



**Carlson  
Land  
Services, Inc.**

Butler County – 150 acres +/-

*Offered by:*

Luke Carlson

334-270-1291 (Office)

334-202-8577 (Cell)

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

## Butler County – 150 acres +/-

**Location:** Georgiana, AL

### **This property features:**

- 150 acres of beautiful land and timber on Nixon Road on the Conecuh/Butler County Line.
- Perfectly set up for a balance of timber and recreation, this property is turn key and ready to go for its new owner.
- There is an older well-maintained home on the property used as a camp house. The home is complete with two bedrooms, a kitchen, bathroom, and common area and has a spacious front and back porch perfect for sitting and enjoying the outdoors.
- The property also includes a large equipment barn with concrete pad and walls on all sides.
- A picturesque stocked bass pond lays across the road from the house giving beautiful front porch views and recreational opportunities.
- The timber on the property has been intensively managed for decades and is well suited for future income production.
- The pine plantation on the property was established in 1993 and is heavily stocked with mature timber.
- The property has excellent wildlife habitat and is home to deer, turkey, and many nongame species.
- There are several green fields on the property providing additional food resources and hunting opportunities.
- There is an extensive well-maintained road system throughout the property.

**Price:** \$ 599,000.00

**Contact:** Luke Carlson

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### **Driving Directions:**

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



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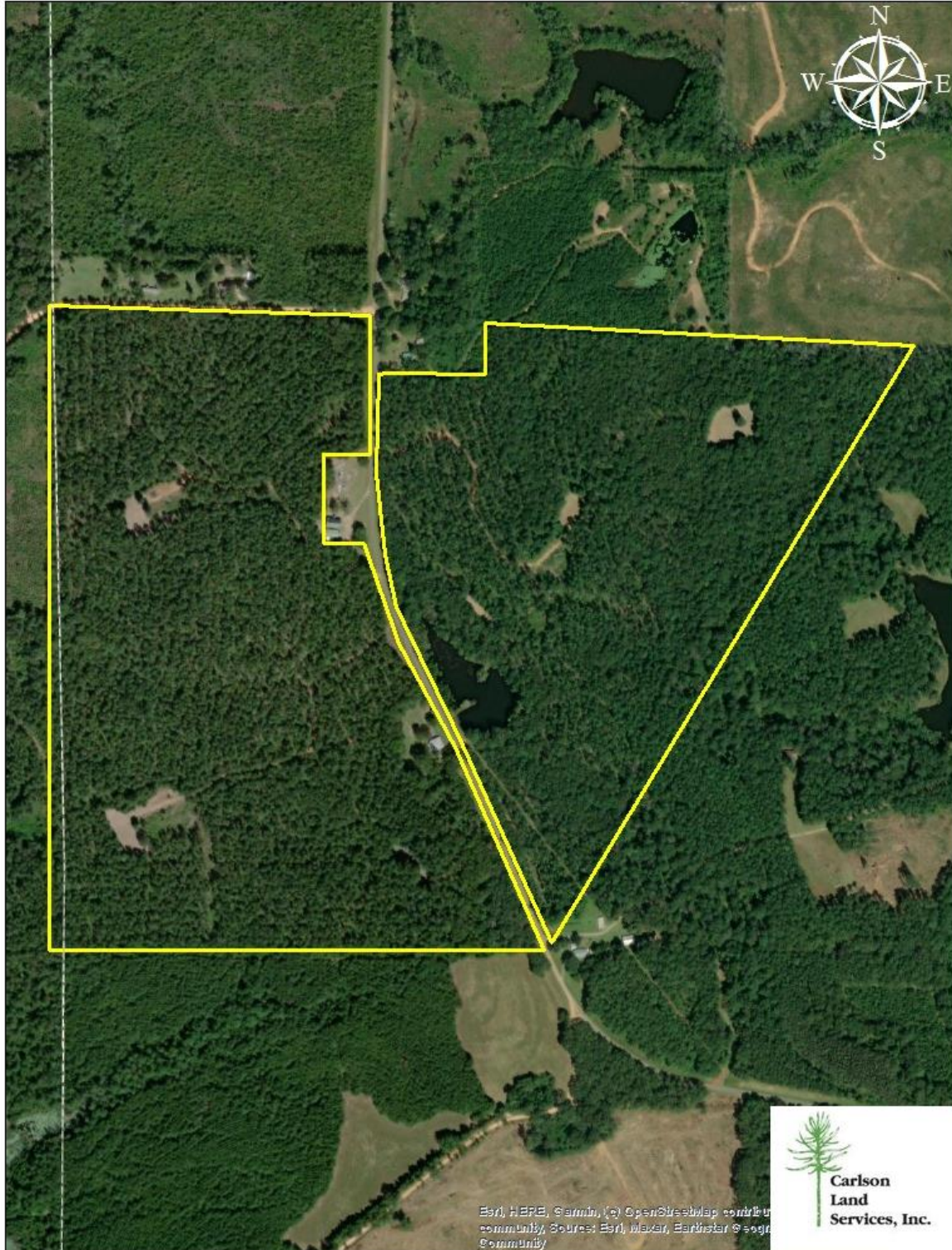
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