



GREAT SOUTHERN
Land



Gin Creek Hunting and Timber Tract #24-011
150+/- Acres in Crenshaw County, AL
Offered for \$487,500 (\$3,250/acre)

This outstanding property is located 7 miles northwest of Luverne near the Chapel Hill Community. The property fronts on County Road 40 for approximately $\frac{3}{4}$ of a mile. Located near the highway on the north side is a nice campsite. The main camp house is a 40' by 50' metal building with 3 bedrooms, 1 bath and a large den/kitchen area. There are also 6 camper hookups with water, power and septic. A skinning shed is also nearby.

Most of the property is timbered in several different ages of excellent pine plantation. Highway 40 splits the property into separate parcels. On the north side of Highway 40 sits the hunting camp and approximately 65 acres all in the Crop Reserve Program. There are 55.8 acres of 18 year old planted pines with an annual payment of \$47.58/acre, 7.9 acres of 14 year old planted pines with an annual payment of \$51.02/acre. There are also several hardwood areas scattered around the property. On the south side of Highway 40, there are 40 acres of 18 year old planted pine with an annual payment of \$47.58/acre, 15 acres of 25 year old planted pines with an annual payment of \$66.33/acre and approximately 20 acres of 25 year old planted pines that are not in the CRP Program.

There are several large game plots with shooting houses located around the property providing good hunting opportunities. This property has been intensely managed for wildlife and timber production. Hunting in this area is outstanding. There were 2 large bucks harvested off of this property this past deer season that weighed over 215 lbs. The timber has been thinned and the property is on a control burn rotation every 3 years. This along with the clover patches and the bugging areas is why there are so many turkeys on the property. It's not uncommon to kill a 25 lb. plus turkey in the spring turkey season. If someone wanted more land, there is an additional 158 acres of adjoining land that may be leased.

This is a one of a kind property, with the excellent investment potential from the pine plantation and the outstanding deer and turkey hunting.

www.GreatSouthernLand.com



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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





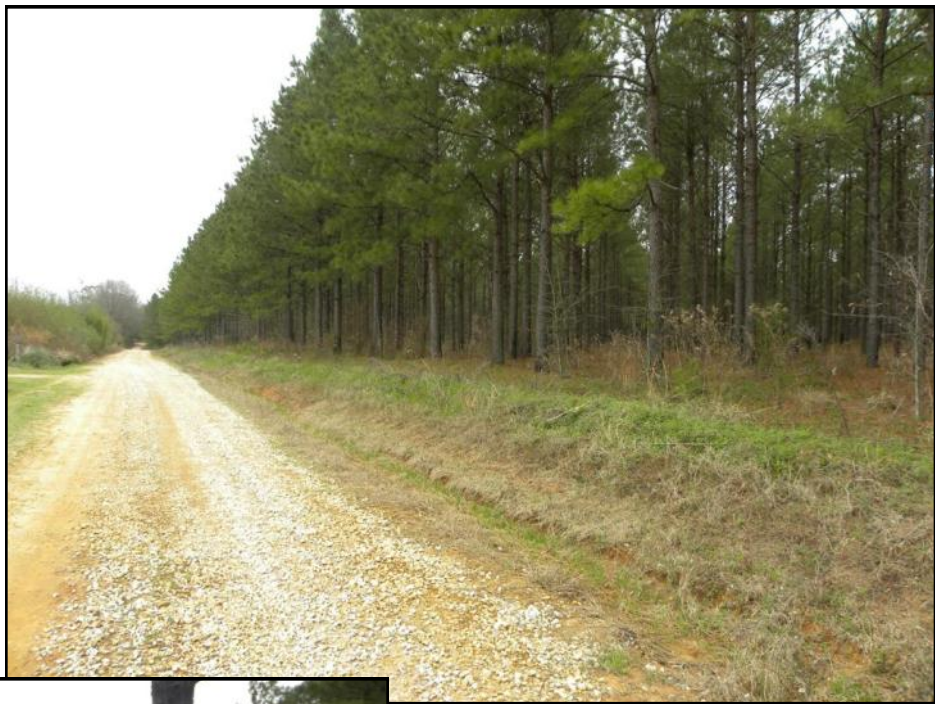
Nice 40x50 3 bedroom, 1 bath camp house and nearby skinning shed

Large Buck harvested from tract, weighed over 215 lbs



Excellent pine plantation in Crop Reserve Program

**Pine plantation
and roadway
along east
property line**



**Good bedding
area for
wildlife**

**Young gobbler
on game plot,
with pine
plantation
in background**



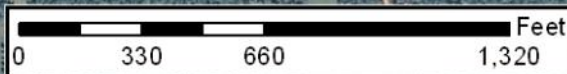
Gin Creek Tract

150 +/- Acres

Sec. 17, T9N, R17E, Crenshaw Co., AL



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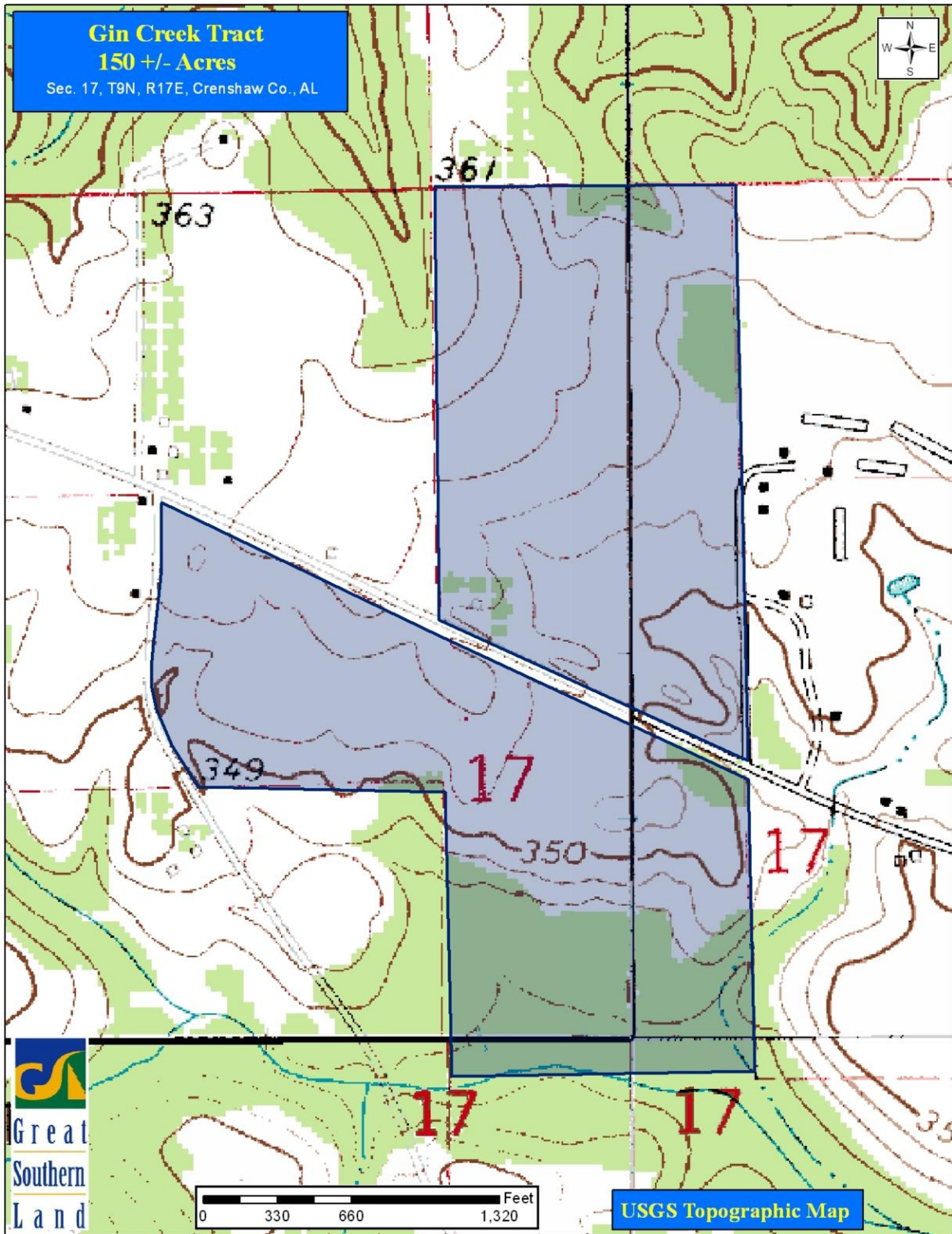


USDA 2009 Aerial

Gin Creek Tract

150 +/- Acres

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0 330 660 1,320 Feet

USGS Topographic Map



**Healthy pine
plantation and
access road**

**Elevated
shooting house
is great
for hunting
opportunities**



**Nice green
field area**

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Sec. 17, T9N, R17E, Crenshaw Co., AL



Gin Creek Tract

Luverne

0 2.5 5 Miles



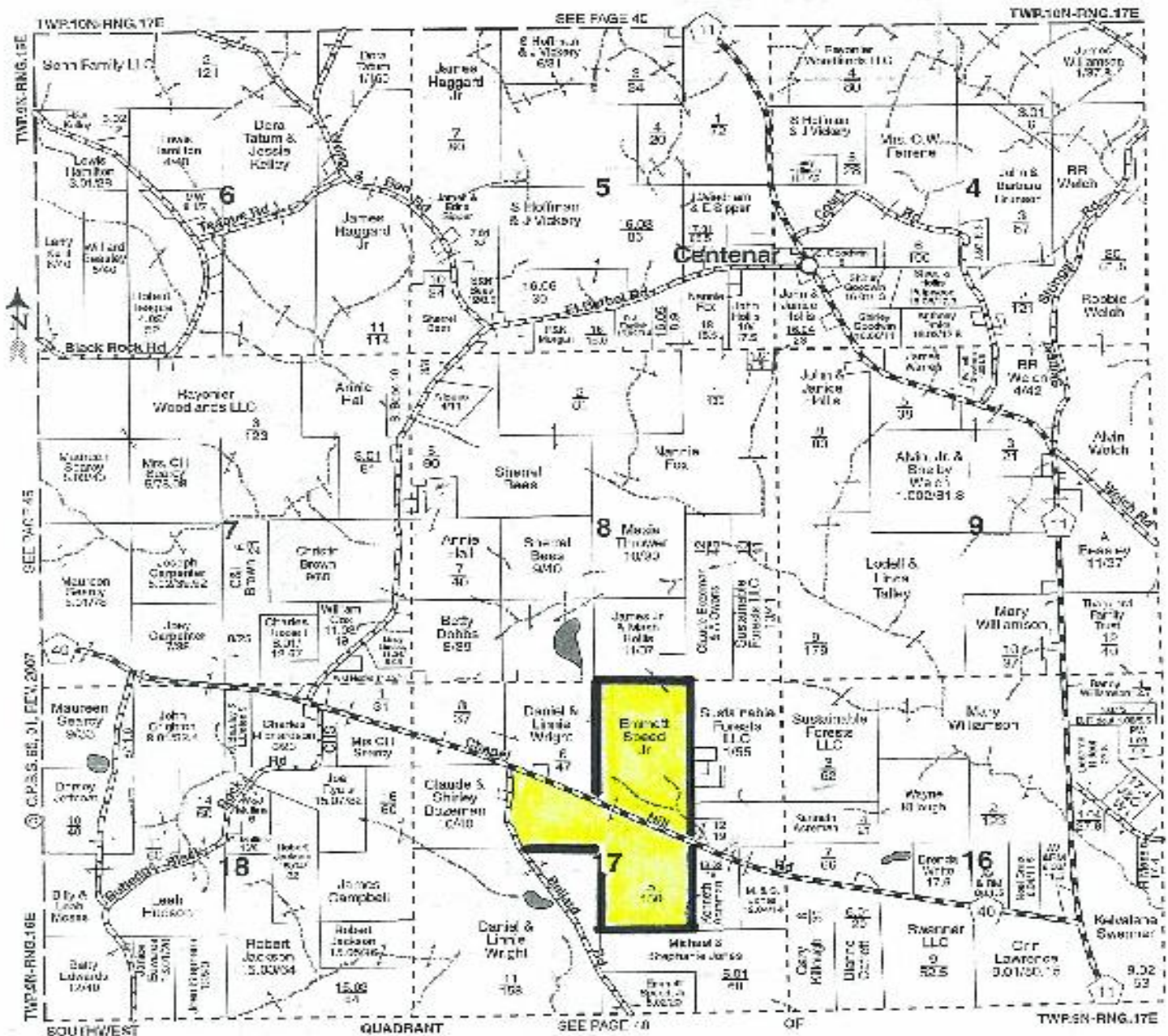
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TWP.9N-RNG.17E - NORTHWEST

CRENSHAW COUNTY, ALABAMA (LOCATOR 11)

SCALE OF MILES 1/2
 660 1320 1980 2640 SCALE OF FEET 5280



Please visit our web site at:
www.GreatSouthernLand.com