



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**94.94± ACRES WITH A FARMHOUSE
CRENSHAW COUNTY, AL**

\$525,000

Dry Lake



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

THE CRENSHAW 94.94

PROPERTY PROFILE

LOCATION:

- 794 Dry Lake Road
Luverne, AL 36049
- Crenshaw County
- 10.4± Miles N of Luverne
- 22.3± Miles W of Troy
- 50± Miles N of Andalusia

COORDINATES:

- 31.8269546, -86.2812023

TAX INFORMATION:

- 07-04-20-0-000-007-0000
- \$193.35 for 2024

PROPERTY USE:

- Hunting & Fishing
- Residential
- Timber Investment
- Recreational

PROPERTY INFORMATION:

- 94.94± Total Acres
- 2± Acre Pond
- Access to a 16± Acre Lake
- Rustic Farmhouse
 - 1,584 SqFt
 - 3 Bedrooms/2 Bathrooms
- Rolling Hills
- Wildlife Fields
- Mature Hardwood/Pine Timber
- Road Frontage
- Storage Building
- Pole Barn
- Enclosed Shop
- Established Dove Field
- Shooting Houses
- Great Road Systems
- Deer, Turkey, Duck



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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 94.94

DISCOVER AN UNPARALLELED OPPORTUNITY TO EMBRACE A LIFE OF TRANQUILITY AND OUTDOOR ADVENTURE ON A REMARKABLE PROPERTY IN CRENSHAW COUNTY, ALABAMA. Located just a short drive from Luverne, this $94.94\pm$ acre property, fondly known as Dry Lake, offers an abundance of possibilities, from serene off-grid living to an exceptional outdoorsman's paradise. "Time slowed down" truly captures the essence of this expansive estate!

The property boasts diverse topography with rolling hills, complemented by expansive wildlife fields, mature hardwood and pine timber, and a $2\pm$ acre tranquil pond. For the avid hunter, hunting houses are already in place, and the property features frontage on a $16\pm$ acre lake with direct access. Convenience is further enhanced with frontage on Dry Lake Road.



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MORE ABOUT THE CRENSHAW 94.94

The centerpiece of this recreational dream is a rustic farmhouse, which offers comfortable, spacious living amidst nature and features three bedrooms and two bathrooms. Additional structures include a dedicated storage building, a versatile pole barn, and a well-equipped enclosed shop with two roll-up doors, a bathroom, a refrigerator, and a freezer—ideal for hobbies, storage, or as a base for outdoor activities.

Whether your passion lies in fishing or turkey, duck, or deer hunting, this property caters to every pursuit. Furthermore, a dedicated dove field, with powerline access, is already established, solidifying the appeal to a wide range of outdoor enthusiasts.

Dry Lake is more than just land; it's an invitation to experience the best of Alabama's natural beauty and recreational opportunities.

Contact Russ Wilkerson today to learn more and to schedule a private tour of this Crenshaw County gem!



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PROPERTY LINES ARE APPROXIMATE



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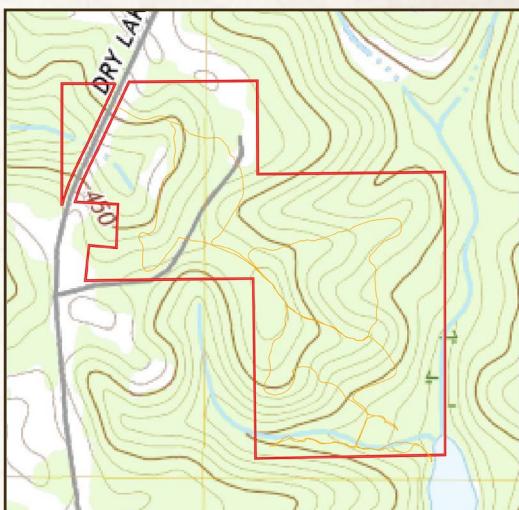
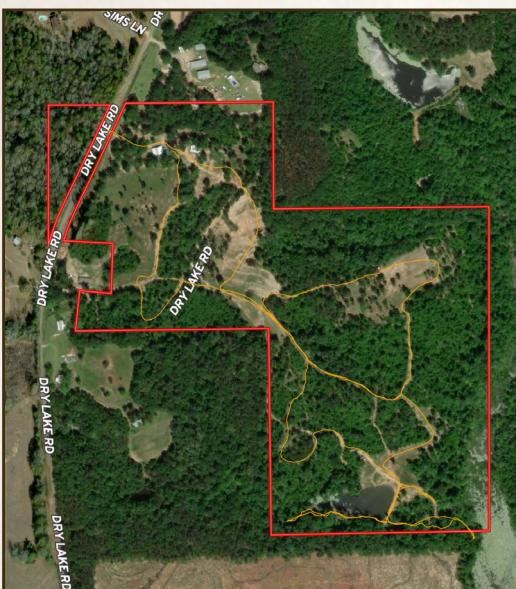
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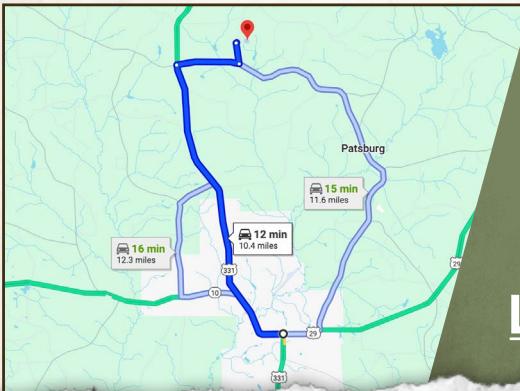
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Land **id.** **LINK**

TOPOGRAPHY MAP



Directions From Luverne, AL: Travel 8.2 miles north on W 3rd Street (US-331). Turn right on Live Oak Road (CR-50) and proceed 1.6 miles. Turn left on Dry Lake Road and continue 0.5 miles. Turn right to stay on Dry Lake Road and the destination will be on the right.



Physical Address:

794 Dry Lake Road | Luverne, AL 36049

LINK TO GOOGLE MAP DIRECTIONS

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