



**Carlson
Land
Services, Inc.**

Crenshaw County- 742 +/-acres

Offered by:

Eddie Carlson
334-270-1291 (Office)
334-201-5599 (Cell)
<http://www.carlsonlandservices.com/>
ecarlson@carlsonlandservices.com



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

Crenshaw County – 742 acres +/-

Location: West of Brantley

This property features:

- 742 acres of beautiful land and timber.
- The property is heavily stocked with mature pine and hardwood timber and has an excellent internal road system. The property has excellent wildlife habitat and is home to deer, turkey, and many nongame species.
- The property consists of 300 acres of hardwood timber, 200 acres of pre-merchantable pine plantations and 195 acres of merchantable pine plantations. The property has approximately 10 acres of hardwood regeneration and a recent clearcut of about 30 acres.
- There is an awesome duck pond that totals approximately 30 acres located in the center of the property.
- The property types range from a small clear cut to heavily stocked stands of timber providing many habitat needs for wildlife.
- There is a large creek that provides additional water for the wildlife.
- The property has flat topography.
- There are several green fields on the property.
- There is an old railroad bed on the property that provides excellent access.
- The property is accessed by way of a deeded easement directly off of highway 29.

Price: \$1,965,250.00

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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