



**Carlson
Land
Services, Inc.**

Conecuh and Escambia County-
536 +/- 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

Castleberry, AL -Conecuh and Escambia County – 536 acres +/-

Location: Highway 31 2 miles south of Castleberry, AL

This property features:

- 536 acres of beautiful land loaded with mature timber with significant timber value. There are several stands of younger planted pines ranging in age from 2 to 12 years of age. The timber has been professionally managed for decades. The pine timber stands include Loblolly and Longleaf pines.
- The property has gently rolling topography with a beautiful 14-acre lake.
- The property has approximately 1.2 miles of road frontage on Highway 31 and miles of an excellent internal road system.
- There is a brick house on the property that has 3 bedrooms and one bathroom and a double wide trailer that has 3 bedrooms and 2 bathrooms. There is also a camper hookup with power and water available. There are numerous barns and outbuildings on the property used to store equipment and supplies.
- The property has an excellent population of deer, turkey and other wild game. There are 12 green fields located throughout the property.
- There are multiple additional homesites on the property.
- Utilities are available.
- The property is located less than 2 hours from the beautiful beaches of Alabama and Florida.
- Mineral rights are reserved on this property and will not convey at closing.

Price: \$2,000,000.00

Contact: Eddie Carlson

334-270-1291 (Office)

334-201-5599 (Cell)

ecarlson@carlsonlandservices.com

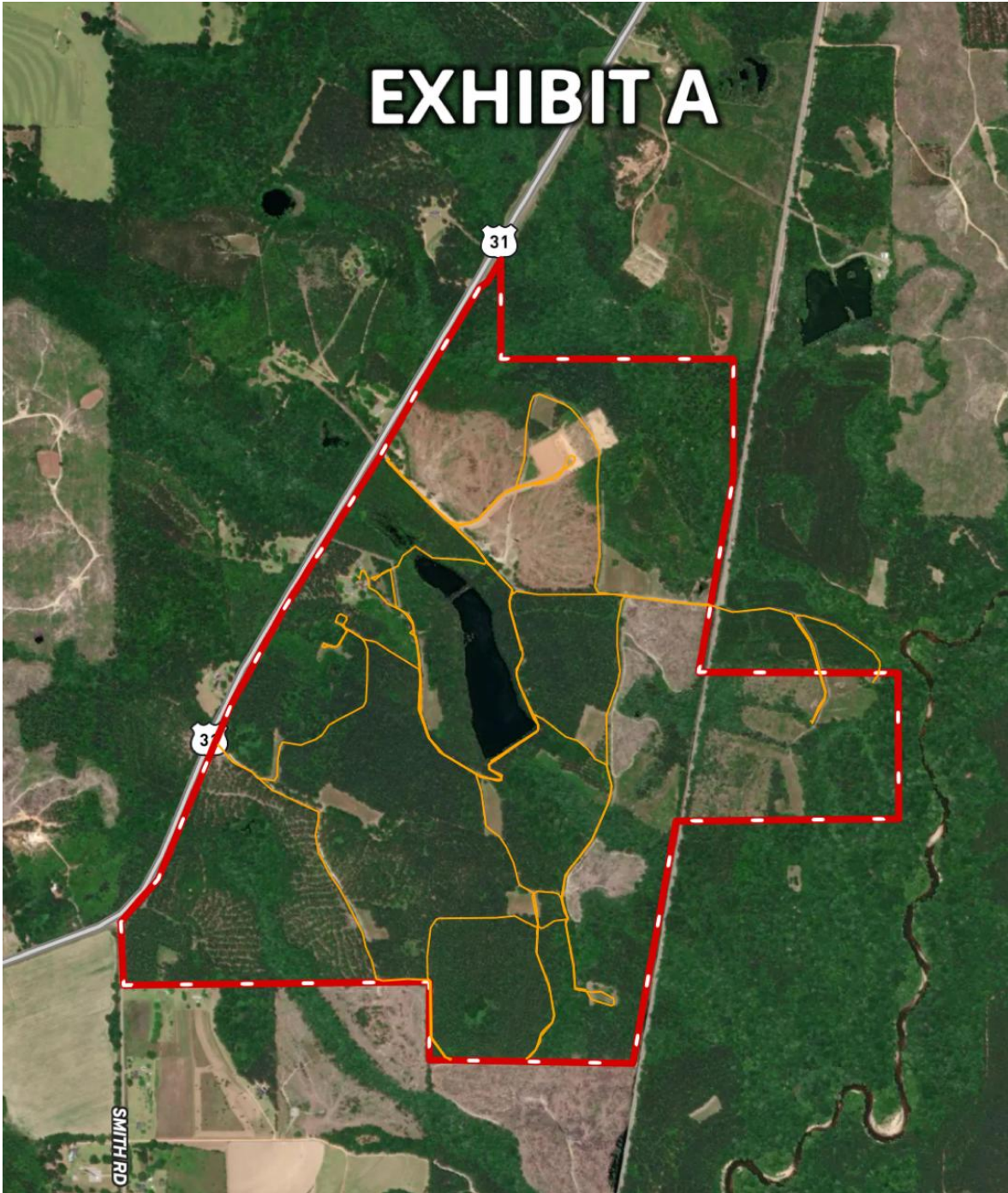
Driving Directions:

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



**Carlson
Land**

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





**Carlson
Land**

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

