



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

38.46± ACRES WITH A CABIN
CRENSHAW COUNTY, AL
\$295,000

Coleman's Branch



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

THE CRENSHAW 38.46

PROPERTY PROFILE

LOCATION:

- Sexton Bridge Road
(Stringer Road)
Luverne, AL 36049
- Fronts Stringer Road
- Crenshaw County
- 11.6± Miles NW of Luverne
- 27.5± Miles W of Troy
- 45.9± Miles N of Andalusia

COORDINATES:

- 31.80187, -86.3629

TAX INFORMATION:

- 08-08-33-0-000-005-0000
- \$331.46 for 2024

PROPERTY USE:

- Deer & Turkey Hunting
- Residential
- Timber Investment
- Trail Riding

PROPERTY INFORMATION:

- 38.46± Acres
- 2 Bedroom/1 Bath Cabin
- Rolling Terrain
- Mixed Pine/Hardwoods
- Extensive Internal Roads
- Established Wildlife Plots
- Small Creek Branch
- Shooting Houses



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RUSS WILKERSON

LAND & POULTRY SPECIALIST

C: 334-268-9098

O: 334-931-0090

russ@smalltownproperties.com

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

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE CRENSHAW 38.46

WELCOME TO COLEMAN'S BRANCH—A TURNKEY PROPERTY FULLY EQUIPPED FOR IMMEDIATE ENJOYMENT! Nestled off Sexton Bridge Road approximately 11 miles northwest of Luverne, Alabama, this 38.46± acre property is an exceptional private retreat.

The Crenshaw County tract is remarkable, boasting a harmonious blend of towering pine and majestic hardwood trees, gracefully blanketing the rolling hills. A picturesque, meandering branch traverses the landscape, complemented by an extensive internal road system that thoughtfully expands the perceived scale and accessibility of the acreage.



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MORE ABOUT THE CRENSHAW 38.46

Beyond a secure, gated driveway is a charming cabin that offers two bedrooms and one bath. The cabin awaits, featuring a convenient two-car carport and an inviting scenic deck. Designed for independent living, the property operates off-grid with an efficient, quiet generator providing electricity, though rural power access is readily available just a short distance away for those preferring a conventional connection.

Coleman's Branch is complete with established wildlife plots, strategically placed shooting houses, hunting stands, and feeders, making it an ideal haven for nature enthusiasts and avid sportsmen alike.

Contact Russ Wilkerson today to schedule a private tour and experience #TheSmallTownWay!



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CRENSHAW COUNTY, ALABAMA



Property Lines are Approximate



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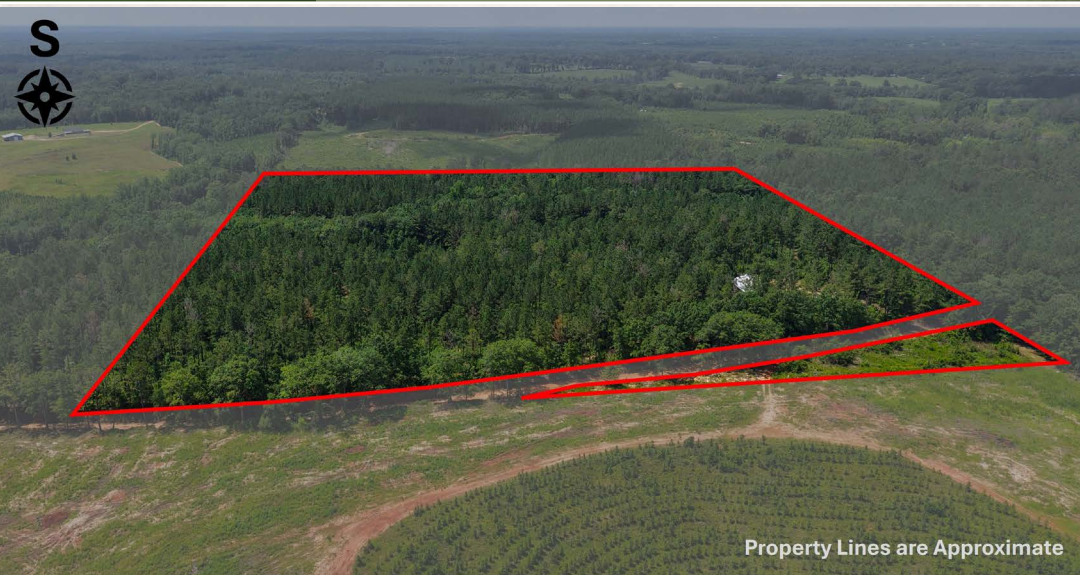
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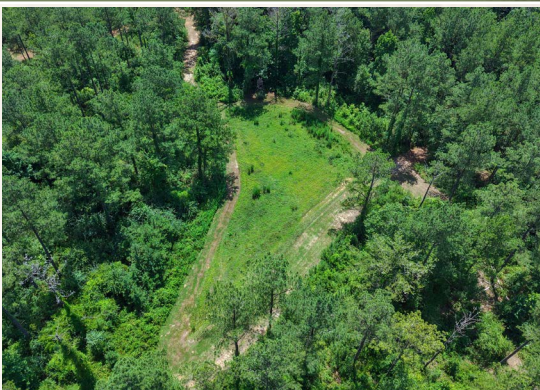
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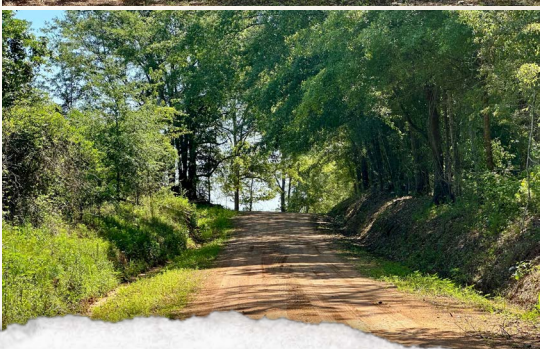
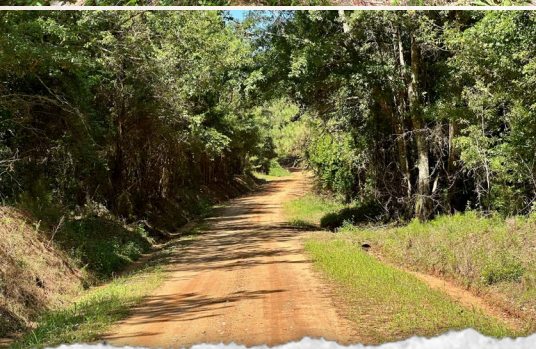
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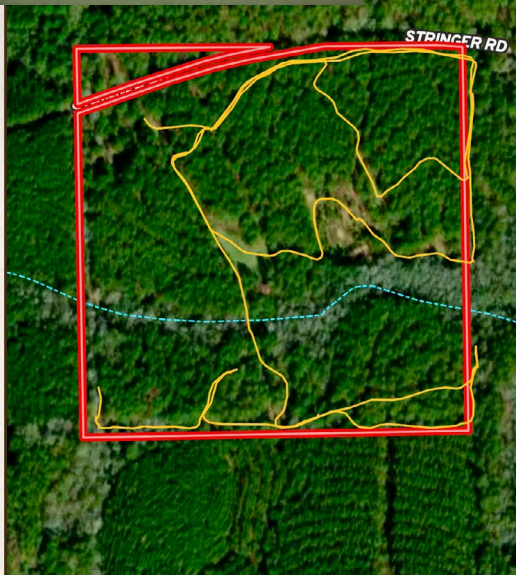
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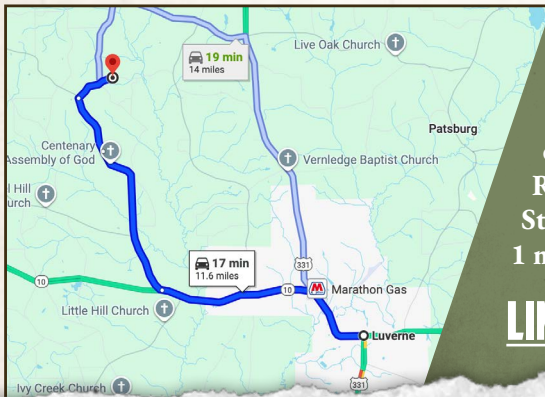
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land id. LINK



TOPOGRAPHY MAP



Directions From Luverne, AL: Travel 1.8 miles north on US-331. Turn left on AL-10 and proceed 3.7 miles. Make a slight right on Centenary Road and continue 3.8 miles. Continue on Center Ridge Road for 1.4 miles. Turn right on Stringer Road (Sexton Bridge Road) and in 1 mile, the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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