



GREAT SOUTHERN
Land



Flatwood Creek Tract #45-004
86+/- Acres, Lowndes & Crenshaw County, AL
Offered for \$159,000

This nice property is located approximately 4 miles east of the I-65 Fort Deposit exit on County Road 4. There is water and power all along the highway frontage. About 6 acres are located in Lowndes County and the balance of the property is located in Crenshaw County.

There is a nice open area just off of the highway that would make an ideal home or camp house site. Most all of the property is wooded except for the open area next to the highway and the 3 game plots and roads. There is approximately 20 acres of planted pines, 3 years old, and approximately 60 acres of large hardwoods. There are 3 nice spring fed streams that wind through the property providing a good water source for the wildlife on the property. Most of the large hardwoods are oaks which provide a good food source for the deer and turkey and there are also several large soybean fields that adjoin the property that provide another good food source for the deer. The large game plots have been planted in iron clay peas and there are lots of tracts in the plots and in the numerous roads that traverse the entire property. This is an outstanding hunting tract.



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

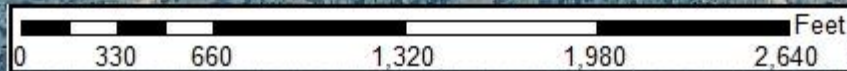


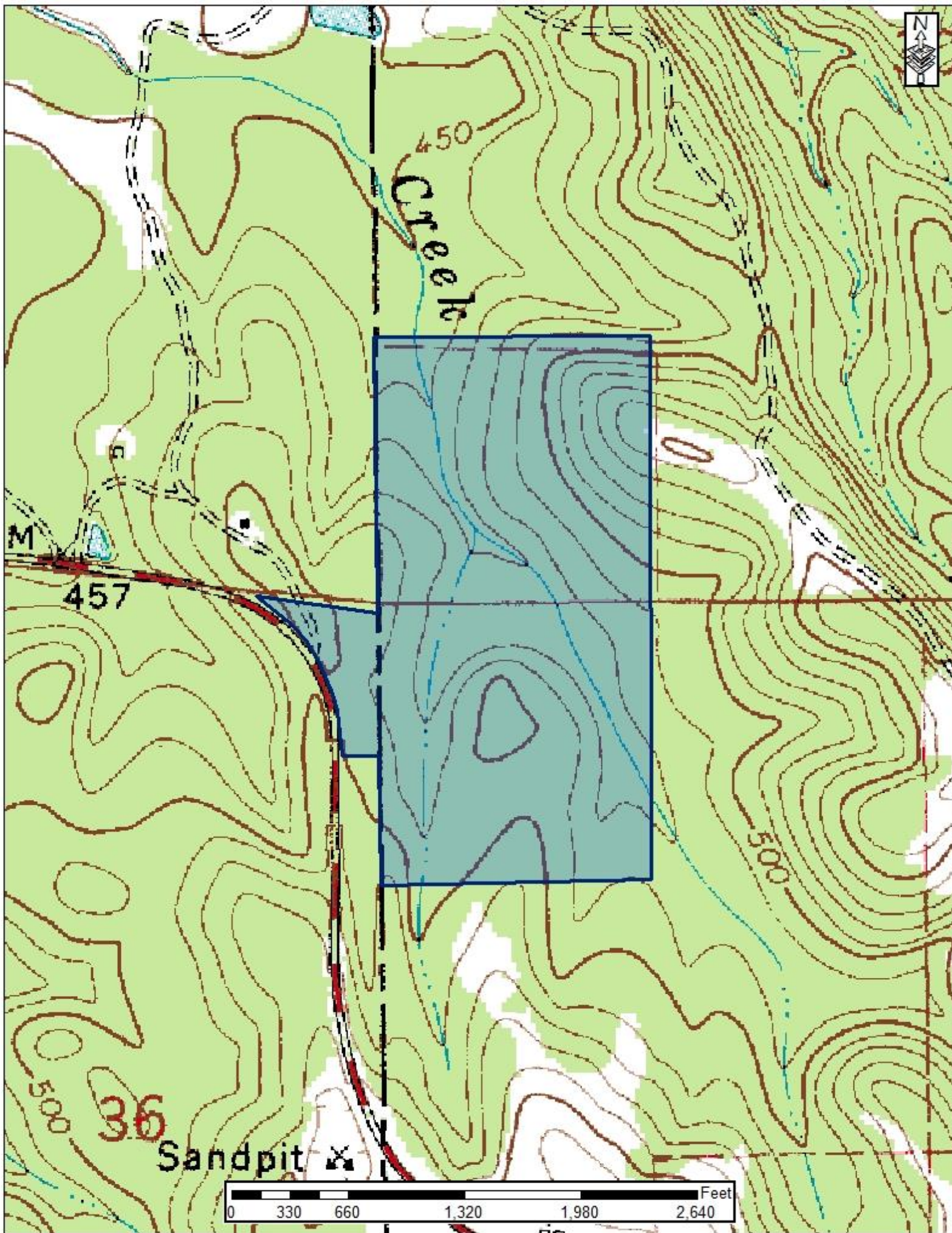
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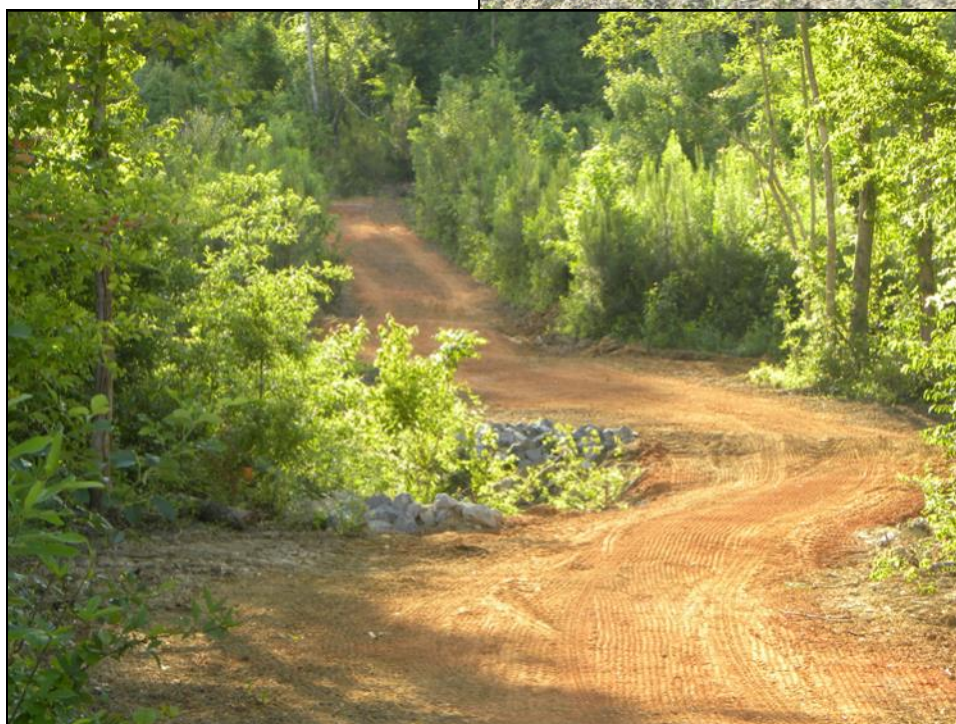
**Nice open area
off highway
great site for
home or
camp house**

**Nice creek
crossing**



**Large
hardwood
bottom of
Flatwood Creek**

**Large game plot
with peas and
shooting house
in background**



**Extensive
road system
through tract**

**Flatwood
Creek winds
through
property**



**View of
Hardwoods
with Flatwood
Creek in
background**



**View of
planted
pines**

**Large
hardwood
bottom provides
a good food
source for
wildlife**





**Road frontage
on County Road 4**

**Another view
of beautiful
hardwood
bottom**



**Deer crossing
through
hardwood
bottom**



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