96± ACRES
CRENSHAW COUNTY, AL

$210,000

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

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THE CRENSHAW 96

PROPERTY PROFILE

LOCATION:

- Airport Road
  Luverne, AL 36049
- Crenshaw County
- 4.4± Miles N of Luverne
- 25.9± Miles SW of Troy
- 49.4± Miles S of Montgomery

COORDINATES:

- 31.7334560, -86.2667719

PROPERTY USE:

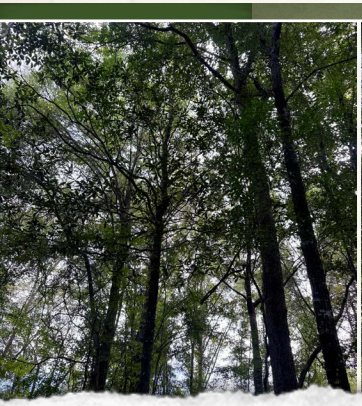
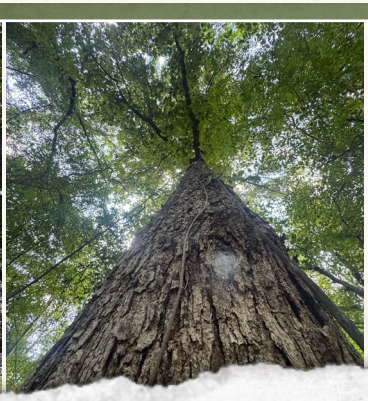
- Hunting & Fishing
- Recreational

PROPERTY INFORMATION:

- 96± Acres
- Patsaliga River Frontage
- Mature Hardwood Timber
- Internal Trail System
- Active Beaver Pond
- Deer/Ducks/Turkey

TAX INFORMATION:

- 12-09-29-1-000-002-0020: $173
- 12-09-29-0-000-001-0000: $68
- 12-09-29-0-000-001-0020: $80

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JOHNATHON GAFFORD
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215 E Sixth St. - Luverne, AL 36049
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE CRENSHAW 96

WELCOME TO THE CRENSHAW 96 IN LUVERNE, ALABAMA! This rare 96± acre recreational paradise in Crenshaw County combines mature hardwood timber, dynamic waterfowl habitat, and seamless internal access, making it an ideal investment for serious hunters, land investors, or those seeking a private waterfront retreat.

Direct frontage on the scenic Patsaliga River offers natural sandbars, fishing spots, and water access for kayaks or small boats, while an active beaver pond/swamp serves as a natural magnet for wintering ducks alongside roosting habitat for wild turkey. An extensive network of woods roads and trails throughout the tract allows for easy navigation via ATV, UTV, or truck, so accessing hunting blinds, the riverbank, and remote corners of the acreage is made convenient.

Covered in a dense, valuable canopy of mature hardwoods that provide abundant mast production (acorns) for wildlife and significant timber value, the Crenshaw 96 also offers exceptional privacy while only being 4.4± miles from Luverne.

Call Johnathan Gafford today to schedule a private showing and experience #TheSmallTownWay!

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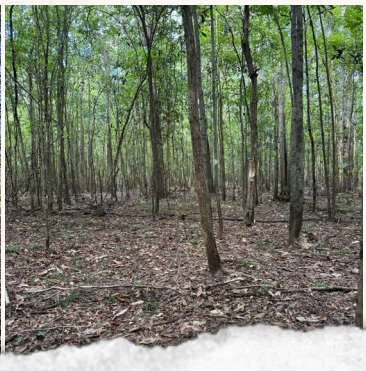

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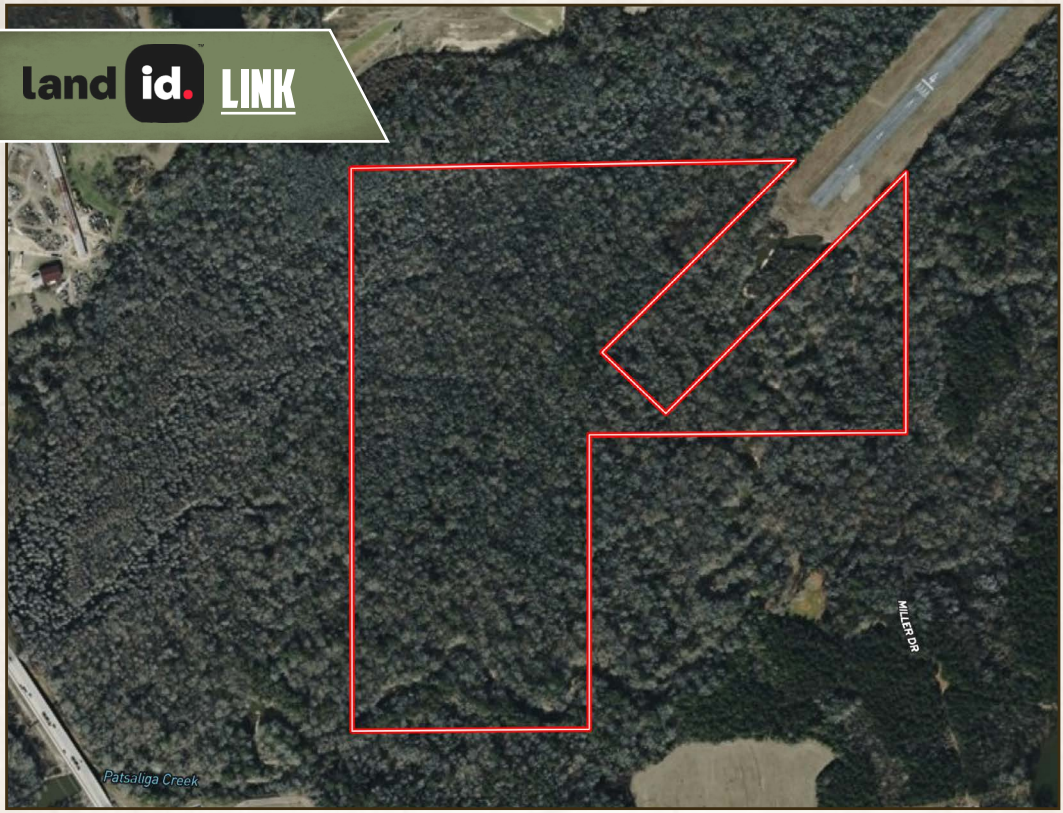
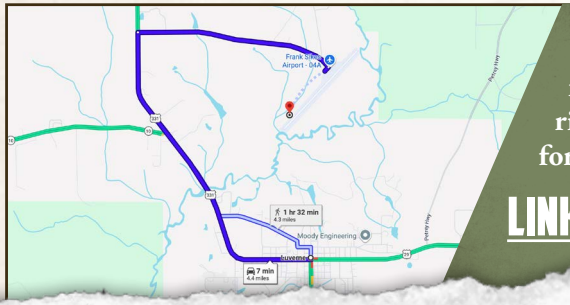
land id. LINK





Directions From Luverne, AL: Travel north on US-331 for 2.7 miles. Turn right onto Airport Road and continue for 1.6 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS

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