



**Carlson
Land
Services, Inc.**

Montgomery County – 40 acres +/-

Offered by:

Eddie Carlson

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POST OFFICE BOX 241272 – MONTGOMERY, ALABAMA 36124 – 334.270.1291

Montgomery County – 40 acres +/-

Location: Ramer, Grady, Pinelevel, AL (South Montgomery County)

This property features:

- 40 acres of beautiful land, timber, a 2-bedroom house overlooking a 3-acre lake!
- This property features a beautiful 2-bedroom board and batten siding home with heart pine floors and new tile in the kitchen. The house has a large covered porch overlooking a 3-acre lake and a large open deck for grilling.
- There is an enclosed metal barn that is 30 feet by 50 feet and has lights and electricity.
- The property comes with all the equipment you need to take care of the land. There is a Kubota 3301; 33 hp 4-wheel drive with hydrostatic transmission with a front-end loader/bucket. The tractor is a 2020-year model with 160 hours. And comes with a bushhog, tiller and box blade.
- There is a 10 foot by 12-foot storage house that is great for storage or could be an office. The building has tile floors.
- There are 2 -30-amp hook ups for RV” s, a 240 on the back deck for a large appliance and their shop is wired with 220-amp service.
- The property is heavily stocked with pine and old growth hardwood trees
- The property has excellent wildlife habitat and is home to deer, turkey, and many nongame species.
- The property has gently rolled topography.
 - The property is accessed by a deeded easement.
 - This property would make an excellent timber investment, hunting or recreational property and homesite.

Price: \$375,000.00

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Driving Directions:

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





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