



**Carlson
Land
Services, Inc.**

Coffee County – 117 acres +/-

Offered by:

Eddie Carlson
334-270-1291 (Office)
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POST OFFICE BOX 241272 – MONTGOMERY, ALABAMA 36124 – 334.270.1291

Coffee County – 117 acres +/-

Location: South of Brundidge

This property features:

- 117 acres of beautiful land and timber.
- The property is heavily stocked with mature pine and hardwood timber. The pine trees were planted 20 years ago and have not been thinned yet. The pines could be thinned now for an immediate cash return.
- The property has excellent wildlife habitat and is home to deer, turkey, and many nongame species.
- The property has gently rolling topography.
- The property has more than 2,000 feet of gravel road frontage and over 600 feet of paved road frontage.
- This property would make an excellent timber investment, hunting or recreational property and homesite.

Price: \$409,500.00

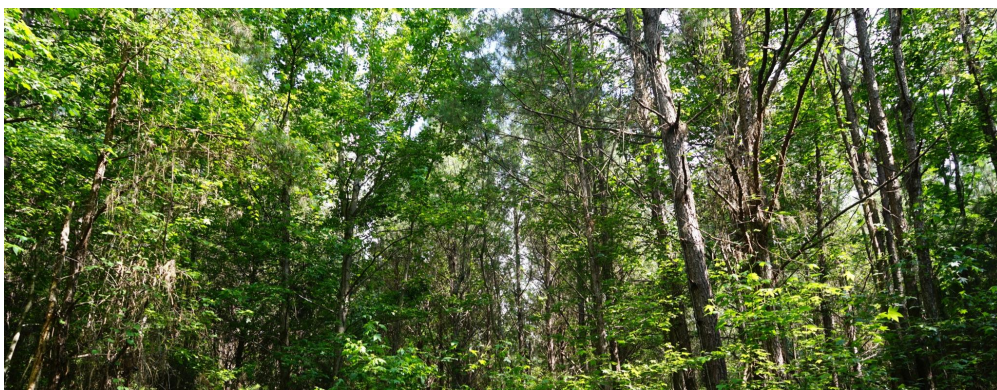
Contact: Eddie Carlson
334-270-1291 (Office)
334-8201-5599 (Cell)
ecarlson@carlsonlandservices.co



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Driving Directions:

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



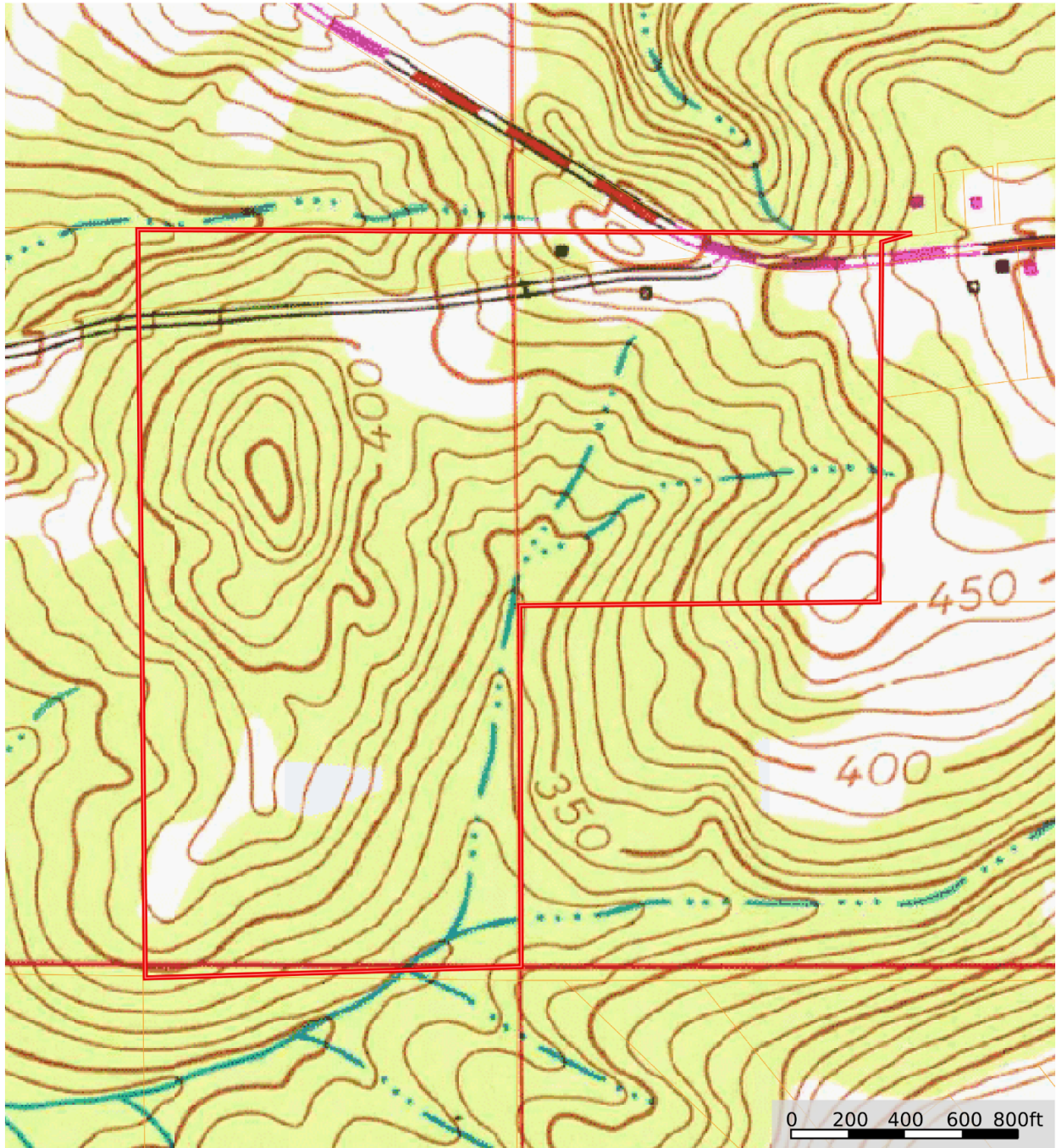


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Alabama, AC +/-



 Boundary

Eddie Carlson

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