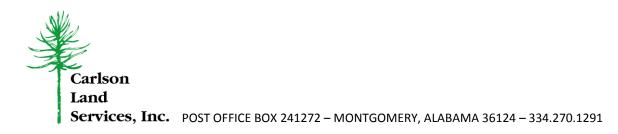


Butler County - 150 acres +/-

Offered by:

Luke Carlson
334-270-1291 (Office)
334-202-8577 (Cell)
http://www.carlsonlandservices.com/
lcarlson@carlsonlandservices.com



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

Driving Directions:

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

