

116.52± ACRES
CRENSHAW COUNTY, AL
\$549,900



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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

THE CRENSHAW 116.52

PROPERTY PROFILE

LOCATION:

- 7818 Greenville Hwy
Rutledge, AL 36071
- Crenshaw County
- 6± Miles W of Rutledge
- 9.3± Miles NW of Luverne
- 15± Miles SE of Greenville
- 58± Miles SW of Montgomery

COORDINATES:

- 31.44303, -86.24416

PROPERTY USE:

- Hunting
- Agricultural
- Timber Investment
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 116.52± Total Acres
- 84± Acres of Mixed
Hardwoods/Softwoods
- 25± Acres of Row Crop
& Pastureland
- 3,000'± Frontage on
Greenville Hwy
- 2,700'± Frontage on
Smyth Road
- Multiple Access Points
- Deer, Turkey, and Dove
- Building Site w/ Septic,
Power, & Public Water

TAX INFORMATION:

- 2024 Taxes: \$906.86



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JASON PERDUE

LAND SPECIALIST

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jperdue@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 116.52

WELCOME TO THE CRENSHAW 116.52, LOCATED JUST 6± MILES FROM RUTLEDGE, ALABAMA, AND ONLY 14± MILES SOUTHEAST OF GREENVILLE WITH CONVENIENT ACCESS TO I-65. This 116.52± acre tract in Crenshaw County offers an excellent combination of hunting, agricultural, and homesite opportunities.

With 3,000± feet of road frontage along Greenville Highway and an additional 2,700± feet on Smyth Road, the Crenshaw 116.52 has multiple access points that make the acreage easy to manage and ideal for setting up hunting access and internal travel.

25± acres are made up of row crop and pasture, with the remaining 84± acres consisting of mixed pre-merchantable hardwoods and softwoods that create quality bedding, travel corridors, and long-term timber potential. Abundant signs of deer activity are visible throughout the property, and several water holes/duck ponds provide dependable water sources while attracting deer and turkey year-round.



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MORE ABOUT THE CRENSHAW 116.52

An established homesite is located on the southwest corner of the property, complete with a septic system, public water access, and electricity already in place, offering a ready-made base camp, future residence, or hunting lodge site.

The Crenshaw 116.52 is well suited for a recreational hunting tract, working farm, or permanent homestead, all in a desirable Crenshaw County location with convenient access to nearby towns and the interstate.

**Contact Jason Perdue today to schedule a private showing
and experience #TheSmallTownWay!**



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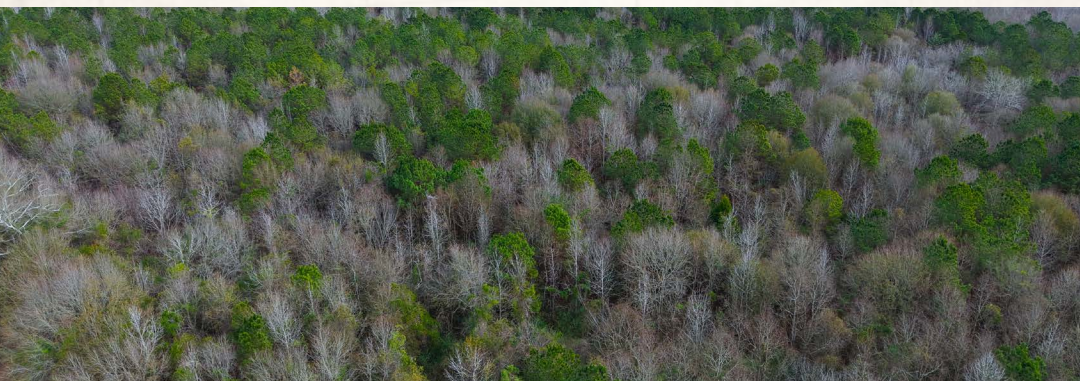
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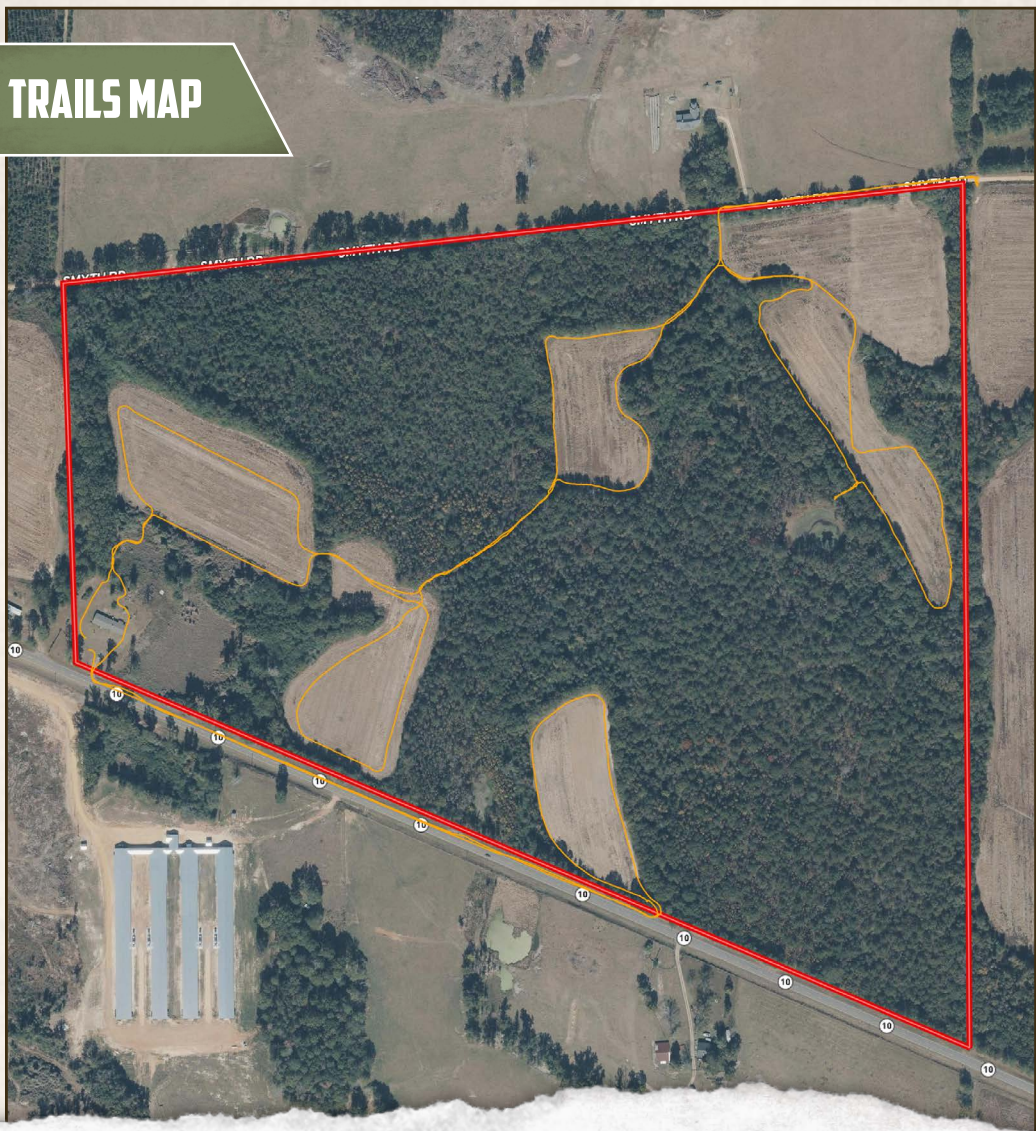
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TRAILS MAP



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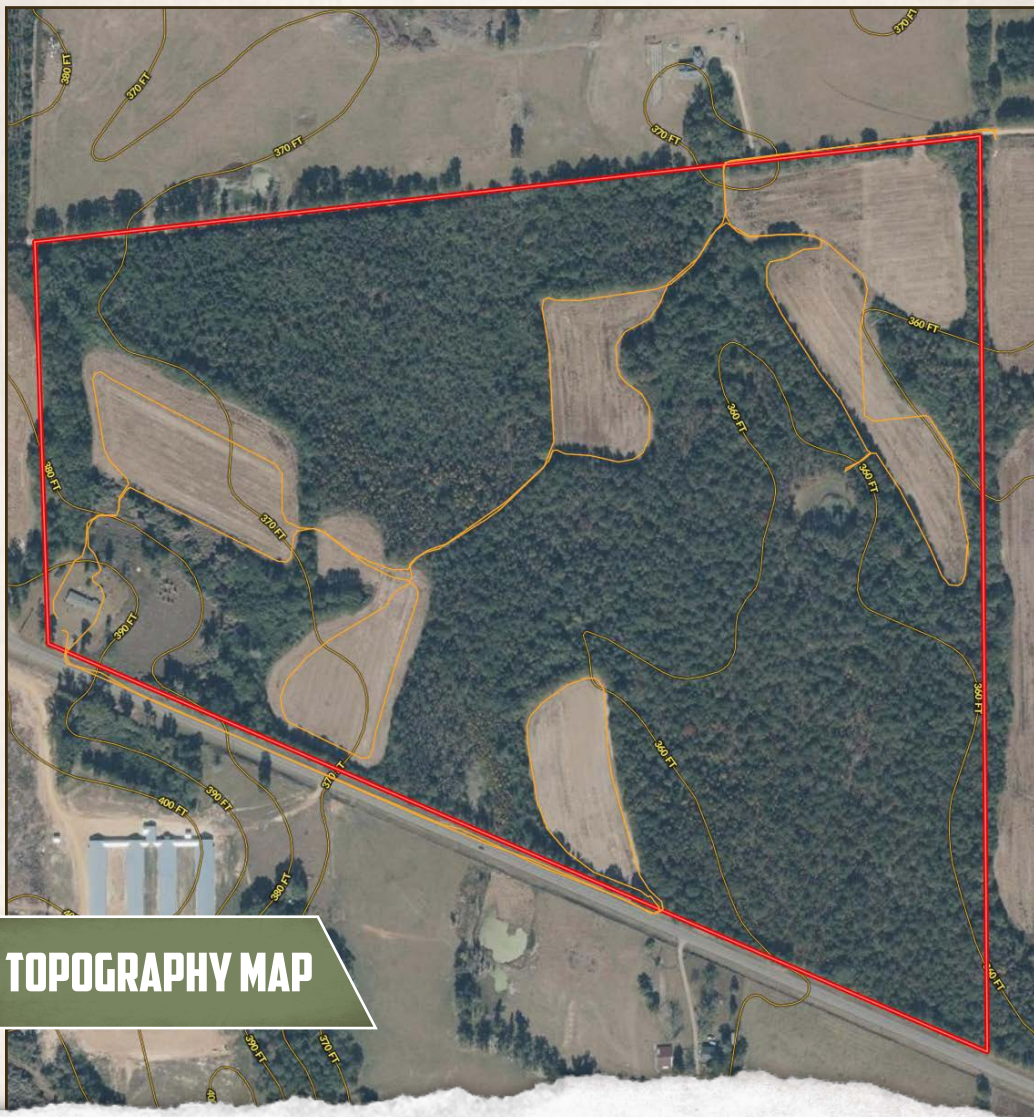
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TOPOGRAPHY MAP



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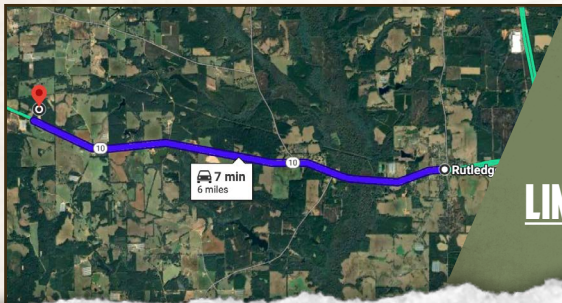
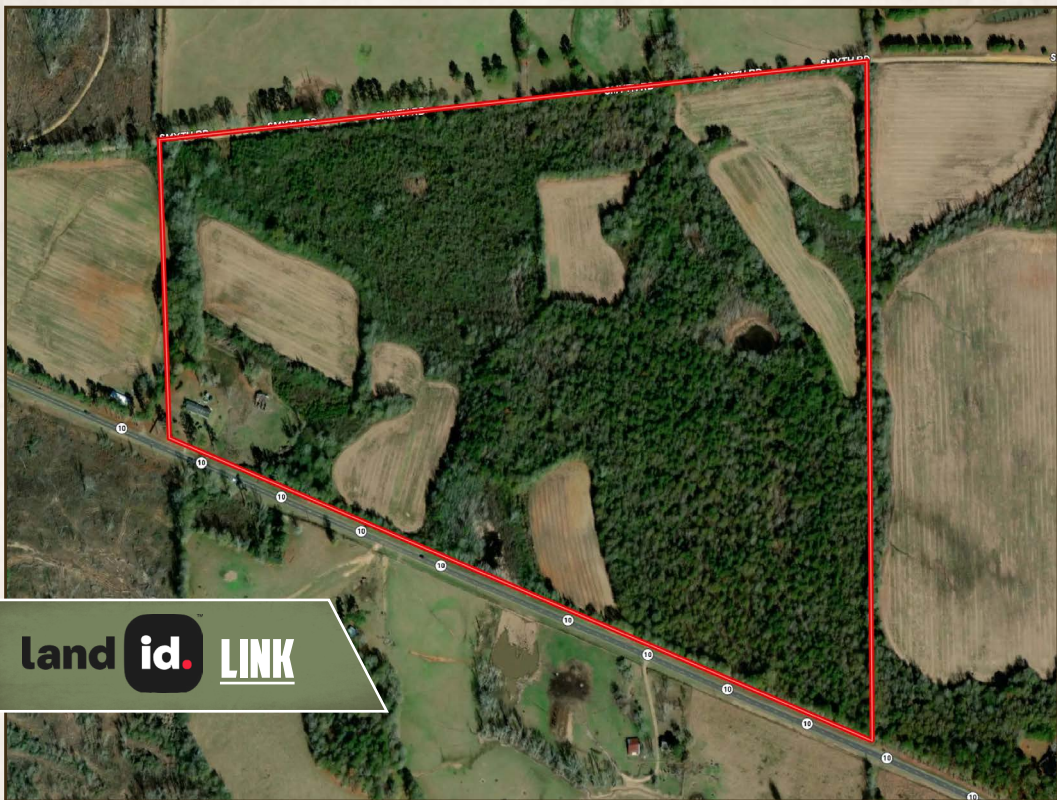
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Directions From Rutledge, AL:
Travel on AL-10 West for 6 miles to
the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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