



## Montgomery County- 100 +/-acres –

*Offered by:*

Luke Carlson  
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**Carlson  
Land**

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

## Montgomery County – 100 acres +/-

**Location:** Davenport, AL

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.

This property features beautiful open areas as you enter the property but is predominately wooded in mature Pine and Hardwood timber. The pine timber was thinned 4 years ago and has been maintained with prescribed fire on a two year interval.

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 31 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 of Montgomery

**Price:** \$525,000.00

**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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