

**116.52± ACRES**  
**CRENSHAW COUNTY, AL**  
**\$549,900**



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

OFFICE (334) 931-0090 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE CRENSHAW 116.52

## PROPERTY PROFILE

### LOCATION:

- 7818 Greenville Hwy  
Rutledge, AL 36071
- Crenshaw County
- 6± Miles W of Rutledge
- 9.3± Miles NW of Luverne
- 15± Miles SE of Greenville
- 58± Miles SW of Montgomery

### COORDINATES:

- 31.44303, -86.24416

### PROPERTY USE:

- Hunting
- Agricultural
- Timber Investment
- Potential Home/Cabin Site

### PROPERTY INFORMATION:

- 116.52± Total Acres
- 84± Acres of Mixed Hardwoods/Softwoods
- 25± Acres of Row Crop & Pastureland
- 3,000'± Frontage on Greenville Hwy
- 2,700'± Frontage on Smyth Road
- Multiple Access Points
- Deer, Turkey, and Dove
- Building Site w/ Septic, Power, & Public Water

### TAX INFORMATION:

- 2024 Taxes: \$906.86



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

**JASON PERDUE**

LAND SPECIALIST

C: 334-304-2711

O: 334-931-0090

jperdue@smalltownproperties.com

2121 5th Street, Ste 206 - Meridian, MS 39301

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE CRENSHAW 116.52

WELCOME TO THE CRENSHAW 116.52, LOCATED JUST  $6\pm$  MILES FROM RUTLEDGE, ALABAMA, AND ONLY  $14\pm$  MILES SOUTHEAST OF GREENVILLE WITH CONVENIENT ACCESS TO I-65. This  $116.52\pm$  acre tract in Crenshaw County offers an excellent combination of hunting, agricultural, and homesite opportunities.

With  $3,000\pm$  feet of road frontage along Greenville Highway and an additional  $2,700\pm$  feet on Smyth Road, the Crenshaw 116.52 has multiple access points that make the acreage easy to manage and ideal for setting up hunting access and internal travel.

$25\pm$  acres are made up of row crop and pasture, with the remaining  $84\pm$  acres consisting of mixed pre-merchantable hardwoods and softwoods that create quality bedding, travel corridors, and long-term timber potential. Abundant signs of deer activity are visible throughout the property, and several water holes/duck ponds provide dependable water sources while attracting deer and turkey year-round.



**JASON PERDUE**

*LAND SPECIALIST*

C: 334-304-2711

O: 334-931-0090

jperdue@smalltownproperties.com

2121 5th Street, Ste 206 - Meridian, MS 39301

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# MORE ABOUT THE CRENSHAW 116.52

An established homesite is located on the southwest corner of the property, complete with a septic system, public water access, and electricity already in place, offering a ready-made base camp, future residence, or hunting lodge site.

The Crenshaw 116.52 is well suited for a recreational hunting tract, working farm, or permanent homestead, all in a desirable Crenshaw County location with convenient access to nearby towns and the interstate.

**Contact Jason Perdue today to schedule a private showing  
and experience #TheSmallTownWay!**



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

**JASON PERDUE**

LAND SPECIALIST

C: 334-304-2711

O: 334-931-0090

jperdue@smalltownproperties.com

2121 5th Street, Ste 206 - Meridian, MS 39301

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

116.52± ACRES CRENSHAW COUNTY, ALABAMA



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

**JASON PERDUE**

LAND SPECIALIST

C: 334-304-2711

O: 334-931-0090

jperdue@smalltownproperties.com

2121 5th Street, Ste 206 - Meridian, MS 39301

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

116.52± ACRES CRENSHAW COUNTY, ALABAMA



**JASON PERDUE**

*LAND SPECIALIST*

C: 334-304-2711

O: 334-931-0090

jperdue@smalltownproperties.com

2121 5th Street, Ste 206 - Meridian, MS 39301

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

116.52± ACRES CRENshaw COUNTY, ALABAMA



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

**JASON PERDUE**

LAND SPECIALIST

C: 334-304-2711

O: 334-931-0090

jperdue@smalltownproperties.com

2121 5th Street, Ste 206 - Meridian, MS 39301

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

116.52± ACRES CRENshaw COUNTY, ALABAMA



**JASON PERDUE**

LAND SPECIALIST

C: 334-304-2711

O: 334-931-0090

jperdue@smalltownproperties.com

2121 5th Street, Ste 206 - Meridian, MS 39301

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

116.52± ACRES CRENSHAW COUNTY, ALABAMA



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



**JASON PERDUE**

LAND SPECIALIST

C: 334-304-2711

O: 334-931-0090

jperdue@smalltownproperties.com

2121 5th Street, Ste 206 - Meridian, MS 39301

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

116.52± ACRES CRENshaw COUNTY, ALABAMA



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

**JASON PERDUE**

LAND SPECIALIST

C: 334-304-2711

O: 334-931-0090

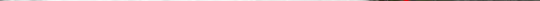
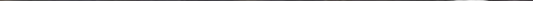
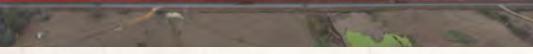
jperdue@smalltownproperties.com

2121 5th Street, Ste 206 - Meridian, MS 39301

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

116.52± ACRES CRENSHAW COUNTY, ALABAMA



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

**JASON PERDUE**

LAND SPECIALIST

C: 334-304-2711

O: 334-931-0090

jperdue@smalltownproperties.com

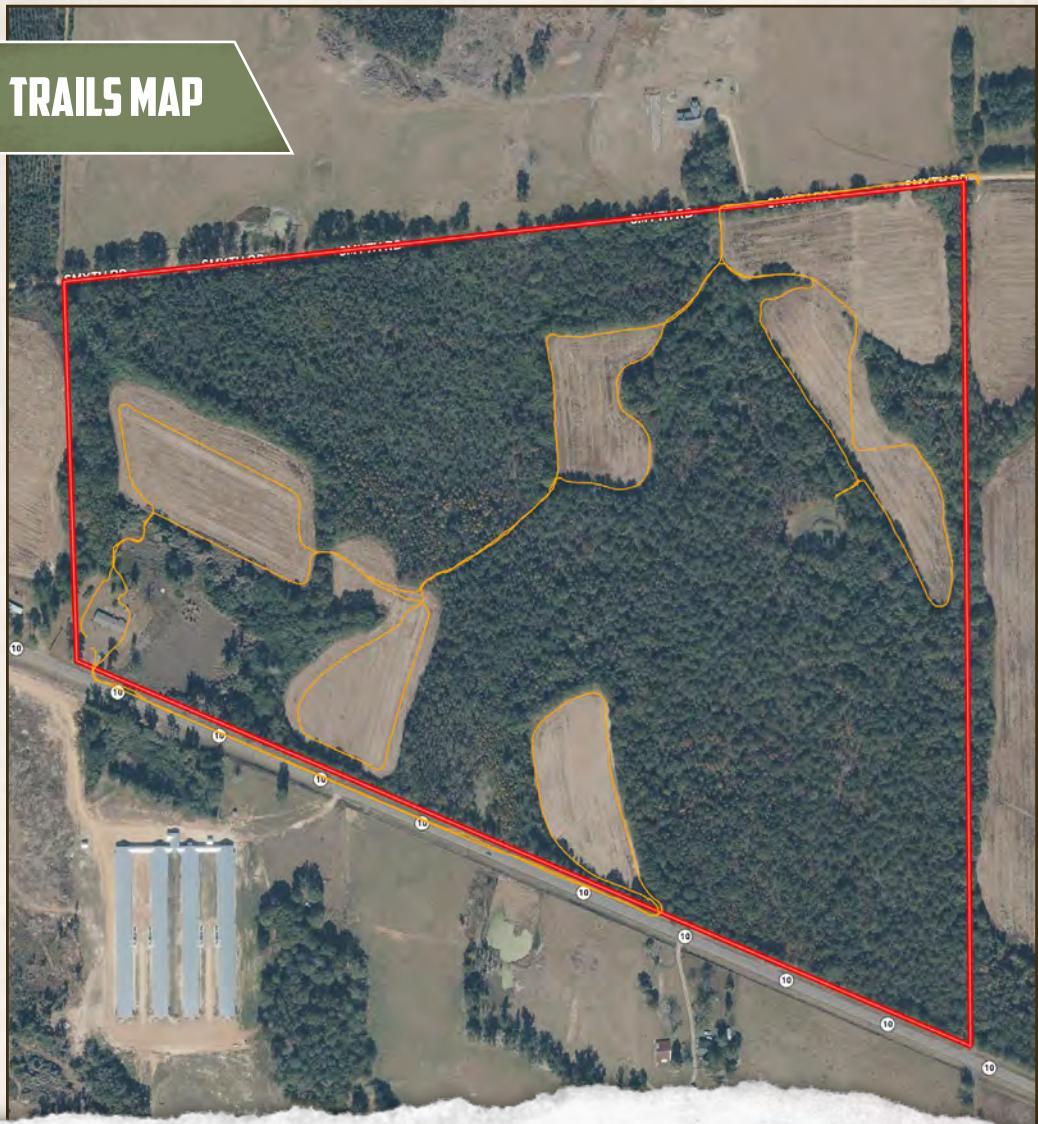
2121 5th Street, Ste 206 - Meridian, MS 39301

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

116.52± ACRES CRENSHAW COUNTY, ALABAMA

## TRAILS MAP



### JASON PERDUE

LAND SPECIALIST

C: 334-304-2711

O: 334-931-0090

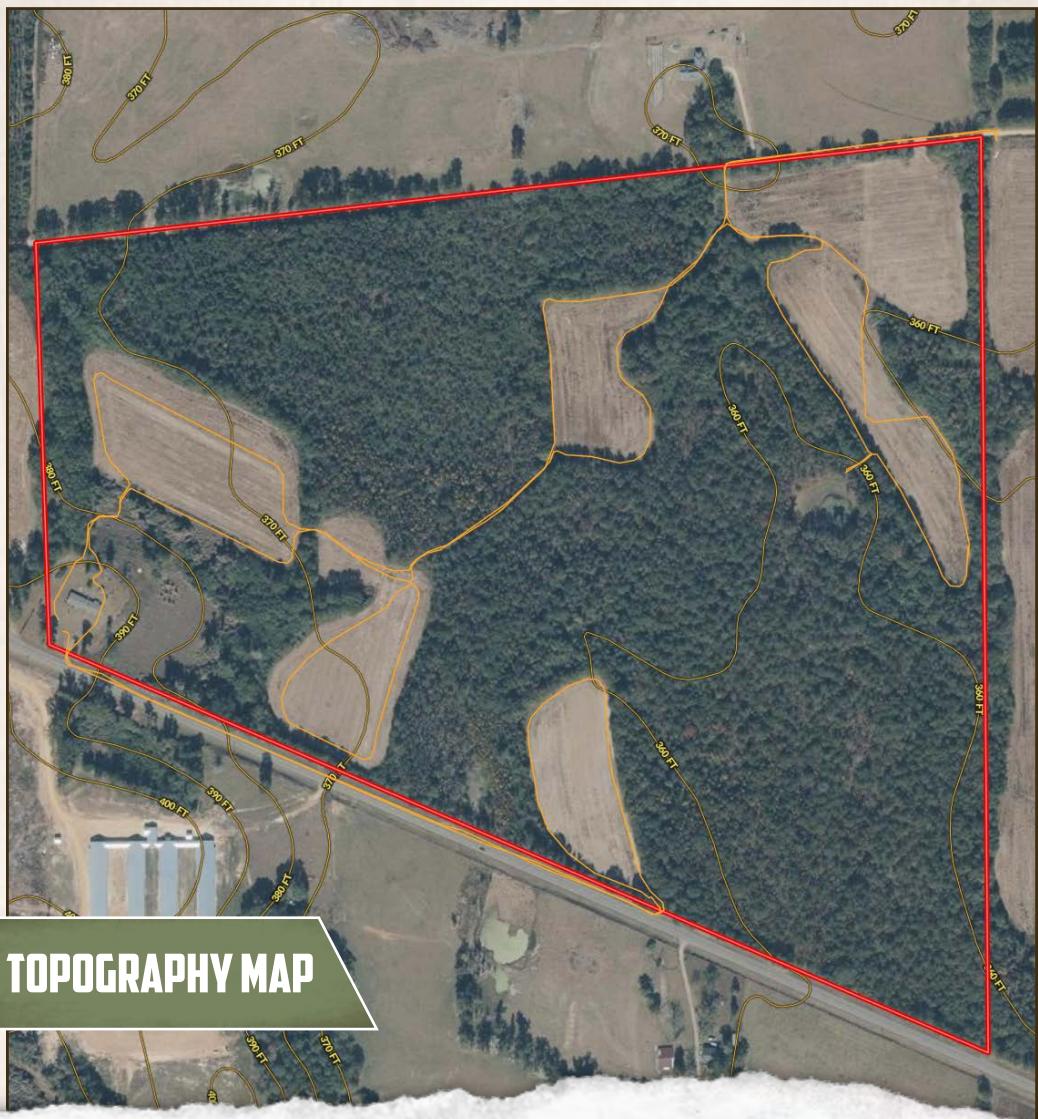
jperdue@smalltownproperties.com

2121 5th Street, Ste 206 - Meridian, MS 39301

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

116.52± ACRES CRENSHAW COUNTY, ALABAMA



## TOPOGRAPHY MAP



**JASON PERDUE**

LAND SPECIALIST

C: 334-304-2711

O: 334-931-0090

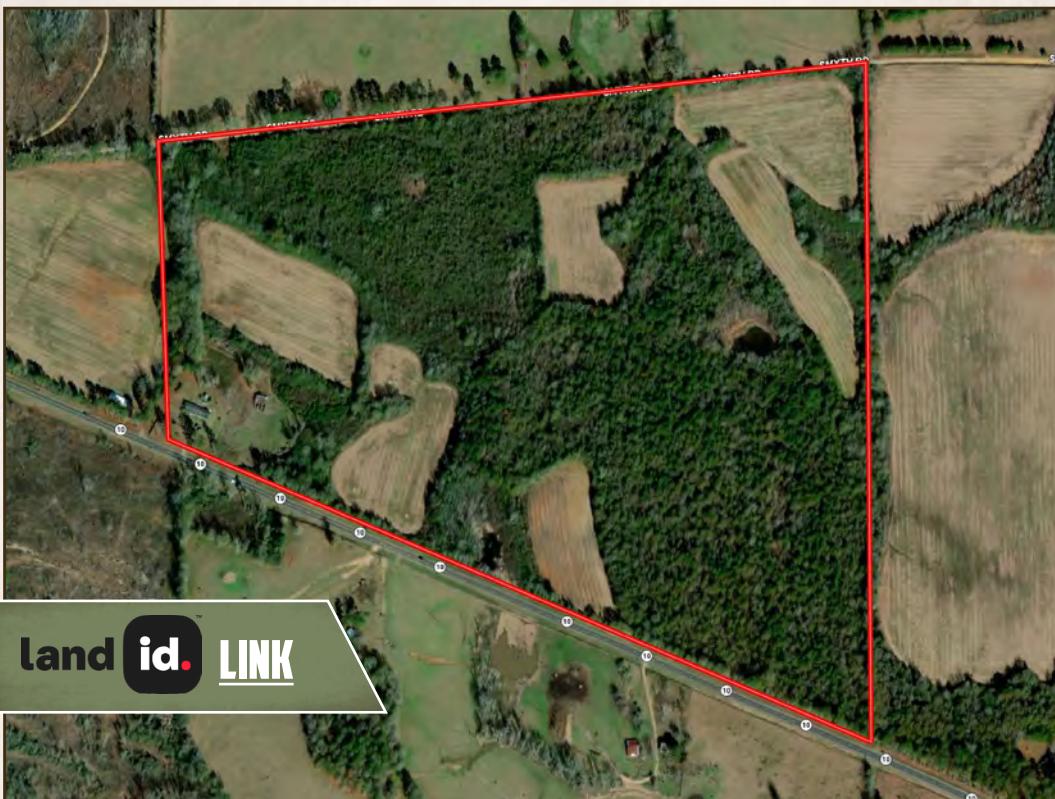
jperdue@smalltownproperties.com

2121 5th Street, Ste 206 - Meridian, MS 39301

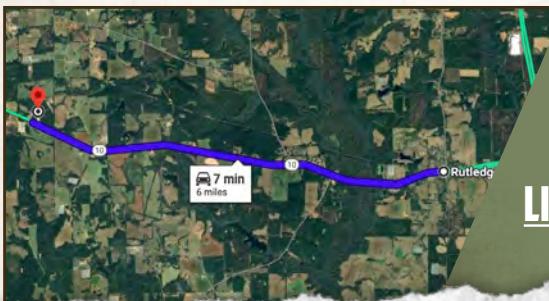
[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

116.52± ACRES CRENSHAW COUNTY, ALABAMA



land **id.** **LINK**



Directions From Rutledge, AL:  
Travel on AL-10 West for 6 miles to  
the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



**JASON PERDUE**

LAND SPECIALIST

C: 334-304-2711

O: 334-931-0090

jperdue@smalltownproperties.com

2121 5th Street, Ste 206 - Meridian, MS 39301

[smalltownproperties.com](#)

Information is believed to be accurate but not guaranteed.