

314± ACRES
CRENSHAW COUNTY, AL

$1,099,000

Conecuh River Sporting Paradise

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

OFFICE (334) 535-0242 | WWW.SMALLTOWNPROPERTIES.COM

THE CRENSHAW 314

PROPERTY PROFILE

LOCATION:

- S Glenwood Road
  Brantley, AL 36009
- Crenshaw County
- 4± Miles NE of Downtown Brantley
- 12± Miles S of Luverne
- 21± Miles N of Opp
- 34± Miles E of Andalusia
- 34± Miles W of Troy

COORDINATES:

- 31.602, -86.1966

TAX INFORMATION:

- Tax ID: 1303930
- 2025 Taxes: $2,200.30

PROPERTY USE:

- Hunting & Fishing
- Recreational
- Potential Home Site
- Investment

PROPERTY INFORMATION:

- 314± Acres
- Conecuh River Frontage
- Buck Creek Frontage
- Hardwood & Pines
- Established Food Plots
- Internal Road/Trail System
- Abundant Wildlife



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TRACY FLOWERS
LAND SPECIALIST
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tracy@smalltownproperties.com
215 E Sixth St. - Luverne, AL 36049
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Information is believed to be accurate but not guaranteed.

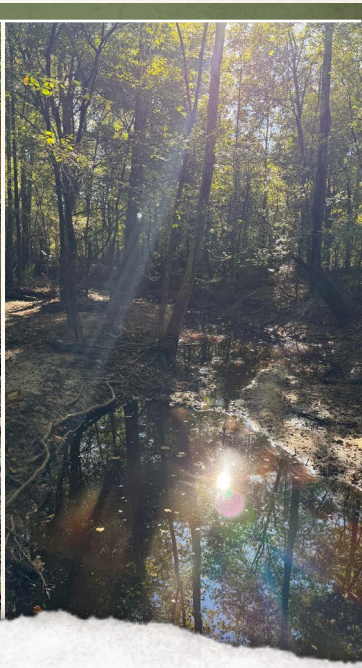
WELCOME TO THE CRENSHAW 314

WELCOME TO A TRUE SOUTH ALABAMA SPORTSMAN'S DREAM, LOCATED JUST TEN MINUTES FROM LUVERNE AND BRANTLY IN CRENSHAW COUNTY, ALABAMA. Spanning a diverse and game-rich 314± acres, this tract offers an incredible blend of river frontage, timber investment, and multi-species hunting. Anchored by the flowing waters of the Conecuh River and intersected by Buck Creek, the Crenshaw 314 delivers unmatched wildlife habitat and year-round recreation just minutes from town.

The significant frontage along the winding Conecuh River, complemented by Buck Creek flowing through the acreage, creates natural travel corridors for wildlife and an elite water-rich ecosystem. A well-maintained internal road and trail system winds about, providing easy UTV/ATV access to nearly every corner of the land. Multiple established food plots are already in place, strategically positioned to draw and hold heavy populations of game. There are additional potential locations ready to be cleared for food plots.









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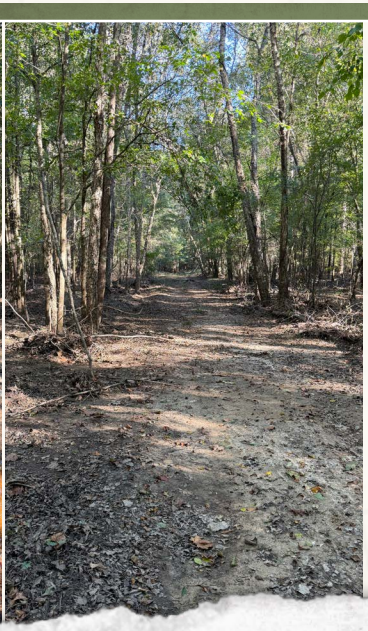
MORE ABOUT THE CRENSHAW 314

From a hunting and fishing standpoint, the Crenshaw 314 is an outdoorsman's sanctuary! The property is heavily populated with mature bucks and longbeards, benefiting from dense security cover, abundant mast-producing hardwoods, and dedicated food plots. Throughout the upland and transition zones, there is ample squirrel and quail habitat. The river bottoms, creek edges, and backwater pockets offer fantastic duck hunting opportunities when the migration pushes south. The land also offers the potential for a country estate or private hunting camp.

Private land featuring river frontage, established infrastructure, diverse timber, and this level of multi-functional hunting is a rare find in Crenshaw County. Take advantage of the opportunity to own the ultimate "Conecuh River Sporting Paradise."

Call Tracy Flowers today to schedule a private showing and experience #TheSmallTownWay!









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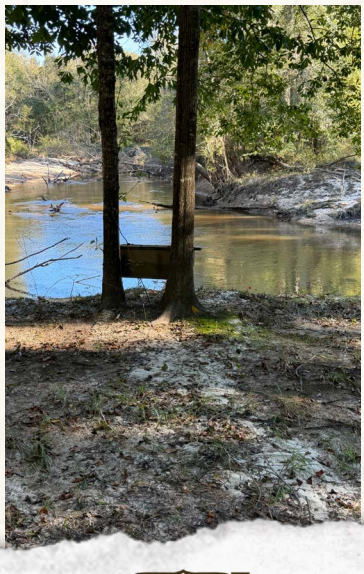
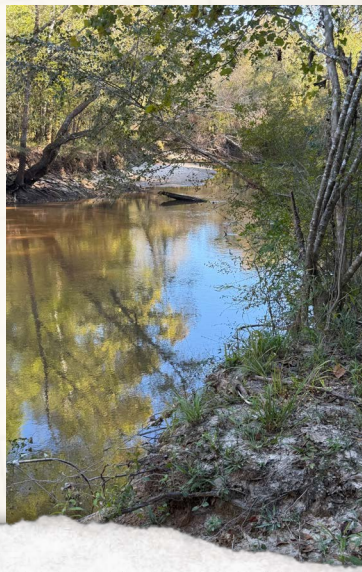
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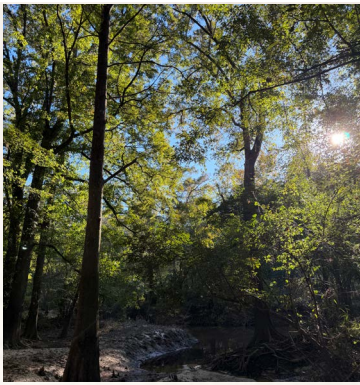
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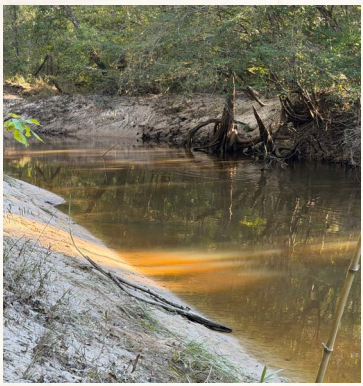
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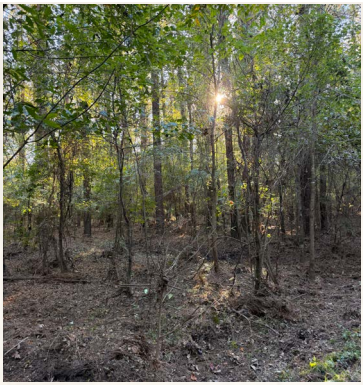


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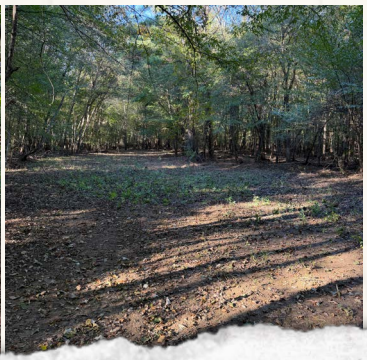
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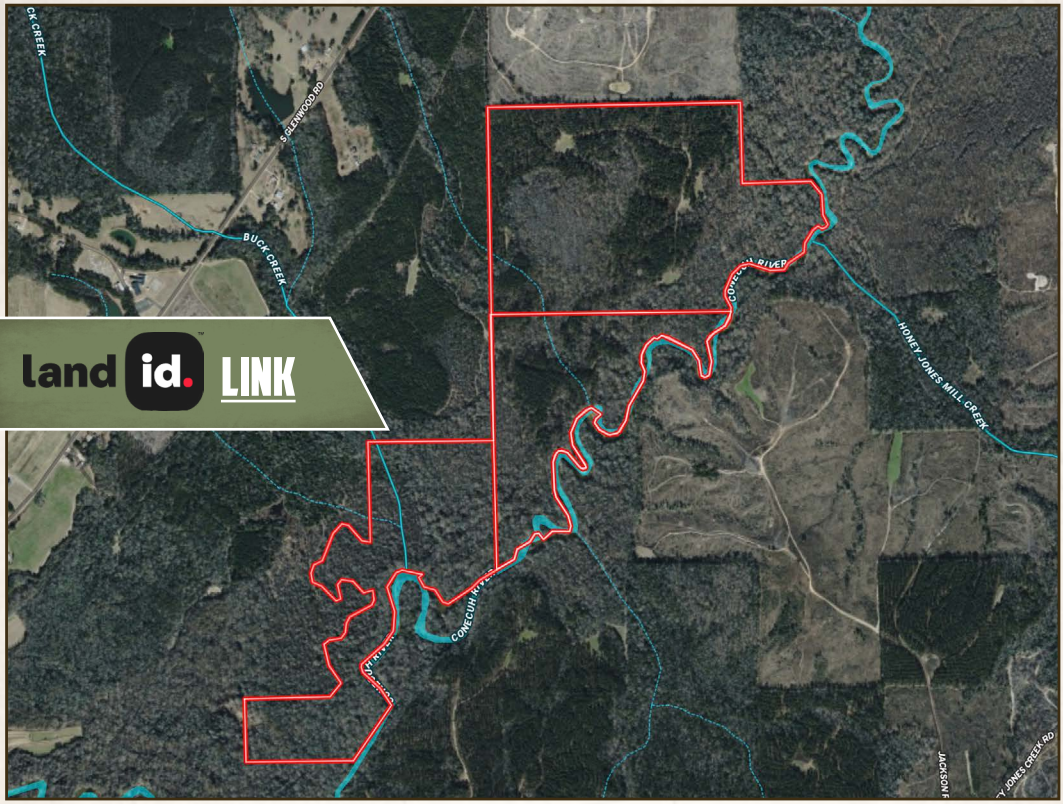



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land id. LINK



Directions From Downtown Brantley, AL: Travel 0.9 miles on E Emmett Avenue. Continue on S Glenwood Road for 3.3 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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