

**276.62± ACRES**  
**CRENSHAW COUNTY, AL**  
**\$788,400**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

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# THE CRENSHAW 276.62

## PROPERTY PROFILE

### LOCATION:

- Live Oak Road  
Luverne, AL 36049
- Crenshaw County
- 10± Miles NW of Luverne
- 22± Miles E of Greenville
- 23± Miles W of Troy
- 44± Miles S of Montgomery

### COORDINATES:

- 31.81265, -86.28035

### PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site

### PROPERTY INFORMATION:

- 276.62± Rural Acres
- Established Road System
- County Road Frontage
- Food Plots
- Feeders
- Deer Stands
- Deer & Turkey
- Utilities Available at the Road

### TAX INFORMATION:

- Tax ID: 1315680
- 2025 Taxes: \$769.82



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**TRACY FLOWERS**

LAND SPECIALIST

C: 334-303-2191

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[tracy@smalltownproperties.com](mailto:tracy@smalltownproperties.com)

215 E Sixth St. - Luverne, AL 36049

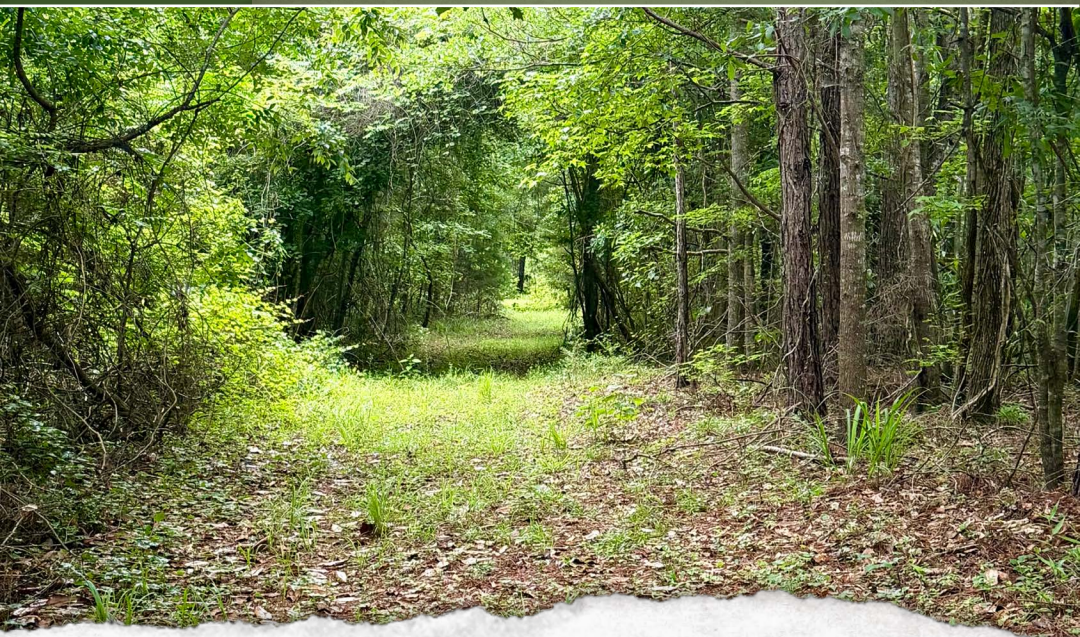
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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE CRENSHAW 276.62

**WELCOME TO THE CRENSHAW 276.62, AN EXCEPTIONAL RECREATIONAL AND HUNTING PROPERTY LOCATED ON LIVE OAK ROAD IN CRENSHAW COUNTY, ALABAMA.** This diverse 276.62± acre tract is located just northwest of Luverne and offers outstanding opportunities for deer, turkey, and duck hunting and fishing, making it the perfect outdoor retreat, family getaway, or investment property.

A well-maintained road system provides access throughout the property. The land is conveniently divided by a county road, creating multiple access points and hunting locations. The property is equipped with established food plots, feeders, and deer stands, allowing the new owner to enjoy hunting immediately. Wildlife habitat is enhanced with numerous sawtooth oaks and fruit trees planted throughout, providing excellent food sources for deer and other game. Additionally, enjoy duck hunting opportunities and fishing, making this a true year-round recreational destination.



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# MORE ABOUT THE CRENSHAW 276.62

The south end of the property includes a partial clear-cut area that offers excellent wildlife habitat, bedding cover for deer, and potential for future development into additional food plots, hunting areas, or timber management opportunities.

Located just minutes from town, the Crenshaw 276.62 combines privacy and seclusion with convenient access to shopping, dining, and everyday necessities. Whether you're seeking a premier hunting tract, recreational retreat, or long-term land investment, this property offers the perfect combination of habitat diversity, accessibility, and outdoor enjoyment.

**Contact Tracy Flowers today to schedule a private  
tour and experience #TheSmallTownWay!**



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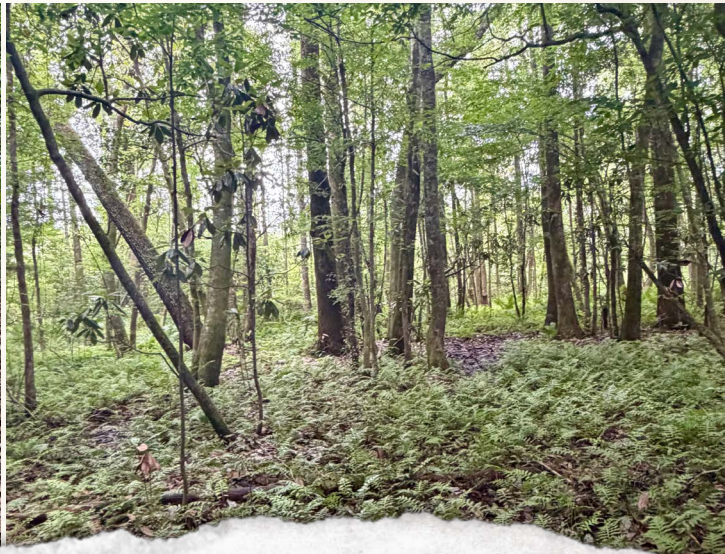
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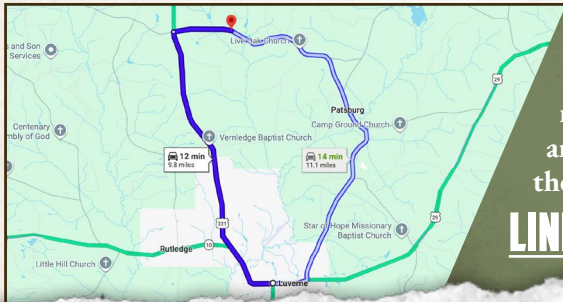
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land id. LINK



Directions From Downtown Luverne, AL: Travel north on US-331 for 8.2 miles. Turn right onto Live Oak Road and proceed 1.6 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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