



**Carlson
Land
Services, Inc.**

Montgomery County- 100 +/-acres -

Offered by:

Eddie Carlson

334-270-1291 (Office)

334-201-5599 (Cell)

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

ecarlson@carlsonlandservices.com



**Carlson
Land**

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

Montgomery County – 100 acres +/-

Location: Between Pintlala and Davenport on Highway 31 in South Montgomery County

This property features:

- 100 acres of beautiful land, timber, and a beautiful a 3.7 -acre lake!
- The lake has been managed and is stocked with tiger bass and copper nose bluegill. The Lake is spectacular with cypress trees lining some of the banks. The lake has 2 docks.
- This property features beautiful open areas as you enter the property but is predominately wooded in mature Pine and Hardwood timber. The timber was thinned 4 years ago and has been prescribed burning completed as well.
- There is a concrete block building that is currently being used for storage and a one- bedroom cabin near the lake. There is also a cooking shed adjacent to the cabin.
- The property has excellent wildlife habitat and is home to deer, turkey, and many nongame species.
- The property has gently rolling topography.
- The property has approximately 1,950 feet of road frontage on Highway South.
- This property would make an excellent timber investment, hunting or recreational property and homesite.
- Utilities are available.
- The property is conveniently located 25 miles south on Montgomery

Price: \$500,000.00

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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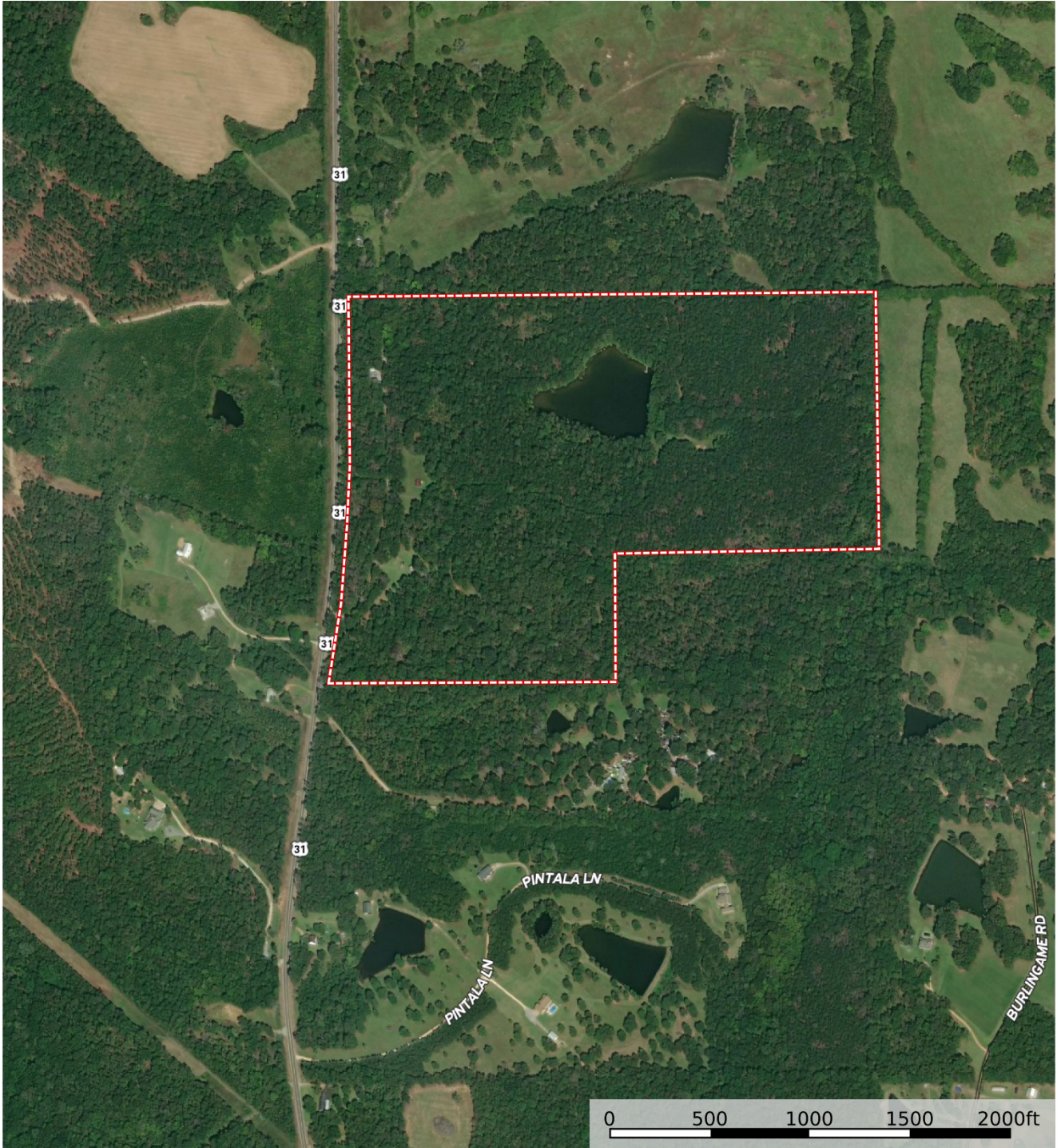


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Montgomery County-100 acres


Alabama, 100 AC +/-



 Boundary

V

Eddie Carlson

 The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



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