



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

5± ACRES
CRENSHAW COUNTY, AL
\$70,000



Property Lines Are Approximate

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

THE CRENSHAW 5

PROPERTY PROFILE

LOCATION:

- Beaver Pond Road, Lot #5
Luverne, AL 36049
- Crenshaw County
- 12± Miles NE of Luverne
- 15.2± Miles W of Troy
- 29.4± Miles E of Greenville
- 41.6± Miles S of Montgomery

COORDINATES:

- 31.844400, -86.196390

PROPERTY USE:

- Deer & Turkey Hunting
- Future Development

PROPERTY INFORMATION:

- 5± Surveyed Acres
- Potential Homesite
- Unrestricted Land
- Water & Power
Available at the Road
- Fiber Optic Cable Available
- Water Meter Paid For
- Established Drive
- Owner Financing Available

TAX INFORMATION:

- 06-04-18-0-000-003-0060
- 2024 Taxes: \$134.52



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MELANIE WILKERSON

LAND & RESIDENTIAL SPECIALIST

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CRENSHAW 5

EMBRACE NATURE'S BEAUTY IN CRENSHAW COUNTY. Nestled in the serene landscapes of rural Petrey, Alabama, this expansive 5± acre lot presents a pristine canvas for envisioning and building your dream retreat. Cleared and ready for development, the property offers boundless opportunities for those looking to embrace the peace and natural beauty of the Alabama countryside.

The topography is predominantly level, providing an ideal foundation for a variety of projects—be it a spacious family homestead, a sustainable agricultural endeavor, or a cozy cabin getaway. The clearing process has been thoughtfully completed, ensuring that the natural charm and integrity of the surrounding landscape are preserved while also providing a clean slate for construction and landscaping projects.



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MORE ABOUT THE CRENSHAW 5

Located in the heart of Crenshaw County, this property is a rare find that combines the tranquility of rural living with the convenience of accessibility. Though secluded, the lot is situated within a reasonable drive to local amenities in Petrey and nearby Luverne, offering a blend of privacy and convenience. This area is known for its friendly communities, rich history, and scenic beauty, including sprawling fields and dense woodlands. It even includes a nice little pond with a peninsula island.

Utilities are accessible, making it easier to commence building projects without extensive groundwork. The water meter is paid for as well as a power pole along the property. The surrounding region is a haven for wildlife, offering a peaceful retreat for nature lovers, with opportunities for outdoor recreation right at your doorstep.

The lot represents not just a parcel of land but a doorway to a lifestyle embraced by nature, tranquility, and the freedom to create your own sanctuary. Whether you're dreaming of a rural homestead, a place for family gatherings, or a space to cultivate your agricultural ambitions, this property in Petrey awaits to transform your vision into reality. Owner financing is available.

Contact Melanie Wilkerson today to learn more!



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PROPERTY LINES
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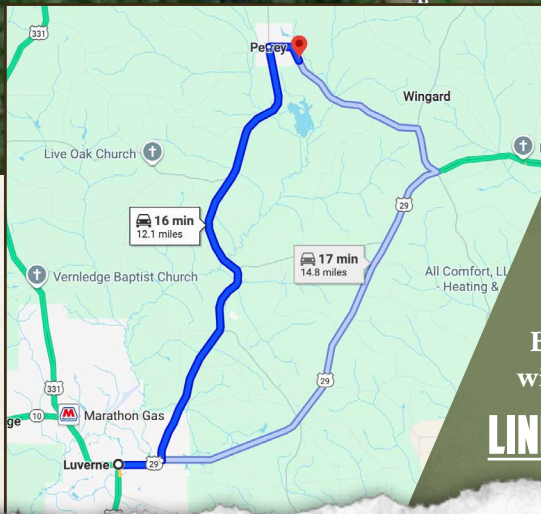
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5± ACRES

CRENSHAW COUNTY, ALABAMA



land **id.** LINK



Directions From Luverne, AL:
Travel 10.3 miles on County Road
59/Petrey Hwy. Turn right onto
Beaver Pond Road and in 0.8 miles you
will arrive at the destination.

LINK TO GOOGLE MAP DIRECTIONS



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