



GREAT SOUTHERN
Land



Cane Creek Tract #24-006
354+/- Acres in Crenshaw County, AL
Offered for \$708,000

This nice tract of land is located approximately 10 miles northwest of Luverne, the county seat of Crenshaw County. The property fronts on Highway 7 for $\frac{3}{4}$ of a mile. There is power and county water along the highway. This property is quite unique in the fact that there is so much diversity in the land. There are 47 acres of 13 year old planted pines that are in the CRP Program for 7 more years with an annual payment of \$2,500/year, and a 45 acres field along the highway that is currently in hay production. Another 75 acres of Bahai fields are scattered through the tract bordered by large hardwood and pine timber. Cane Creek runs through the property for almost $\frac{3}{4}$ of a mile, and is surrounded by large white oaks, red oaks, and water oaks, which provide an abundant food source for wildlife.

This property has all the natural features that are necessary to make a good hunting tract. Both turkey and deer hunting are outstanding. One of the largest deer killed in Alabama last year—a buck weighing 235 pounds-- came off this property. If you are looking for a great recreational tract located in a very good area—This it it!

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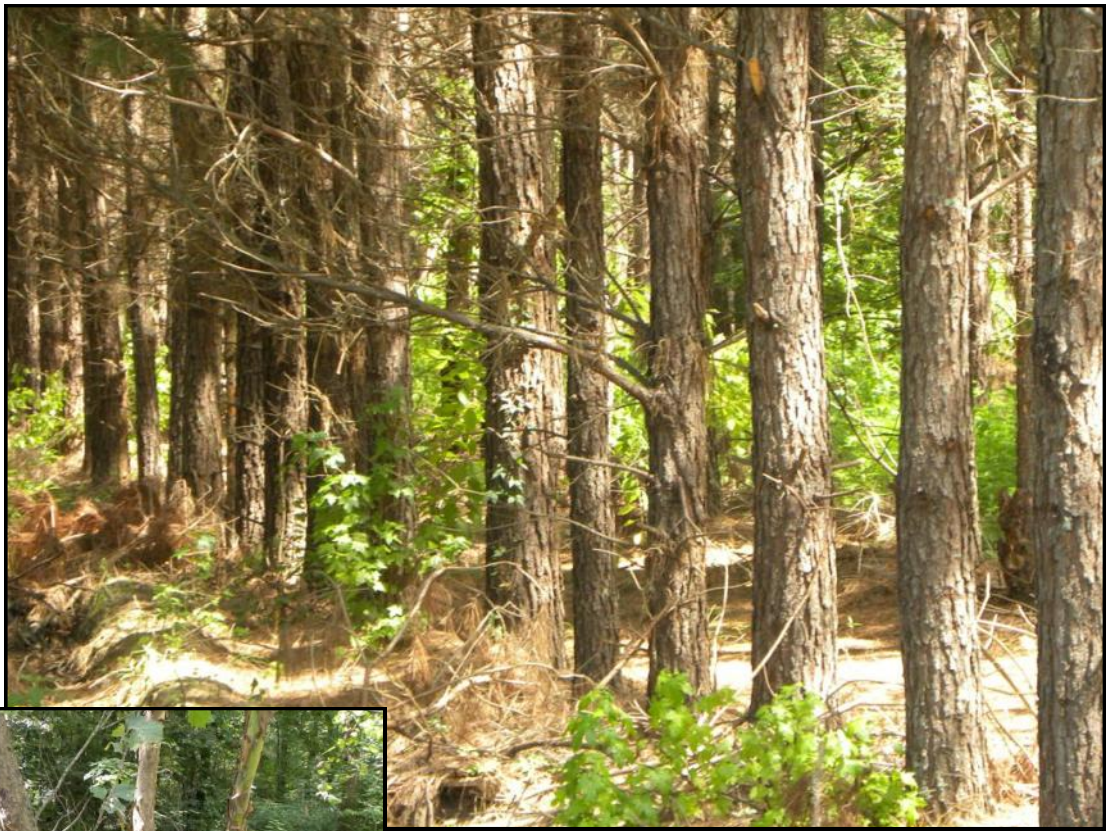
For a tour or more information call:

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



**13 year old
healthy pine
plantation in
CRP Program**



**Cane Creek
runs through
property for
almost 3/4 mile**

**Nice 45 acre
hayfield in
production
along paved
Highway 7**





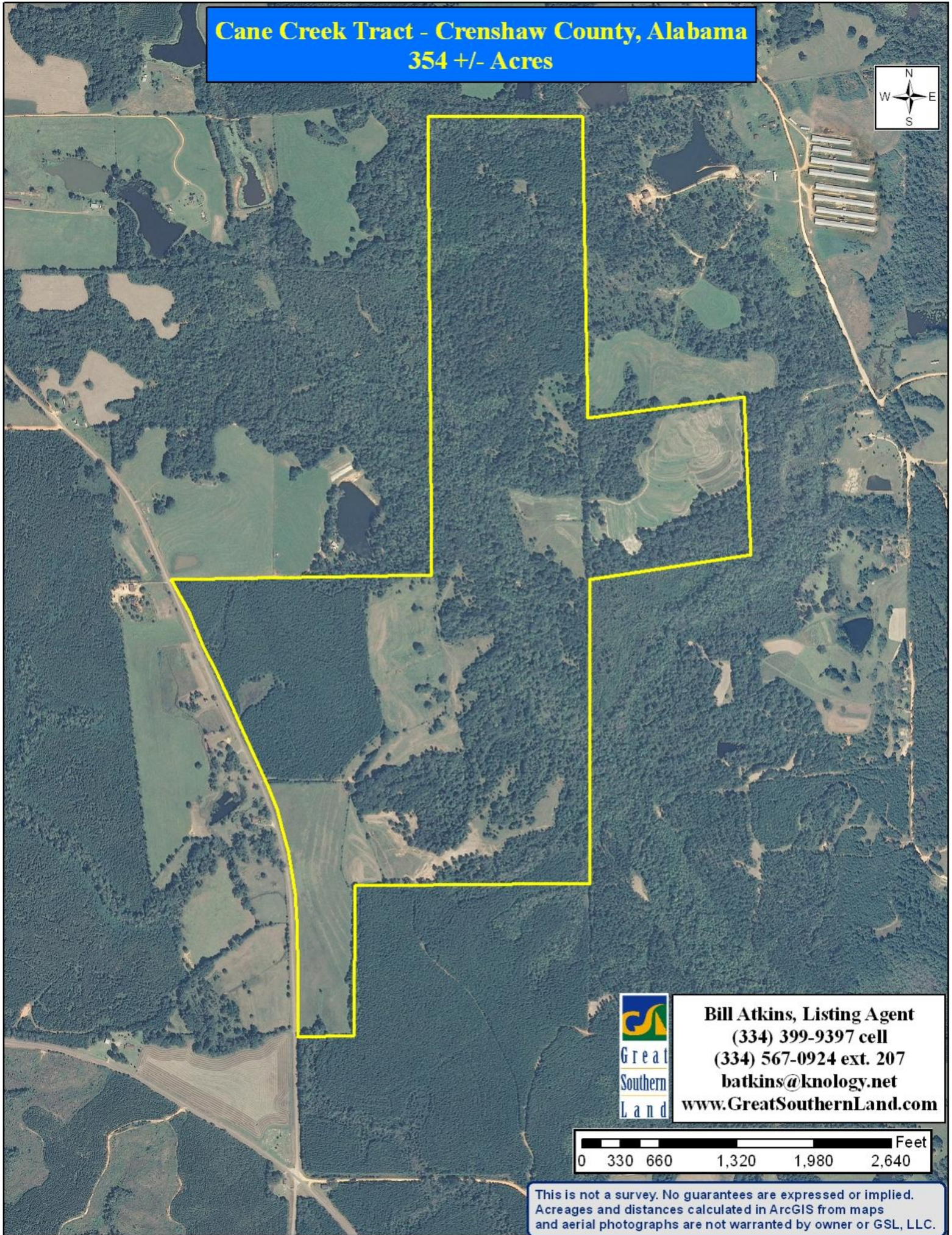
75 acres of Bahai fields are scattered through the tract, and bordered by large hardwoods and pine timber

Highway 7 frontage and 45 acre hayfield on right

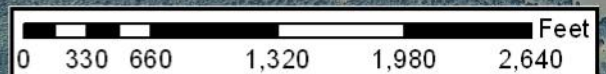


Shooting house overlooking one of several game plots

Cane Creek Tract - Crenshaw County, Alabama
354 +/- Acres

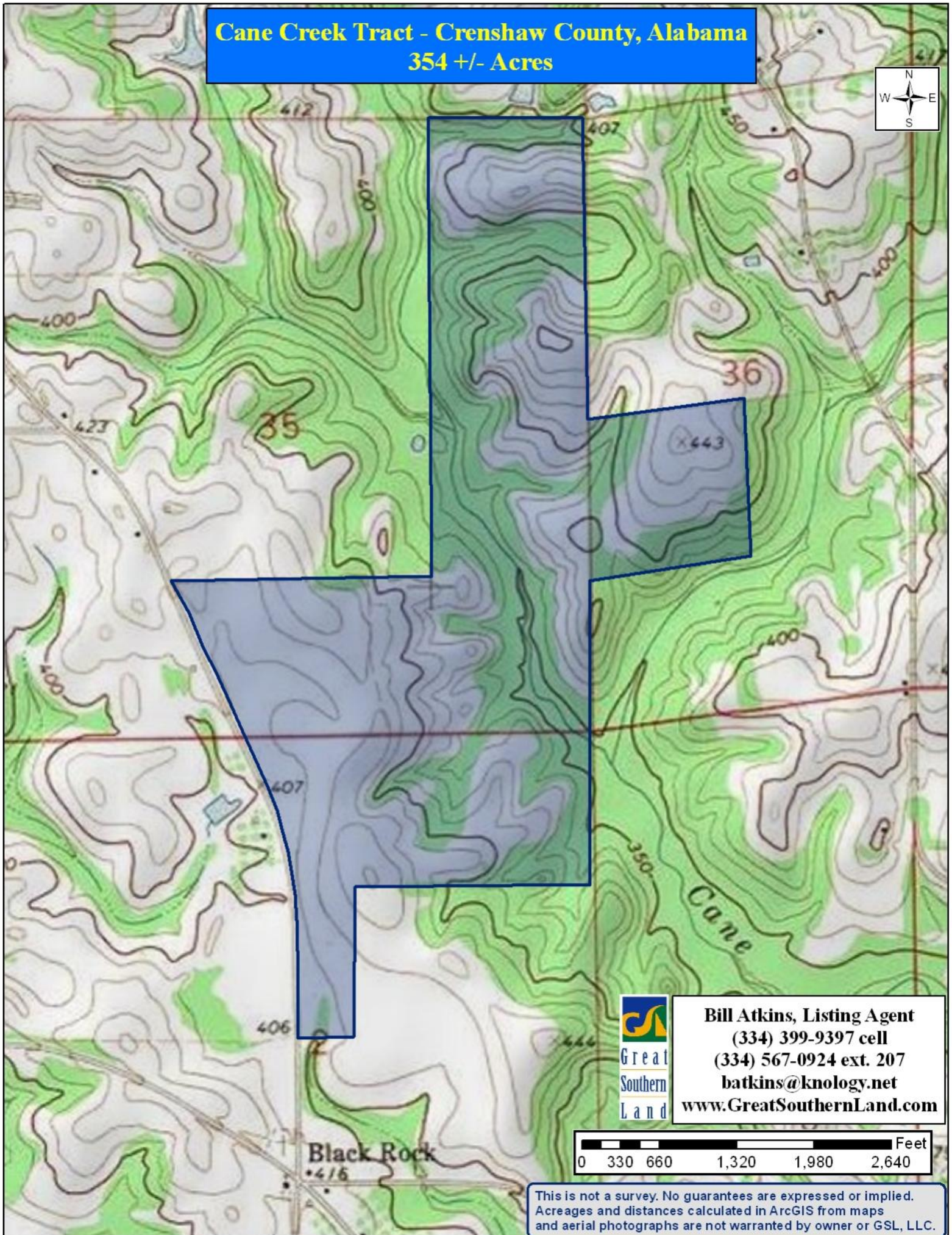


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0 330 660 1,320 1,980 2,640 Feet

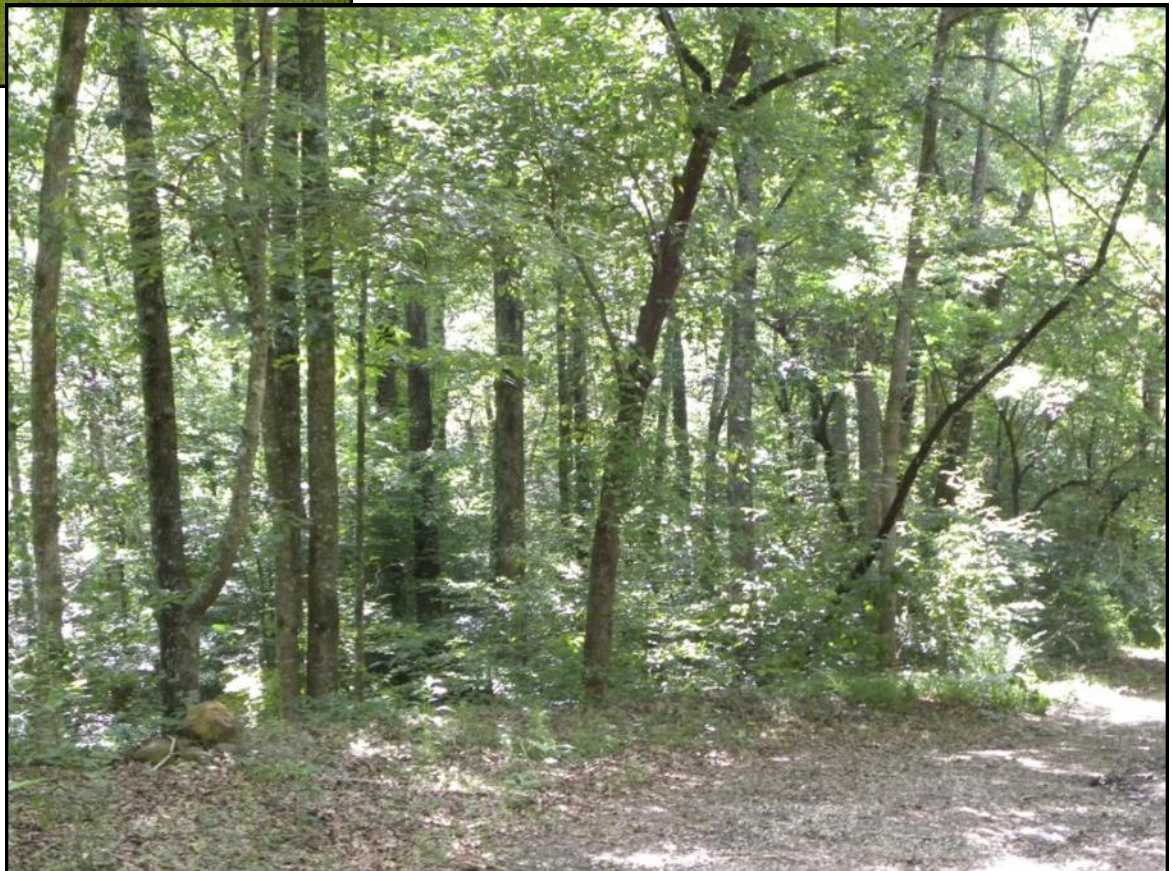
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**Cane Creek
flows through
nice hardwood
bottom**



**Bahai field with
large hardwoods
in the distance**

**Hardwood
areas
provide an
abundant
food source
for wildlife**





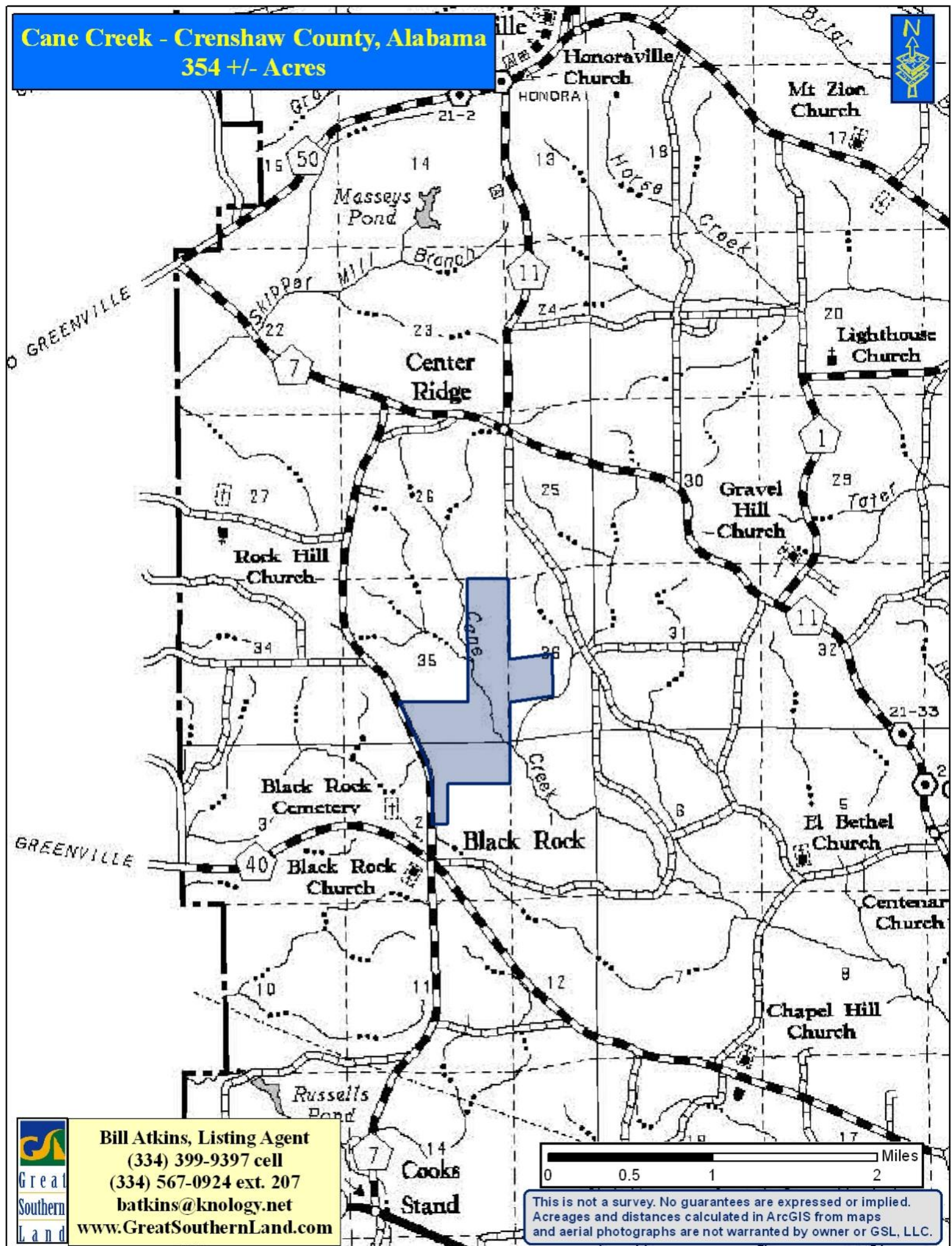
**Back side of
CRP 13 year
old planted
pines**

**Natural pine
growth on
tract**



**Wood
Bridge
over creek**

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