



**Carlson  
Land  
Services, Inc.**

Montgomery County – 204.84 acres +/-

*Offered by:*

Eddie Carlson

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POST OFFICE BOX 241272 – MONTGOMERY, ALABAMA 36124 – 334.270.1291

## Montgomery County – 204.84 acres +/-

**Location:** Grady, AL (South Montgomery County)

### **This property features:**

- 205 acres of beautiful land and timber.
- The property is heavily stocked with 3 ages of loblolly pines and mature hardwood.
- There are approximately 91.5 acres of 2017 pp, 44.5 acres of 2004 pp, 13 acres of 1992 pp. There are 51 acres of large mature hardwood.
- The property has excellent wildlife habitat and is home to deer, turkey, and many nongame species. There are two food plots on the property and an excellent pond site. Collier branch is a large clear sandy bottom creek and runs through the middle of the property providing year round water for the wildlife.
- The property has gently rolling topography.
- The property has more than 2,600 feet of paved road frontage on Fannin Mill Road and over 100 feet of paved road frontage on Kent Road.
- This property would make an excellent timber investment, hunting or recreational property and homesite.
- Utilities are available.

**Price:** \$716,940.00

**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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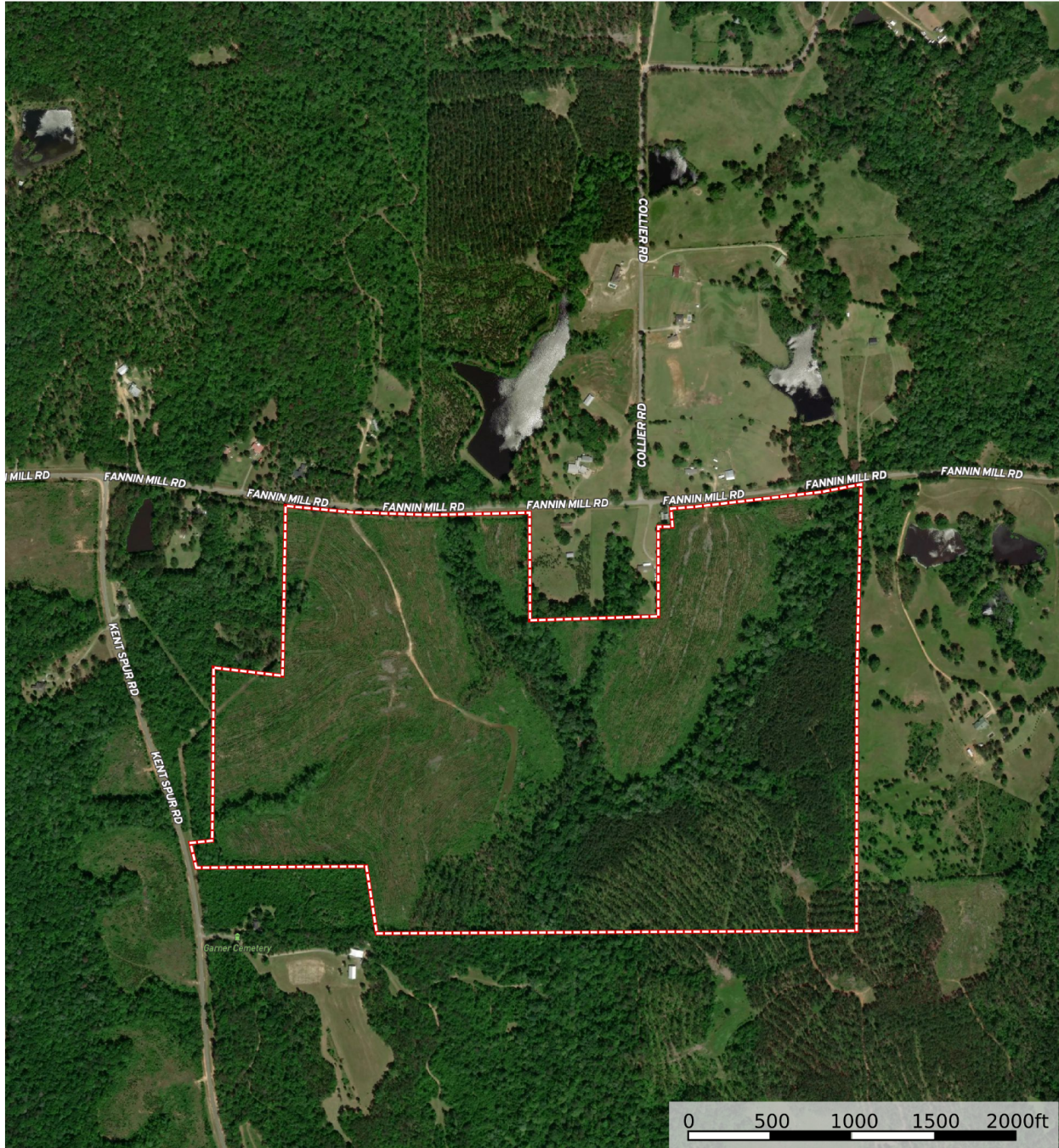
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Alabama, AC +/-



 Boundary

Eddie Carlson

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