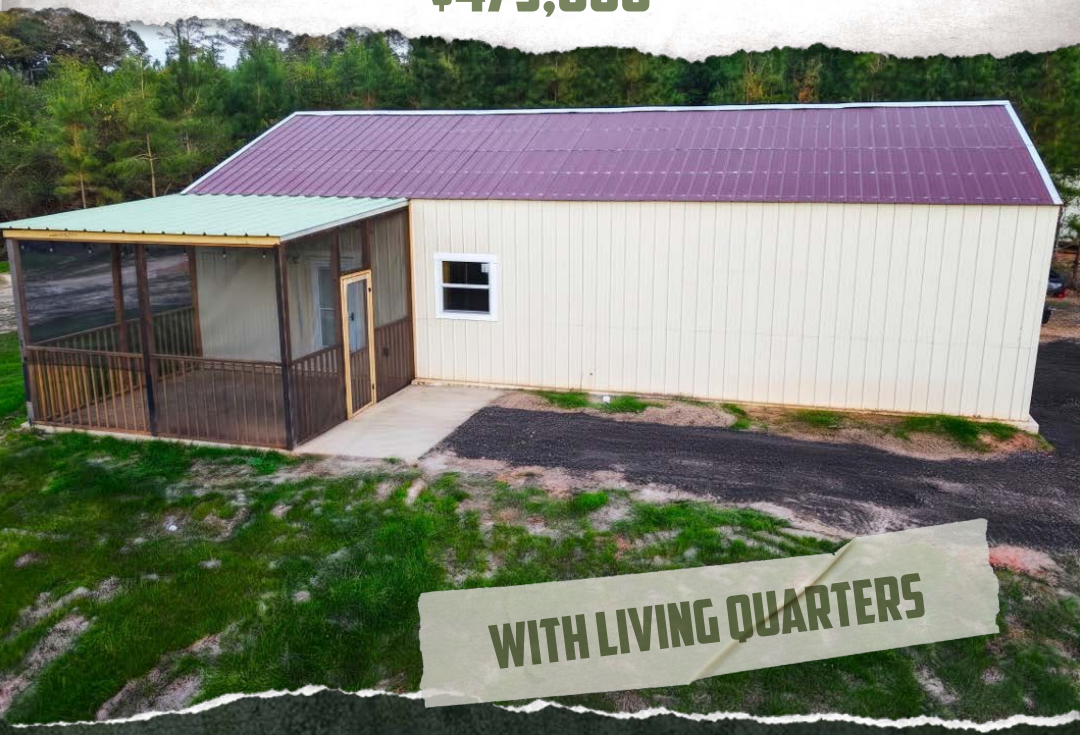
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

117± ACRES
CRENSHAW COUNTY, AL

$475,000



WITH LIVING QUARTERS

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

THE CRENSHAW 117

PROPERTY PROFILE

LOCATION:

- Spring Hill Road
  Luverne, AL 36049
- Crenshaw County
- 6± Miles SW of Luverne
- 30± Miles SW of Greenville
- 56± Miles S of Montgomery

COORDINATES:

- 31.6451, -86.3012

PROPERTY USE:

- Hunting
- Residential
- Recreational
- Weekend Getaway
- ATV Riding

TAX INFORMATION:

- 16-06-24-0-000-004-0000
- 2025 Taxes: $285

PROPERTY INFORMATION:

- 117± Rural Acres
- 1,100'± Road Frontage
- 8-Year-Old Natural Regeneration
- Deer/Turkey/Hog/Small Game
- Internal Road System
- Multiple Pond Sites
- 3 Large Food Plots
- 3 Natural Streams
- 2 Entrances
- 25' x 45' Custom Steel Building
- Screened-In Porch
- 25' x 25' Living Space
- Heated & Cooled
- Appliances
- 25' x 20' Garage Area
- Roll-Up Door
- 1-Ton 20' Conex Containter
- Power & Water On-Site



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RUSS WILKERSON
QUALIFYING BROKER, SOUTH CENTRAL ALABAMA
C: 334-268-9098
O: 334-535-0242
russ@smalltownproperties.com
215 E Sixth St. - Luverne, AL 36049
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CRENSHAW 117

WELCOME TO THE CRENSHAW 117 IN LUVERNE, ALABAMA...YOUR OWN SLICE OF SOUTH ALABAMA SPORTING PARADISE. Tucked away just five minutes from town, this turnkey 117± acre tract in Crenshaw County balances ease of access with complete rural privacy, offering over 1,100 feet of road frontage and power and water already established on-site.

The land has been carefully managed to create ideal wildlife habitat. The Crenshaw 117 features approximately 8-year-old natural regeneration, providing thick bedding cover and browse, complemented by a well-maintained internal road system that makes every corner of the property accessible by truck or side-by-side. Three natural streams run through the Crenshaw 117, alongside multiple potential pond sites.

Located in an area legendary for trophy whitetail deer and strong wild turkey populations, the hunting on this tract is exceptional. You'll also find wild hog hunting opportunities as well as excellent small game pursuits, including rabbit and dove shoots. Three large, freshly planted food plots are already put to bed; there's no heavy lifting left for you this season.





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MORE ABOUT THE CRENSHAW 117

In terms of improvements, everything here has been built with convenience and comfort in mind. A newly constructed 25' x 45' custom steel building, complete with an inviting screened-in porch, makes the perfect spot for a cool drink after a long day in the stand. A 25' x 25' climate-ready living space fully outfitted with appliances provides living quarters, while a 25' x 20' garage area with a roll-up door is ideal for storing your UTV, tractor, and gear. A secure one-ton 20' Conex container provides additional locked storage for tools, equipment, or feed.

Whether you're looking for an immediate hunting retreat, a weekend getaway with family, or a long-term land investment in a prime game area, the Crenshaw 117 is ready to welcome you home. Just pack your clothes and grab your rifle...this place is 100% hunt-ready from day one.

Call Russ Wilkerson today to schedule a private showing and experience #TheSmallTownWay!





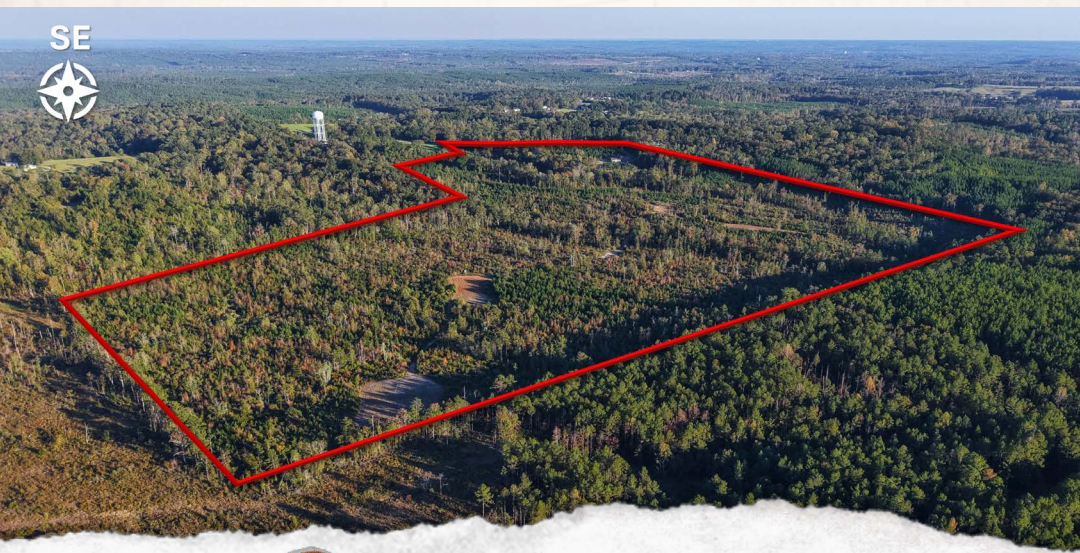
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117± ACRES WITH LIVING QUARTERS | CRENSHAW COUNTY, ALABAMA







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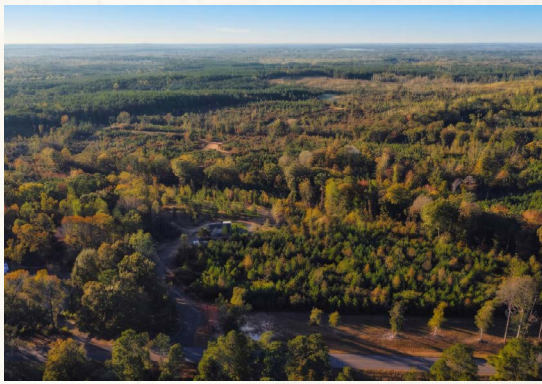
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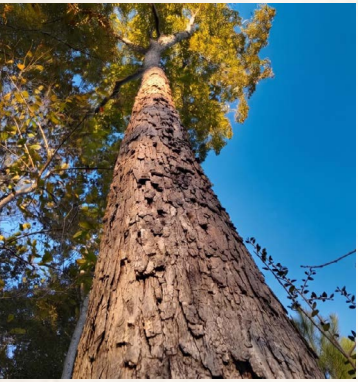
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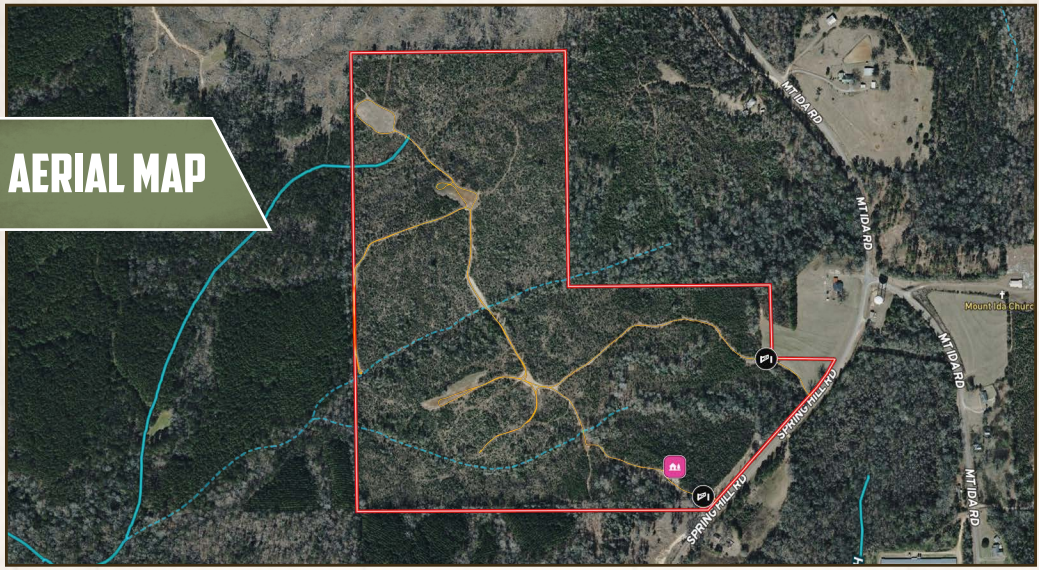


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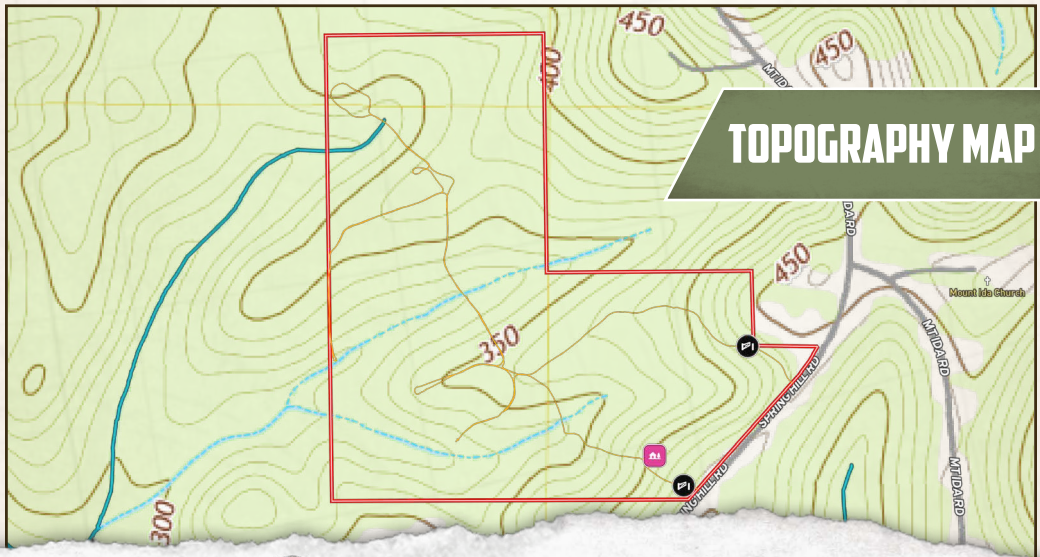
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AERIAL MAP



TOPOGRAPHY MAP



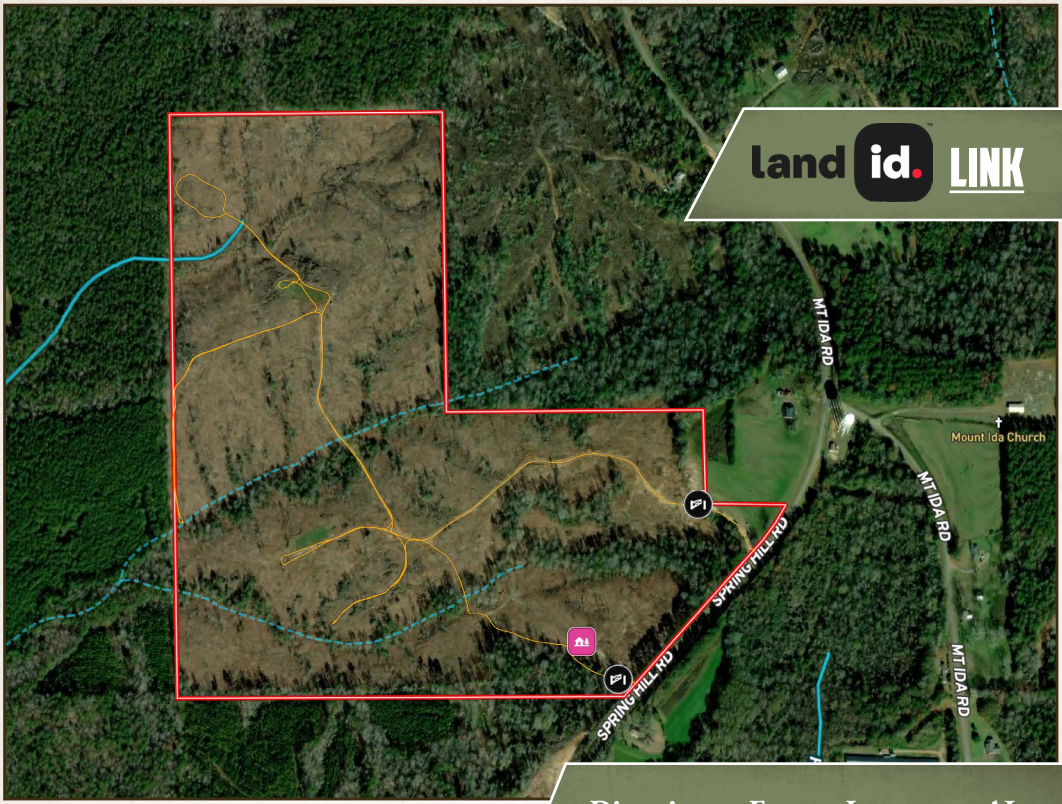


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Directions From Luverne, AL: Travel south on Highway 9 for 0.9 miles. Turn right onto Mount Ida Road and continue for 4.7 miles. Continue straight onto Spring Hill Road for 0.3 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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