



GREAT SOUTHERN *Land*



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



Great
Southern
Land

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**





24-014 Center Ridge Tract - Crenshaw County, Alabama
44+/- Acres
Sections 53 T10N, R17E



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0 330 660 1,320 1,980 2,640 Feet



**Game plot
with Millet and
healthy pine
plantation**

**Another view
of hardwoods**



**Game plot
with Iron
Clay Peas**

24-014 Center Ridge Tract - Crenshaw County, Alabama
44+/- Acres

Montgomery

Montgomery
County

Lowndes
County

Butler
County

Greenville

Butler County

Crenshaw County

Luverne

Pike County

Troy

Center Ridge Tract



TWP.10N-RNG.17E - SOUTHWEST

CRENSHAW COUNTY, ALABAMA (LOCATOR 6)

SCALE OF MILES 1/2

660 1320 1980 2640 SCALE OF FEET 5280



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