



Carlson Land Services, Inc.

POST OFFICE BOX 241272 / MONTGOMERY, ALABAMA 36124 / (334) 270-1291

Crenshaw County – 689 Acres

Location: 3 miles North of Luverne on Highway 331

Features: - Beautiful 689 acres - Can be divided into 3 parcels as follows:

Parcel 1: 90 acres * – wooded with frontage on Hwy. 331

Parcel 2: 220 acres* – with woods and 90 acres of cropland

Parcel 3: 379 acres*- with 22 year old planted pine and frontage on Patsaliga Creek

- Beautiful planted pines with significant timber value
- Mature hardwood and oak bottoms
- 110 acres of cropland/open land
- Great hunting/abundant wildlife
- 1 mile of frontage on the Patsaliga Creek
- ¼ mile of Highway frontage on Highway 331
- Excellent investment opportunity
- Nice cabin overlooking pond
- Equipment barn

Price: 689 acres @ \$2,775.00 per acre = \$1,911,975.00 or in parcels

Parcel 1: 90 acres @ \$3,000.00 per acre

Parcel 2: 220 acres @ \$2,650.00 per acre

Parcel 3: 379 acres @ \$2,800.00 per acre

Contact: Eddie Carlson Office (334) 270-1291 or Cell (334) 201-5599

* Approximate acreage-not guaranteed



















