



GREAT SOUTHERN *Land*



Hall Hunting and Timber Tract #24-009

60+/- Acres in Crenshaw County, AL

Offered for \$147,000 (\$2,450/acre) - Can be divided into 2 separate tracts

This nice tract of land is located about 10 miles northwest of the town of Luverne, the county seat of Crenshaw County. The property fronts on Highway 11 for almost one half mile. Water and utilities run along the road. The property is split up by the highway into two separate parcels.

24-009E 25 acres for \$61,250: Located on the east side of the highway is 25 acres that has several nice open fields that are separated by an area of large hardwoods. The front field along the highway has a great place for a house, and the back field is completely surrounded by woods and would make an ideal game plot.

24-009W 35 acres for \$85,750: Directly across the highway from this part is another nice parcel of approximately 35 acres. This part has a good mixture of natural pine and hardwood timber. This part is almost completely timbered, and would make a nice hunting tract. This parcel also has highway frontage with water and utilities along the highway and has a good home site near the highway.

This property is located in a good area of Crenshaw County and would be a good place to live or have a weekend getaway. The hunting in this area is good and this tract is no exception.



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
18 - 20 yrs old
on Tract 1**

**Several nice game
plots are located
throughout the
property, and
make this a great
hunting tract**



**Large
hardwoods
located
on Tract 2**

**Highway 11 road
frontage with
water and utilities
located along
the highway**



**Elevated shooting
house overlooking
game plot located
on Tract 1**

**Game plot
located on
Tract 2 with
timber in the
distance**





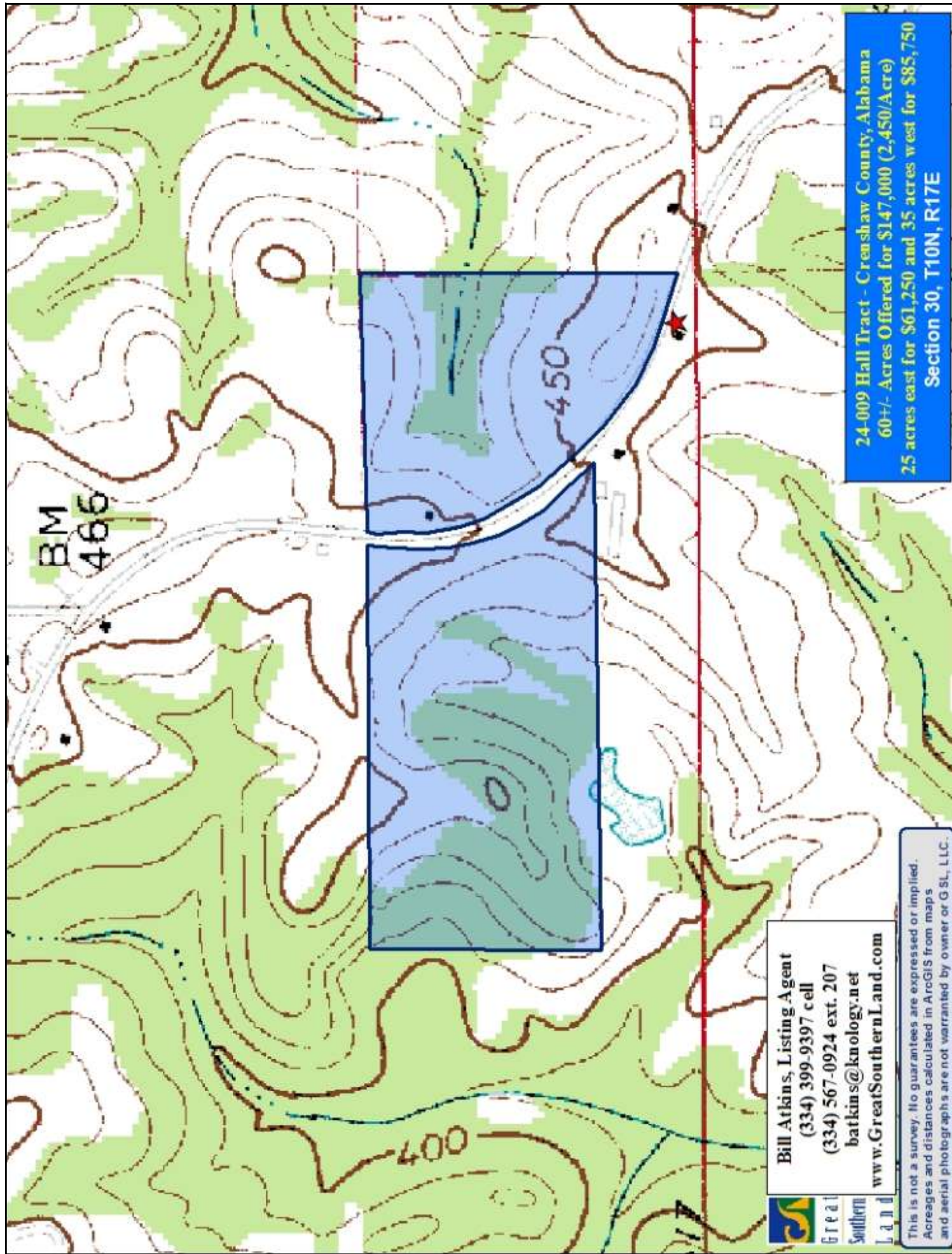
24-009 Hall Tract - Crenshaw County, Alabama
60+/- Acres Offered for \$147,000 (2,450/Acre)
25 acres east for \$61,250 and 35 acres west for \$85,750
Section 30, T10N, R17E



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This is not a survey. No guarantees are expressed or implied.
Acreages and distances calculated in ArcGIS from maps
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**Nice internal
road along Pine
Plantation**

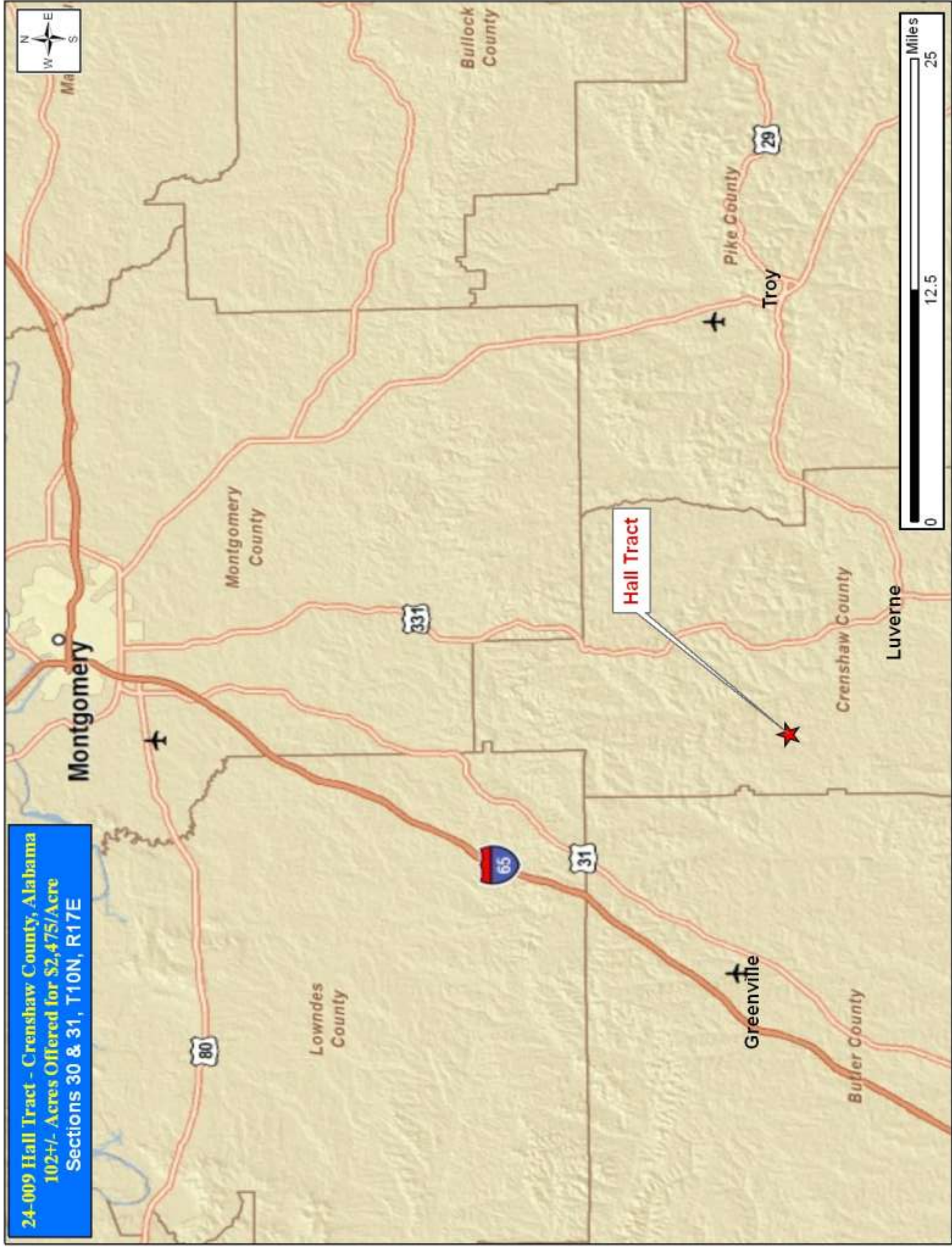


**Open field with
timber in
background**



**Tract has a
good mixture of
natural pine
and hardwood
timber**

24-009 Hall Tract - Crenshaw County, Alabama
102+/- Acres Offered for \$2,475/Acre
Sections 30 & 31, T10N, R17E



TWP.10N-RNG.17E - SOUTHWEST

CRENSHAW COUNTY, ALABAMA (LOCATOR 8)

Exhibit-A Plat Map

SCALE OF MILES 1/2

660 1320 1980 2640 SCALE OF FEET 5280



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*Offered as one tract, or can be
divided into three separate tracts*

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