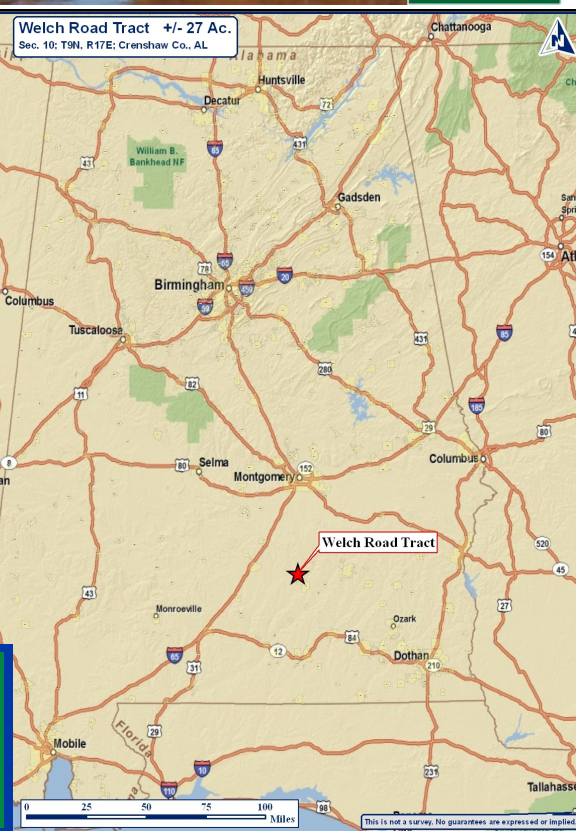
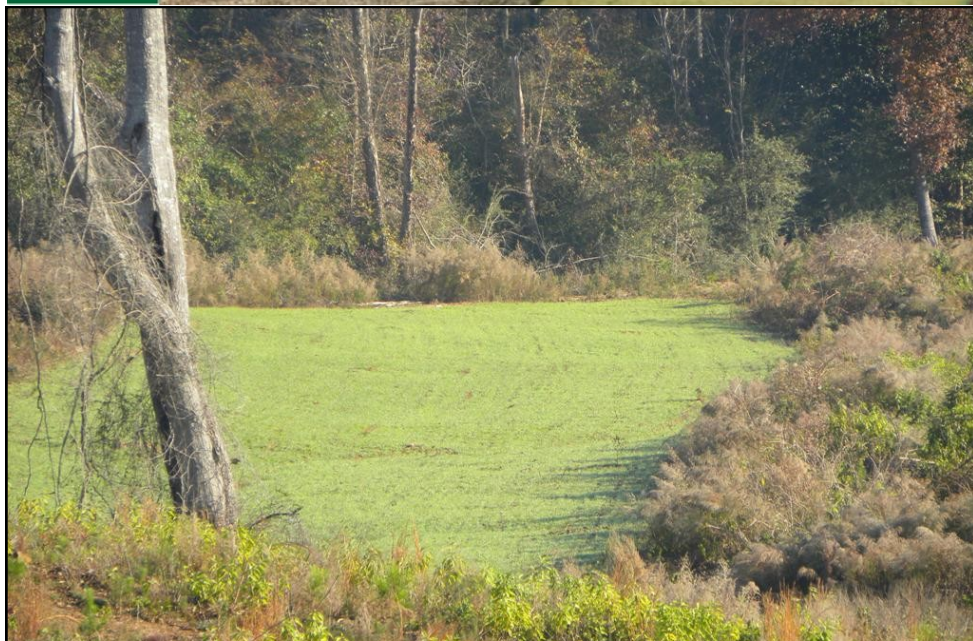




GREAT SOUTHERN *Land*



Welch Road Tract **27+/- Acres in Crenshaw County, AL** **Offered for \$ 58,500**

The Welch Road Tract is a great rural property for sale in Crenshaw County, Alabama. Located about 6 miles northwest of Luverne and approximately 15 miles east of Greenville, the property offers all the necessary amenities for rural living.

The property has frontage on Welch Road, a county gravel road with utilities along the road. There are two interior roads, one on the north side and one on the south side that lead to two game plots located near the center of the property. One of the plots has a nice elevated shooting house that overlooks the green field and the excellent hardwoods located on the east side of the property. The hardwoods are part of the Patsaliga River basin, an area very popular for its outstanding deer and turkey hunting, and the amount of deer sign on the property is amazing.

The rest of the property was cleared and replanted last winter with second generation loblolly pines, making this a solid investment property as well.

www.GreatSouthernLand.com

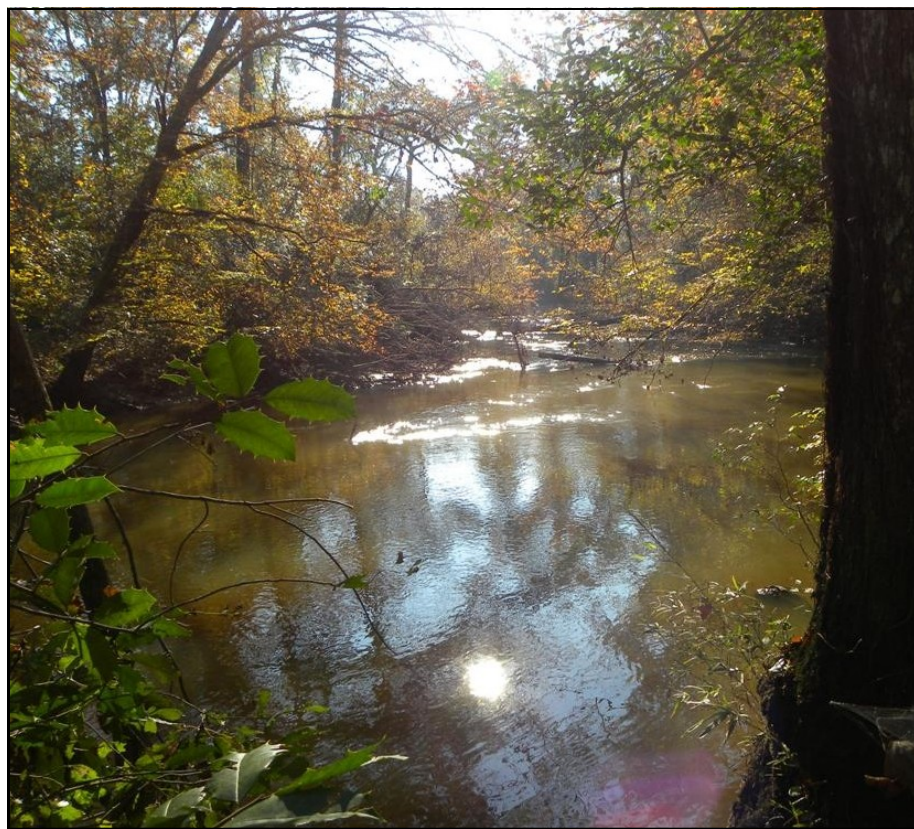


**Great
Southern
Land**

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



There is a nice creek on the property, and the hardwoods are part of the Patsaliga River basin, an area very popular for its outstanding deer and turkey hunting.

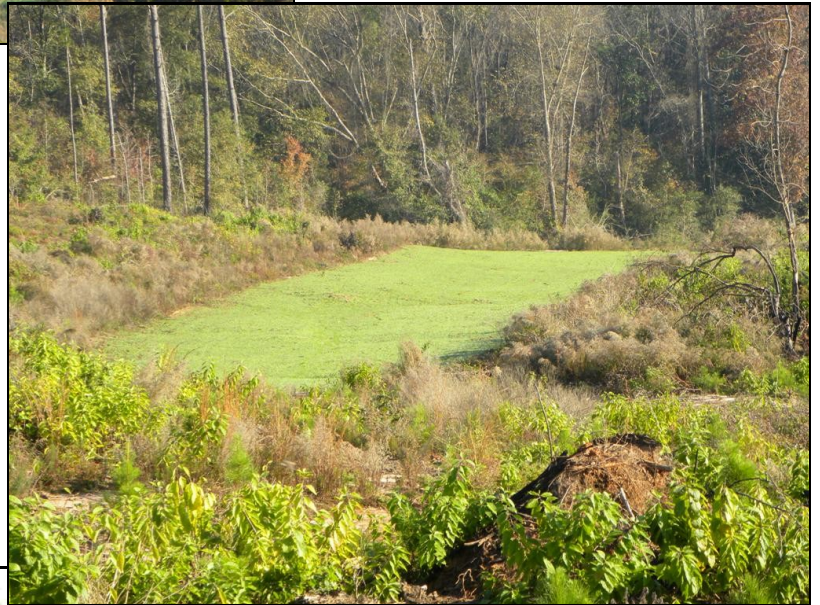
Several Turkey are seen flying into the hardwood area at photo to right



There are 1 year old planted pines on 19 acres of the property, which makes this a solid investment



Two nice game plots are located at the center of the property as seen in photo to left and below



A nice elevated shooting house is located on one of the two game plots

Welch Road Tract +/- 27 Ac.

Sec. 10; T9N, R17E; Crenshaw Co., AL



WELCH ROAD



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2006 Aerial Photo

This is not a survey. No guarantees are expressed or implied.

0 330 660 990 1,320 Feet

Welch Road Tract +/- 27 Ac.

Sec. 10; T9N, R17E; Crenshaw Co., AL

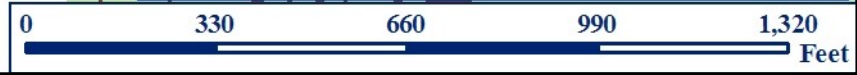


WELCH ROAD



350
379

This is not a survey. No guarantees are expressed or implied.

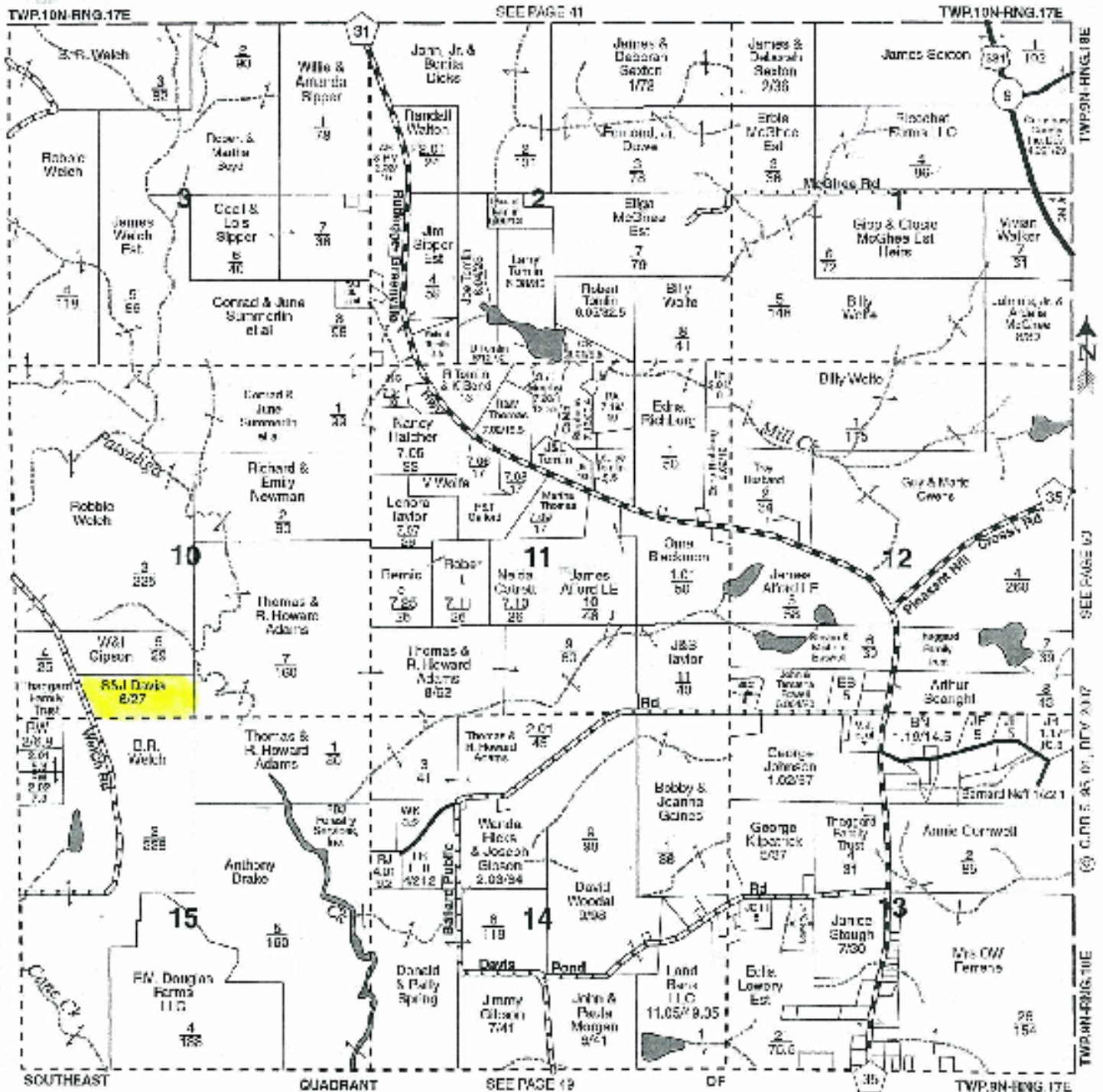




SCALE OF MILES 1/2
660 1320 1980 2640 SCALE OF FEET 5280

TWP.9N-RNG.17E - NORTHEAST

CRENSHAW COUNTY, ALABAMA (LOCATOR 11)



For more information and photos visit our Web site at

www.GreatSouthernLand.com

Bill Atkins, Listing Agent, 334-567-0924 ext. 207, 334-399-9397 cell, batkins@knology.net

Welch Road Tract +/- 27 Ac.
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