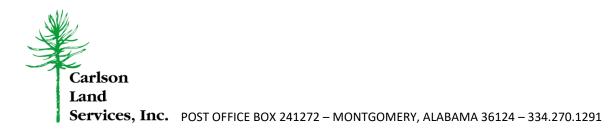


# Montgomery County- 100 acres

### Offered by:

Eddie Carlson
334-270-1291 (Office)
334-201-5599 (Cell)
<a href="http://www.carlsonlandservices.com/">http://www.carlsonlandservices.com/</a>
ecarlson@carlsonlandservices.com



## Montgomery County – 100 acres +/-

Location: South Montgomery County near Ada

#### This property features:

- 100 acres of beautiful land and timber.
- There is approximately 3,000 feet of frontage on Pintlala Creek. Pintlala Creek is a large creek filled with sandy bottoms. This beautiful creek is an excellent water source for the wildlife on the property.
- The property is heavily stocked with mature hardwood timber. There are large Oak trees all across the property and the understory is very open allowing for long views.
- The property has excellent access with over 3,500 feet of frontage on Butler Mill Road. Butler Mill Road is a paved County Road.
- The property has excellent wildlife habitat and is home to deer, turkey, and many nongame species.
- There are 2 green fields on the property and mast bearing Sawtooth Oaks have been planted in various locations across the property.
- Utilities are available.

**Price**: \$399,000.00

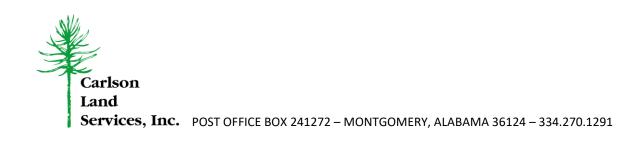
**Contact**: Eddie Carlson 334-270-1291 (Office) 334-201-5599 (Cell)

ecarlson@carlsonlandservices.com

### **Driving Directions:**

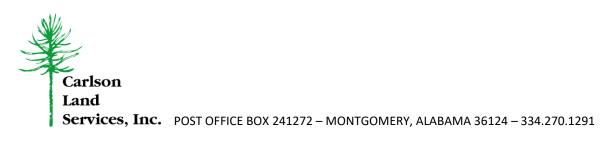
See maps. Shown by appointment only. Gates are locked-please call agent.

Wednesday, June 23, 2021



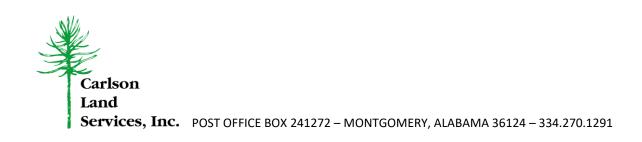


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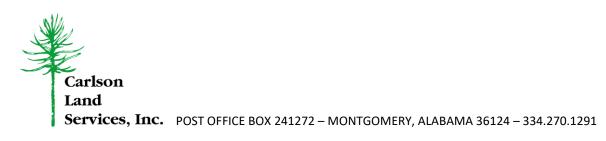


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Kitchens, Brenda Alabama, AC +/-



Boundar

Eddie Carlson



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