



Montgomery County – 146.7 acres +/-

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*Offered by:*

Eddie Carlson

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**Carlson  
Land**

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

## Montgomery County – 146.7 acres +/-

**Location:** Grady, AL

- 7 Acres of beautiful open land and timberland
- There are many fabulous home sites on the property with long beautiful views. There is approximately 2,100 of paved road frontage on Moore Road and approximately 2,700 feet of paved Road frontage on Highway 94
- Greenbrier Creek is a large year-round creek that runs north to south through the entire property.
- There are approximately three miles of improved Cross-Country Track/Walking trails that are cut frequently and meticulously maintained.
- There are two barns on the property- one with tall ceilings –
- There is an excellent road system throughout the property with a bridge across Greenbrier Creek for access.
- There are 20 Acres of well-maintained Longleaf Pine planted in 2011 and 15 Acres of well-maintained Oak Trees planted in 2011. The balance of the timbered acres are in old growth mature pine and hardwood stands.
- There is an entrance to the property on Moore Road and two entrances on Highway 94 providing excellent access to the property.
- There is an excellent dove field and several green fields for the wildlife.
- There are four duck ponds with water control structures close to Greenbrier Creek. These ponds are excellent waterfowl habitat and ducks are seen on a regular basis.
- There is also a 1.5-acre pond that provides excellent fishing and recreation.
- The property is home to abundant wildlife including Ducks, Deer, Turkey, dove, geese and other non-game species.
- There is a small orchard with mature pear trees, blueberries, figs, and muscadines

**Price:** \$ 843,525.00

**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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