SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

92.05± ACRES
CRENSHAW COUNTY, AL

$395,000



OFFICE (334) 931-0090 | WWW.SMALLTOWNPROPERTIES.COM

THE CRENSHAW 92.05

PROPERTY PROFILE

LOCATION:

- Mulberry Road
  Brantley, AL 36009
- Crenshaw County
- 12.2± Miles NW of Brantley
- 18.2± Miles SW of Luverne
- 27.7± Miles N of Andalusia

COORDINATES:

- 31.59485, -86.42045

PROPERTY USE:

- Deer, Duck, & Turkey Hunting
- Recreational
- Potential Camp/Cabin Site
- Agricultural
- Investment

PROPERTY INFORMATION:

- 92.05± Total Acres
- 22± Acres in Natural Regen
- 14± Acres of Row Crop
- 3.5± Acre Food Plot
- Mature Mixed Timber
- Frontage on Mulberry Road
- 2,200'± Frontage
  on Burgan Branch
- 400'± Frontage on Owen Branch
- Cypress Swamp

TAX INFORMATION:

- 2024 Taxes
- 18-01-11-0-000-003-0000:
  $139.20
- 18-01-11-0-000-001-0010:
  $23.33





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RUSS WILKERSON
QUALIFYING BROKER, SOUTH CENTRAL ALABAMA
C: 334-268-9098
O: 334-535-0242
russ@smalltownproperties.com
215 E Sixth St. - Luverne, AL 36049
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CRENSHAW 92.05

IF YOU'RE LOOKING FOR A PIECE OF SOUTH ALABAMA DIRT THAT HAS "BIG BUCK" WRITTEN ALL OVER IT, YOU BETTER PULL THE TRUCK OVER AND LOOK AT THE CRENSHAW COUNTY 92.05! Located down in the southwest corner of the county, this 92.05± acre tract is a flat-out honey hole for deer and longbeards. I've walked this ground, and let me tell you—it's torn up. We're talking about rubbed-raw saplings and scrapes everywhere you look. The deer sign is enough to make any hunter's heart skip a beat!

With frontage right on Mulberry Road and power available at the line, you're already halfway to having your camp house set up.





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MORE ABOUT THE CRENSHAW 92.05

A BREAKDOWN OF THE LAND

- The Dinner Table: A massive 3.5± acre food plot ready for your favorite fall blend, plus 14± acres of row crop currently in corn. That local farmer is doing the hard work of keeping the deer fed for you.
- The Bedroom: A 22± acre portion is in 5-to-6-year-old natural regeneration. It's thick, it's nasty, and it's exactly where those big mature bucks are going to want to bed down.
- The Timber: The remaining acreage is beautiful mature mixed timber—the kind of woods you want to be sitting in on a crisp November morning.
- The Bonus: A cypress swamp is on this property that looks like a postcard! It's the perfect spot to toss out a few decoys and scratch that South Alabama duck hunting itch.

The bottom line of the Crenshaw 92.05 is this: whether you're looking to chase gobblers in the spring, sit over a cornfield in the fall, or just get away from the noise, this place offers it all!

Contact Russ Wilkerson today to schedule a personal tour of an all-around recreational powerhouse!





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92.05± ACRES CRENSHAW COUNTY, ALABAMA










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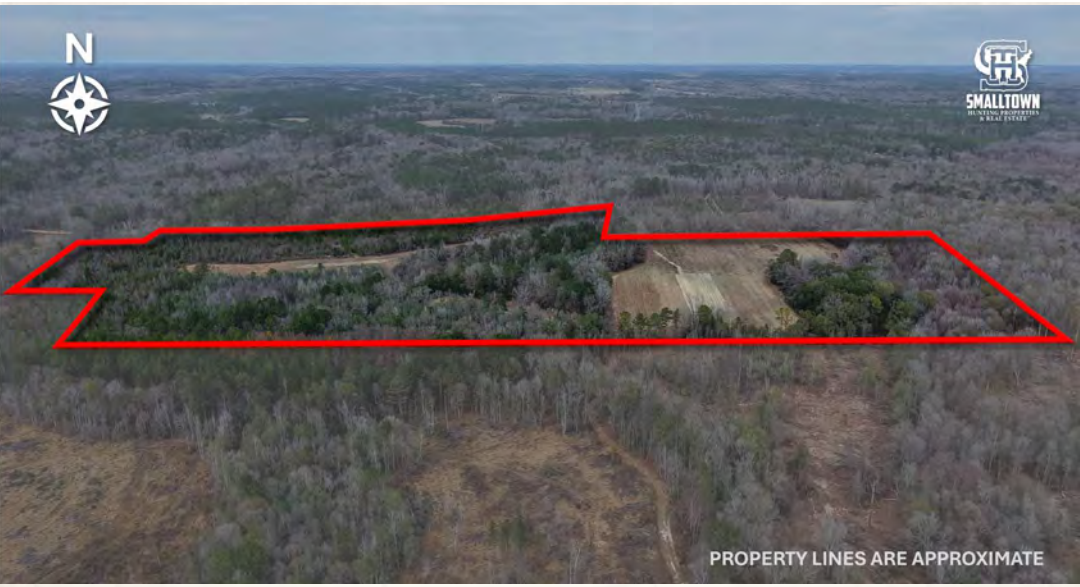




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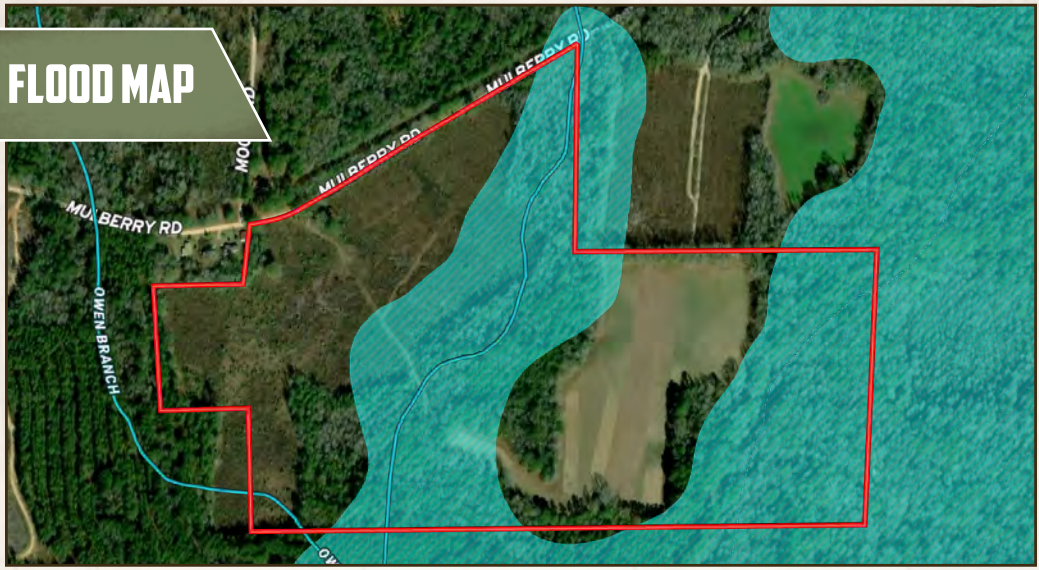


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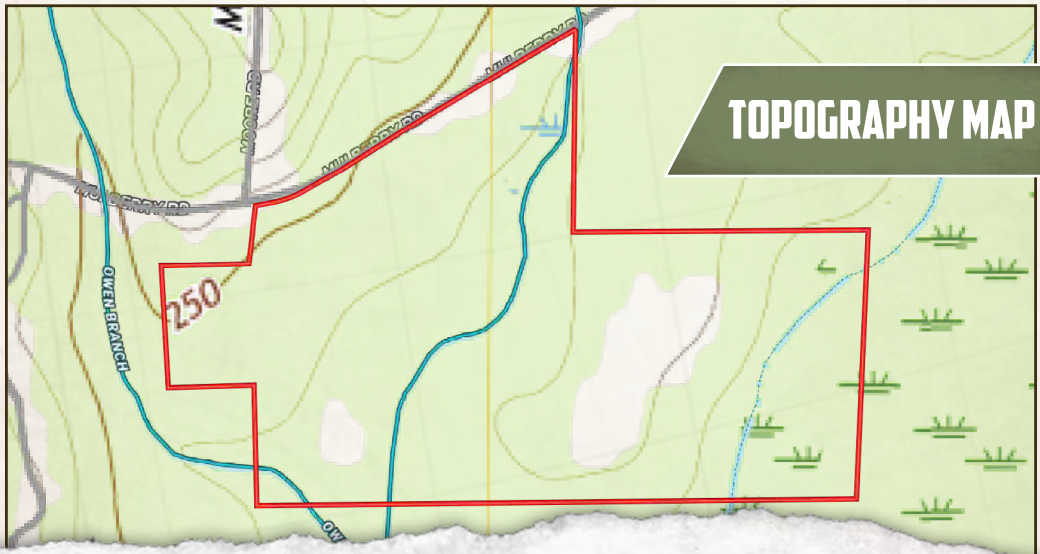
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FLOOD MAP



TOPOGRAPHY MAP



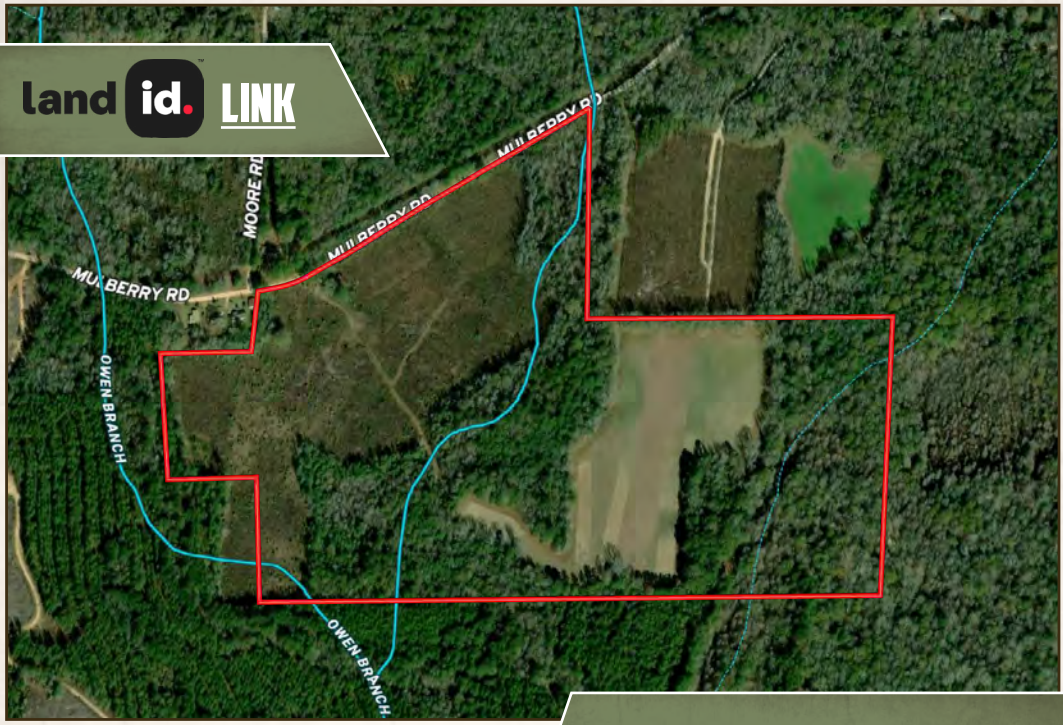


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land id. LINK





Directions From Luverne, AL: Travel 1.8 miles on US-331 N/W 3rd Street. Turn left on AL-10 W and continue 3.2 miles. Turn left on Ivy Creek Road and travel 10.3 miles. Turn left on AL-106 E and proceed 2.1 miles. Turn right on Mulberry Road and in 0.9 miles the destination will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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