



Montgomery/Crenshaw County – 260 acres +/-

*Offered by:*

Eddie Carlson

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**Carlson  
Land**

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

## Montgomery/Crenshaw County – 260 acres +/-

**Location:** Sellers, AL

### **This property features:**

- 260 acres of beautiful land and timber.
- There is a 4-bedroom brick home surrounded by beautiful old growth hardwood timber.
- The home is being sold mostly furnished.
- A 3-acre bass pond lays below the house and has been meticulously managed for quality fishing experiences.
- There are three barns on the property including an enclosed 40X48 horse barn with concrete pad. There is 40X50 pole barn used for tractor and implement storage. There is a hog barn with concrete pad that has vast amounts of storage space as well as an enclosed shop.
- The property is stocked with mature planted pine and hardwood timber.
- The pine on the property has been recently thinned to resemble a quail plantation look.
- Pintala Creek runs through this property providing an excellent water source for many species of wildlife.
- The property has excellent wildlife habitat and is home to deer, turkey, and many nongame species.
- There are several green fields on the property.
- There is an older home that fronts Highway 331 that could be fixed up and used for additional sleeping quarters or even rented out.

**Price:** \$ 999,000.00

**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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