



GREAT SOUTHERN
Land



Black Rock Recreation Tract #24-016
73+/- Acres, Crenshaw County, AL
Offered for \$349,000

This beautiful tract of land is located in Black Rock, a small rural community approximately 8 miles northwest of Luverne, the county seat of Crenshaw County, and approximately 15 miles east of Greenville and 45 miles from Montgomery. The property fronts on Blackrock Road, 2 miles north of Highway 10.

This is truly a unique recreational property. Near the front sits a nice farmhouse that has been updated. It has 4 bedrooms, 2 baths and a den with a fireplace, kitchen with all appliances and a large separate dining area. There is a large screened in porch on the front and a nice raised deck on the back with a view of the lake. In the backyard is a large screened in skinning shed for deer processing with hot water and lights. There are outside showers on the rear of this building for cleaning off before going inside. Not far from the farmhouse is a large 40 x 60 shed that is lighted and has ceiling fans. To the rear of the shed are two large stables with water outlets for the horses. Last, but certainly not least, is the Guesthouse, a large one bedroom, one bath, large den with a gorgeous stone fireplace and a nice kitchen. On the back of the Guesthouse is a full length screened in porch overlooking a beautiful lake. The Guesthouse is built with the Craftsman style décor and is really gorgeous.



For a tour or more information call:

Bill Atkins, Listing Agent
334-567-0924 ext. 207
334-399-9397 cell

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Great
Southern
Land

Fletcher Majors, ALC, Broker
334-567-0924 ext. 205
334-328-9278 cell

Fletcher@GreatSouthernLand.com

There is approximately 12 acres of pastureland near the front of the property that is currently set up for horses. It is fenced and has several paddocks leading to the stables. The rest of the property is wooded with several nice flowing streams and is set up for hunting. There are three game plots scattered around the tract with numerous roads connecting all parts of the property. Hunting in this area is good and this property is no exception. There is also some adjoining property that can be leased or purchased if someone wanted more property.

www.GreatSouthernLand.com

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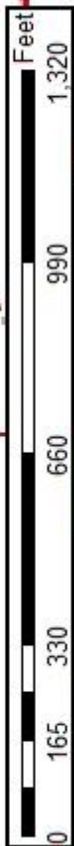
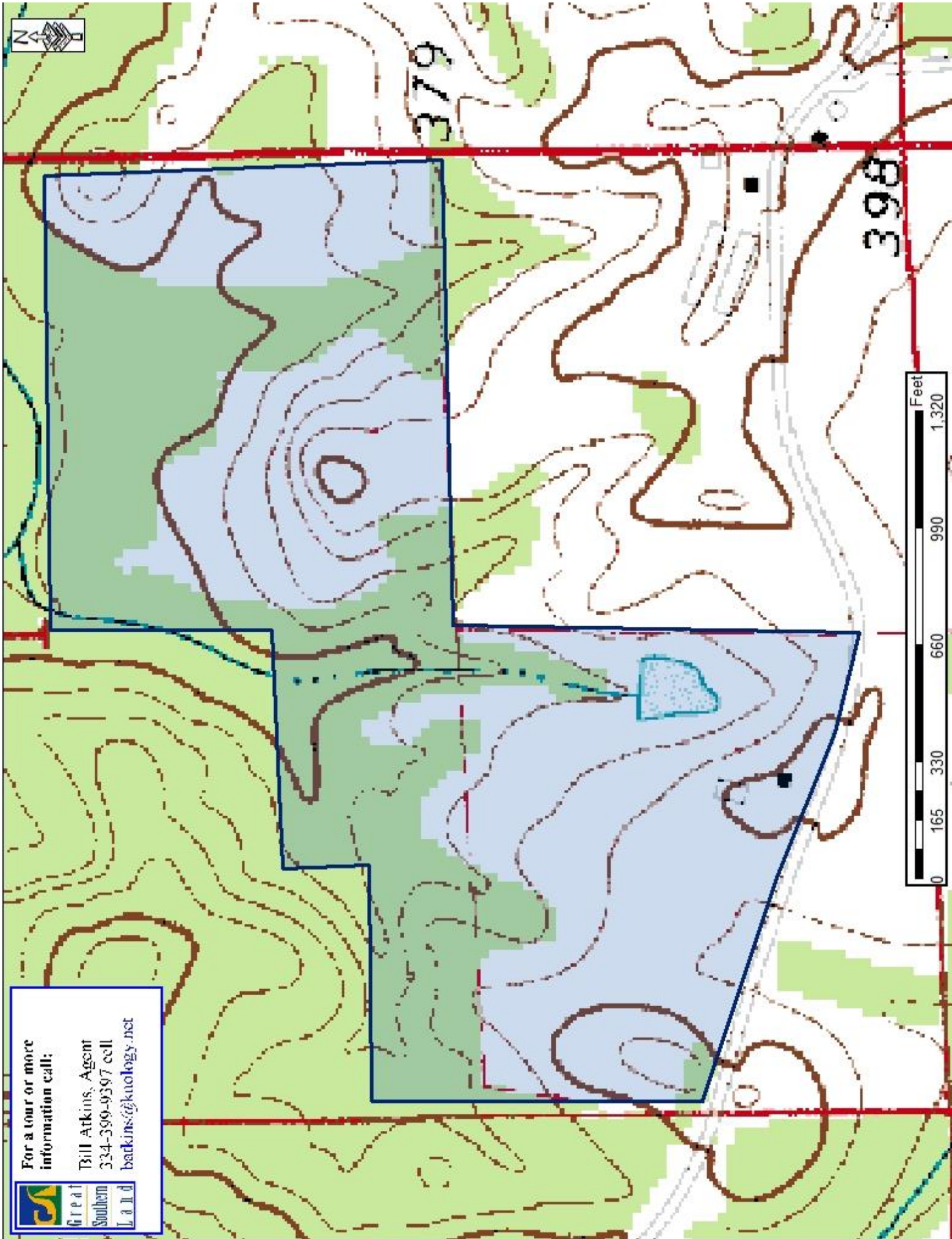
Black Rock Rd

Black Rock Rd



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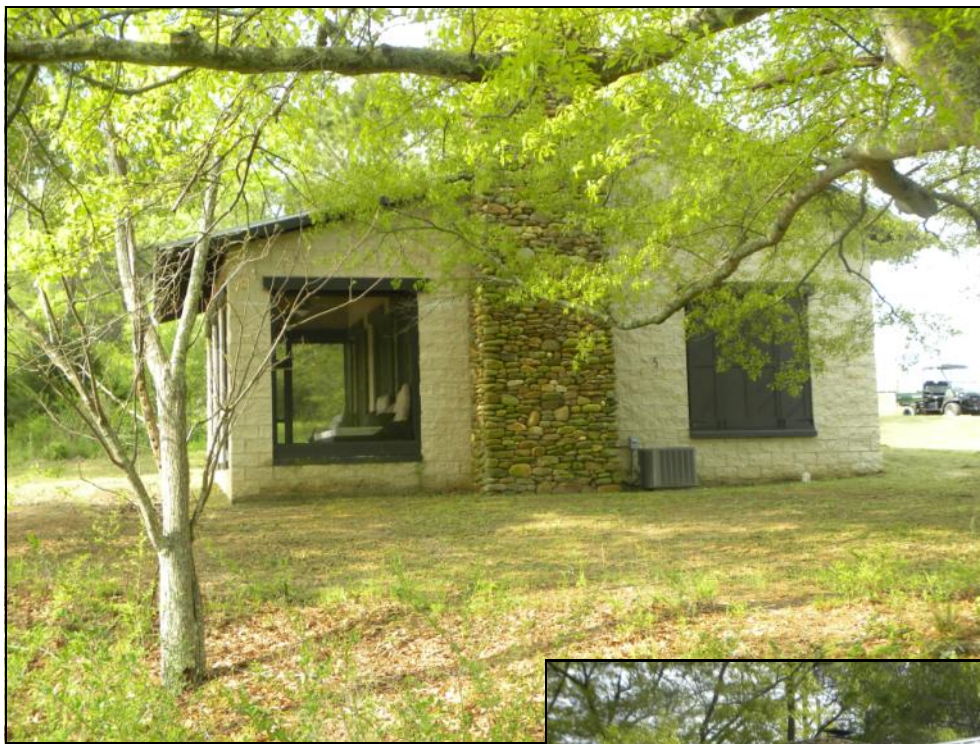
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**View of nice
1 br, 1 bath
guesthouse with
gorgeous stone
fireplace and
screen porch**

**Another view of
guesthouse
overlooking
stocked lake**



**Den and
beautiful
stone fireplace
in guesthouse**

**Front view
of updated
4 br,
2 bath
farmhouse**



**View of
Den
with
fireplace**

**Nice updated
kitchen with
all appliances**



**View of
large shed
(right)
and
horse stables
(below)**



**Plenty of
beautiful
pasture
for horses**



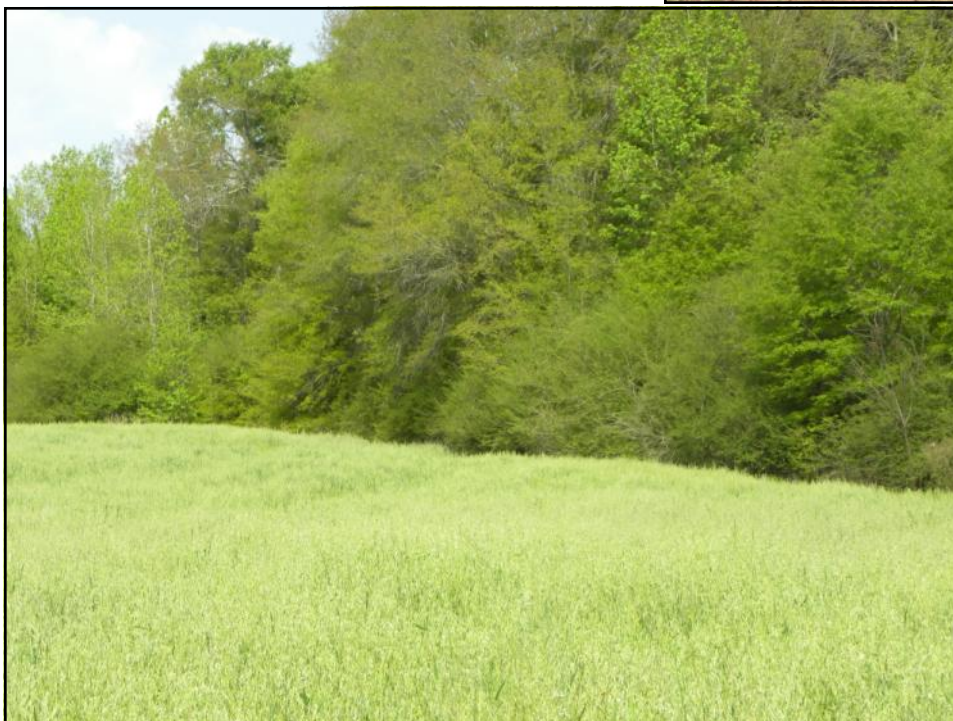
**Riding lane
and Black Rock
Road frontage**





**Shooting house
overlooking game
plot with wheat
and clover**

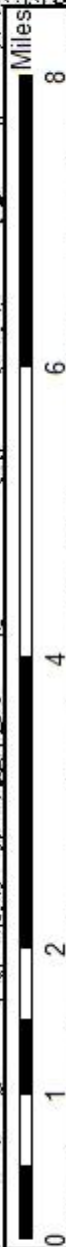
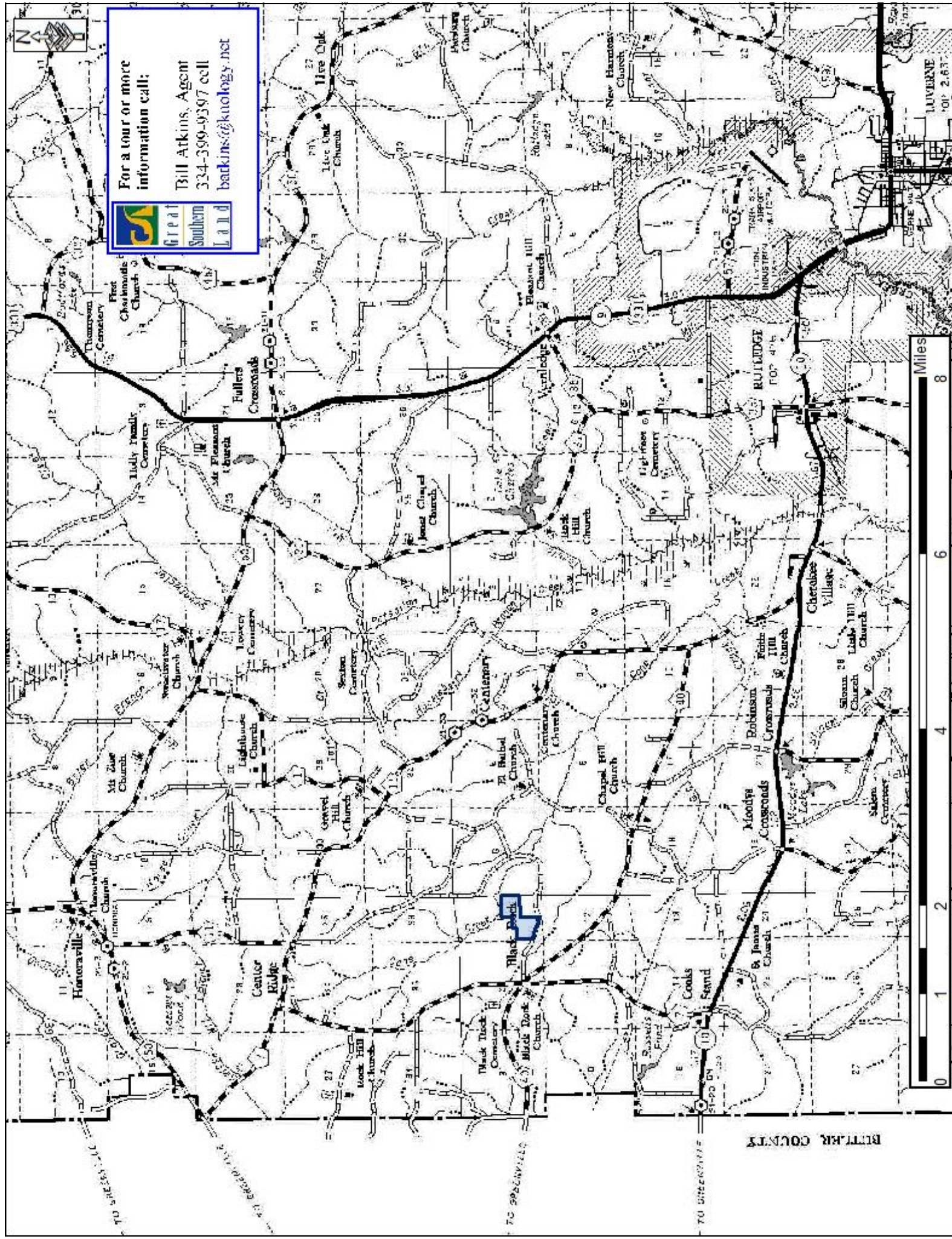
**Nice woods
road
through
healthy
pine timber**



**Greenfield
of wheat
and clover with
hardwoods in
background**

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BETHEL COUNTY