

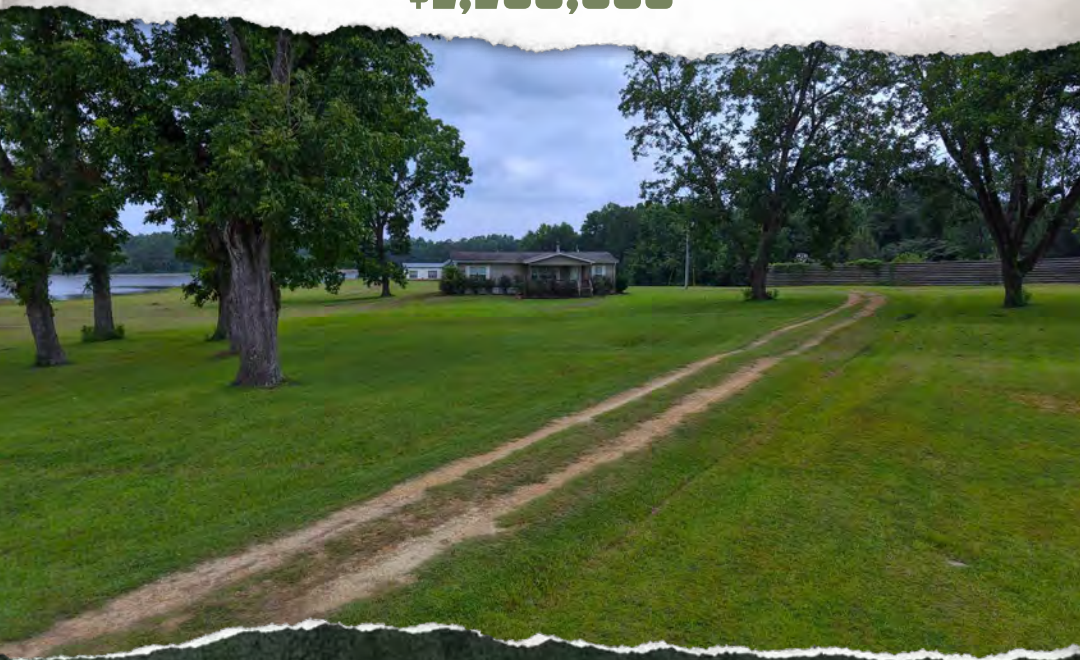


SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

**578± ACRES WITH A HOME
CRENSHAW COUNTY, AL**

\$2,200,000



OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

THE CRENSHAW 578

PROPERTY PROFILE

LOCATION:

- 5292 Ivy Creek Road
Rutledge, AL 36071
- Crenshaw County
- 23± Miles SE of I-65
- 32± Miles W of Troy
- 57± Miles S of Montgomery
- 237± Miles N of Mobile

COORDINATES:

- 31.67274, -86.39088

TAX INFORMATION:

- \$2,208.39 Annual Taxes

PROPERTY USE:

- Residential Ranch Estate
- World-Class Hunting
- Mixed-Use Agriculture Farm
- Timber Investment

PROPERTY INFORMATION:

- 578± Total Acres
- 550± Acres Under Fence
- 25± Acres of
Free-Range Hunting
- 3± Acres of Stocked Deer
Breeding Facility
- 1,664± SqFt Mobile Home
 - 3 Bedrooms/2 Baths
 - Fireplace
 - Large Front & Rear Porches
- Multiple Stocked Ponds
- 1,650'± Frontage on
Hwy 77 (Ivy Creek Road)
- Additional Access (Horse
Creek Road) Electric Gate
- Established Whitetail
& Fallow Deer Herds
- Equipment Barn with Large
Lean-To Equipment Coverage
- New Construction Skinning
Shed & Processing Room
- Owner/Agent



RUSS WILKERSON | LAND & POULTRY SPECIALIST
C: 334-268-9098 | russ@smalltownproperties.com

KENNETH MARKS | LAND SPECIALIST
C: 337-288-1293 | kenneth@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 334-931-0090 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

WELCOME TO THE CRENSHAW 578

578± Acre World-Class Trophy Hunting Estate Crenshaw County, Alabama

ENTER A HUNTING SANCTUARY THAT COMBINES OUTSTANDING HABITAT, SUPERIOR GENETICS, AND CLASSIC SOUTHERN STYLE TO CREATE THE IDEAL SPORTING DESTINATION. A 578± acre high-fenced masterpiece awaits you and your guests just behind a secure gated entry, guaranteeing complete privacy. This area, which is tucked away in the center of Crenshaw County, Alabama, is made for dedicated hunters who expect nothing less than the best.

The land consists of rolling hills, hardwood bottoms, a fully developed road system for seamless access, and improved pastures. The property is engineered for both beauty and strategic hunting. Experience wildlife excellence with over 200" whitetail genetics at just two to three years old, satisfying the most serious trophy hunters. Elite fallow deer genetics deliver record-class trophy potential. Additionally, there are thriving populations of wild turkey, upland birds, and native game. A dedicated 3± acre deer breeding facility is in place to sustain and enhance superior bloodlines. The hunting infrastructure is top-notch, with Premium MB Ranch King Hunting Blinds positioned for commanding views and maximum shot opportunities. You will find multiple stocked ponds and natural water features for year-round wildlife health.



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MORE ABOUT THE CRENSHAW 578

A modest hunting lodge with premium finishes, spacious entertaining areas, and panoramic views welcomes you. The home offers 1,664± square feet of living space with three bedrooms, two baths, and a cozy fireplace. Other improvements include an equipment barn with a large lean-to for equipment storage and game processing facilities.

Whether you are seeking a trophy hunting retreat, a legacy family property, or a high-end recreational investment, this estate delivers the rarest combination of genetics, infrastructure, and natural beauty in the southeast.

Contact Russ Wilkerson or Kenneth Marks today to arrange your private showing of this extraordinary property.

Disclaimer: Owner/Agent



**CLICK HERE OR SCAN THE
CODE TO TAKE A VIRTUAL
TOUR OF THE HOME.**



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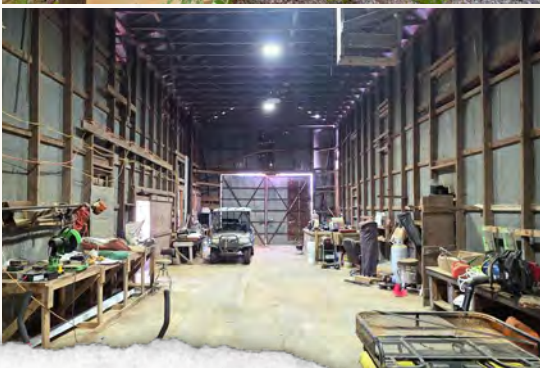
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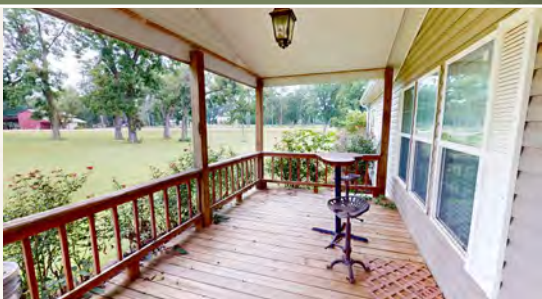
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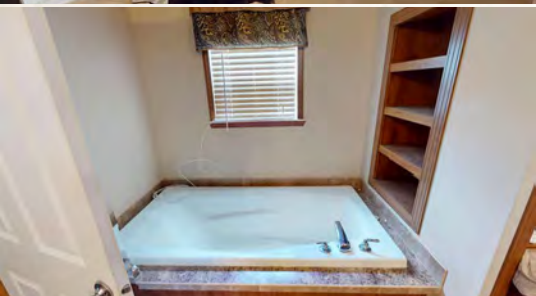
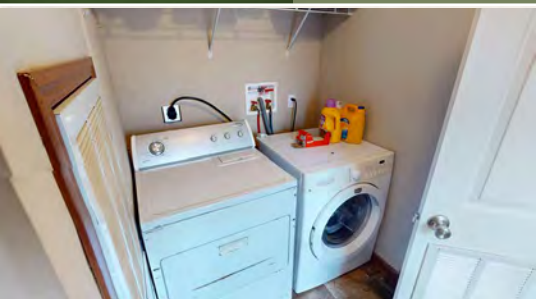
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FLOOR PLANS



FOOD PLOTS



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FEEDERS

STANDS



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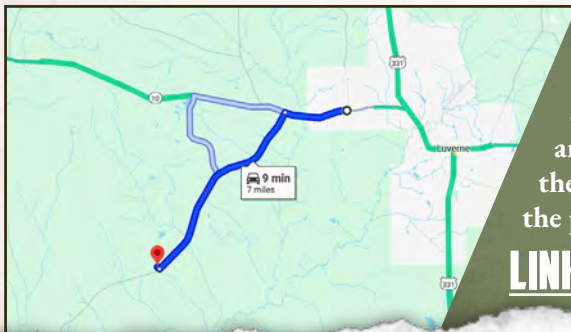
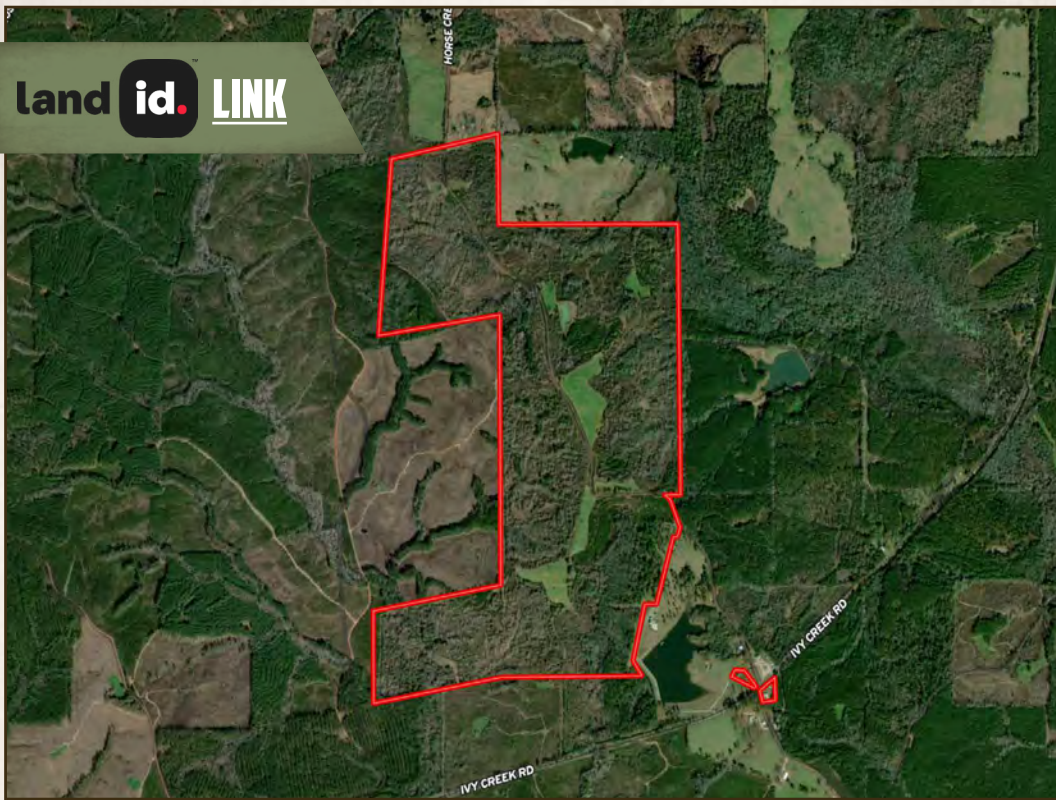
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land id. LINK



Directions From Rutledge, AL:
Travel 1.6 miles west on AL-10/Lee Street. Turn left on Ivy Creek Road and continue 5.3 miles. Turn right at the driveway on Horse Creek Road and the property will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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