



**Carlson  
Land  
Services, Inc.**

Butler County – 150 acres +/-

*Offered by:*

Luke Carlson

334-270-1291 (Office)

334-202-8577 (Cell)

<http://www.carlsonlandservices.com/>

[lcarlson@carlsonlandservices.com](mailto:lcarlson@carlsonlandservices.com)



**Carlson  
Land**

**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 on Nixon Road on the Conecuh/Butler County Line.
- The timber on the property was recently harvested, with approximately 20 to 30 acres left for aesthetics and wildlife habitat.
- 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 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:** \$ 399,000.00

**Contact:** Luke Carlson  
334-270-1291 (Office)  
334-202-8577 (Cell)

[lcarlson@carlsonlandservices.com](mailto:lcarlson@carlsonlandservices.com)

### **Driving Directions:**

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



**Carlson  
Land**

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







**Carlson  
Land  
Services, Inc.**

POST OFFICE BOX 241272 – MONTGOMERY, ALABAMA 36124 – 334.270.1291

