

## Center Ridge Hunting and Timber Tract #24-014 44+/- Acres in Crenshaw County, AL Offered for \$110,000

This nice tract of land is located about 10 miles northwest of Luverne and about 15 miles east of Greenville. The property fronts on Highway 11 with utilities along the road. Just off the highway is a nice open field approximately three acres in size that would make an ideal home site or a great campsite.

There are three large game plots scattered around the tract, two with shooting houses and one with a ladder stand. Deer and turkey signs are plentiful. The property has a good stand of timber, about 20 acres are 20 year old planted pines that have really grown well, and are nearing the saw log size. The balance is in hardwood timber most of which are oak trees providing a good food source for the wildlife as well. This property is located in a good rural area of Crenshaw County and would make a great recreational/hunting tract or a great place to live.

## www.GreatSouthernland.com



For a tour or more information call: Bill Atkins, Listing Agent 334-567-0924 ext. 207 334-399-9397 cell batkins@knology.net

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





Healthy pine plantation approximately 20 yrs old

Nice hardwoods on tract



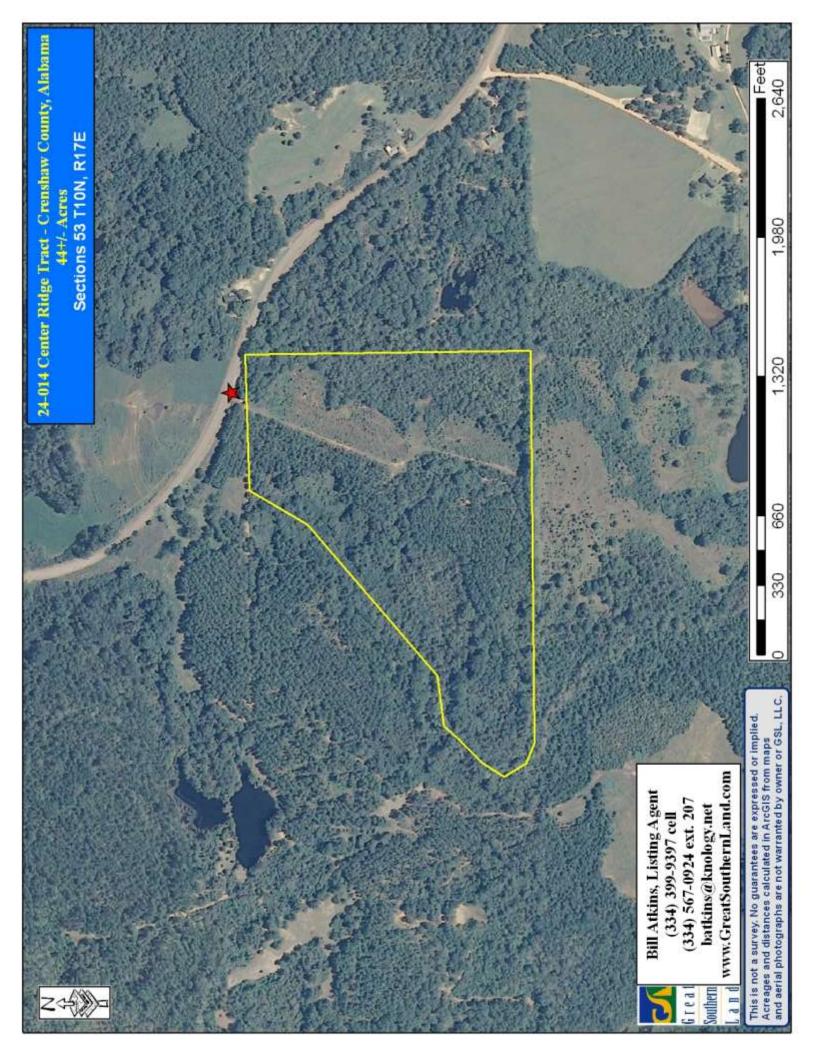
Game plot with Iron Clay Peas and elevated shooting house in the distance Interior road with ladder stand

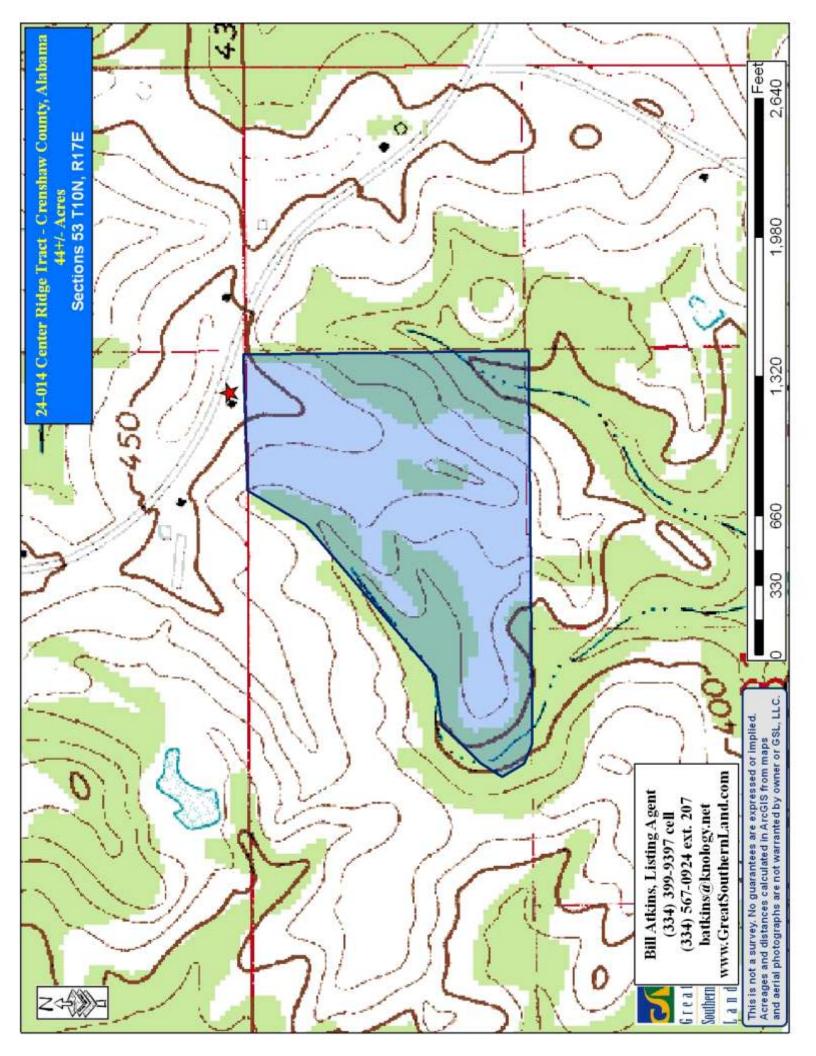


Breaking up game plot in preparation for hunting season

Internal road leading to game plot







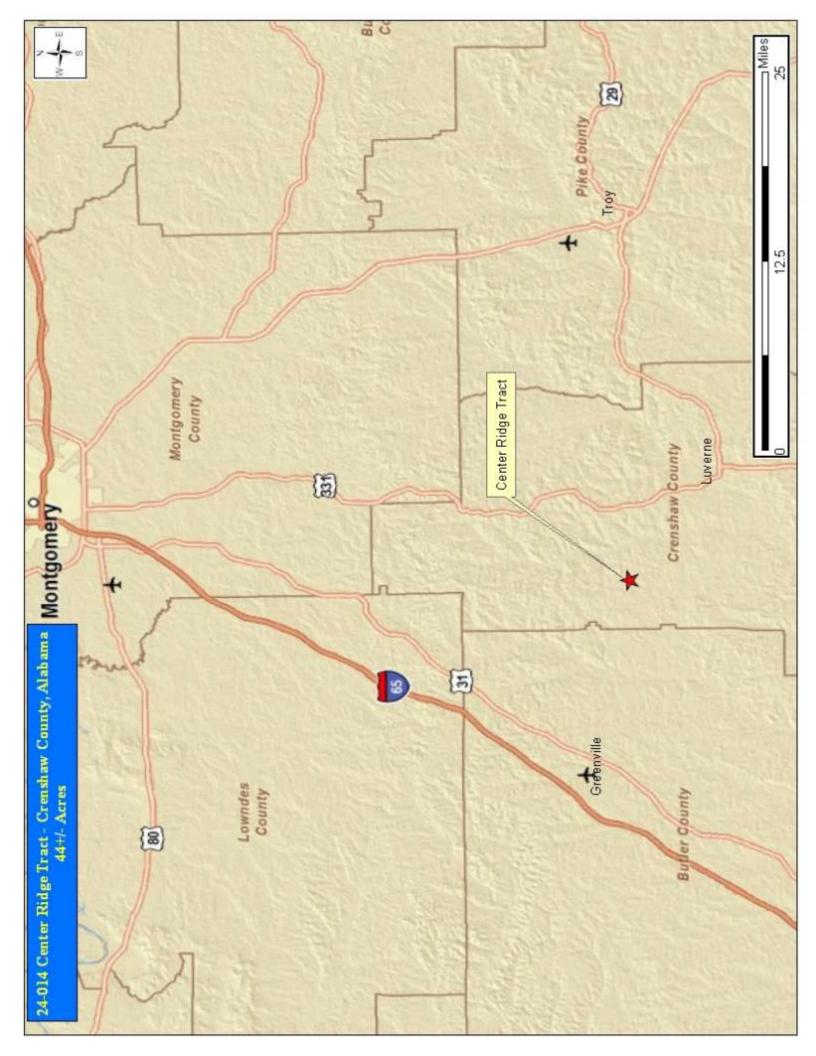


Game plot with Millet and healthy pine plantation

**Another view** of hardwoods

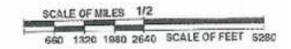


Game plot with Iron Clay Peas



## TWP.10N-RNG.17E - SOUTHWEST

CRENSHAW COUNTY, ALABAMA (LOCATOR 8)







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