

**340± ACRES**  
**CRENSHAW COUNTY, AL**  
**\$1,360,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

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# THE CRENSHAW 340

## PROPERTY PROFILE

### LOCATION:

- Highway 106  
Brantley, AL 36009
- Crenshaw County
- $10.7 \pm$  Miles W of Brantley
- $15.4 \pm$  Miles SW of Luverne
- $25.5 \pm$  Miles NE of Andalusia

### COORDINATES:

- 31.5908, -86.4099

### TAX INFORMATION:

- 2025 Taxes
- 18-01-12-0-000-008-0000: \$455.52
- 18-01-11-0-000-001-0000: \$95.01
- 18-01-12-0-000-006-0000: \$24.15

### PROPERTY USE:

- Deer, Duck, & Turkey Hunting
- Fishing
- Recreational

### PROPERTY INFORMATION:

- $340 \pm$  Acres
- $1.5 \pm$  Miles of Patsaliga Creek Frontage
- Frontage on Highway 106
- Gated Access
- Mixed Timber
- Food Plots
- Sloughs and Honey Holes
- Internal Road System
- Power & Water Available



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**RUSS WILKERSON**

*QUALIFYING BROKER, SOUTH CENTRAL ALABAMA*

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215 E Sixth St. - Luverne, AL 36049

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE CRENSHAW 340

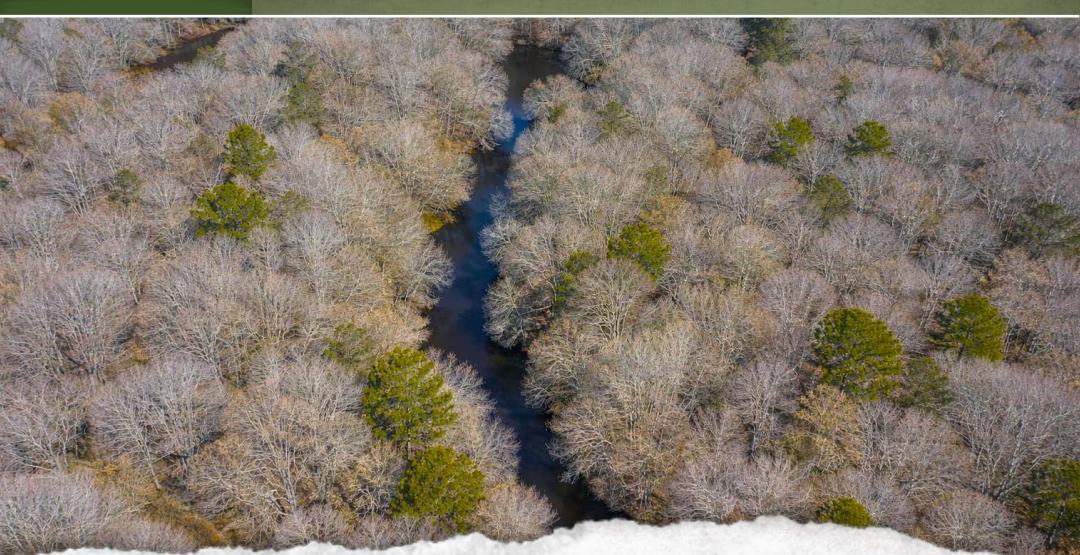
**IF YOU'RE LOOKING FOR A MANICURED PARK, KEEP ON DRIVING.** But, if you want a bottomland powerhouse where the timber is tall and the dirt is greasy with tracks, the Crenshaw 340 is exactly what you've been searching for!

## THE LAYOUT: WHERE HISTORY MEETS THE HUNT

The setup here in Crenshaw County is pure Alabama heritage. It starts at the old homestead, with a big, shaded yard full of massive white oaks and red oaks that'll be dropping dinner for the deer. With power already pulled in and a 4-inch well on-site, enjoy a premier spot for a "no-excuses" hunting camp or a river-view lodge.

## THE TIMBER, WATER & ROADS

We aren't talking about skinny pulpwood—this is heavy, old-growth timber that's hard to find! The land features more than 1.5 miles of frontage on the Patsiliga Creek, a massive corridor for cruising bucks during the rut. The property is cut with cypress-heavy sloughs, classic honey holes for woodies and teals. A solid system of winding roads gives you access to every corner of the tract, from the ridges down to the riverbank.



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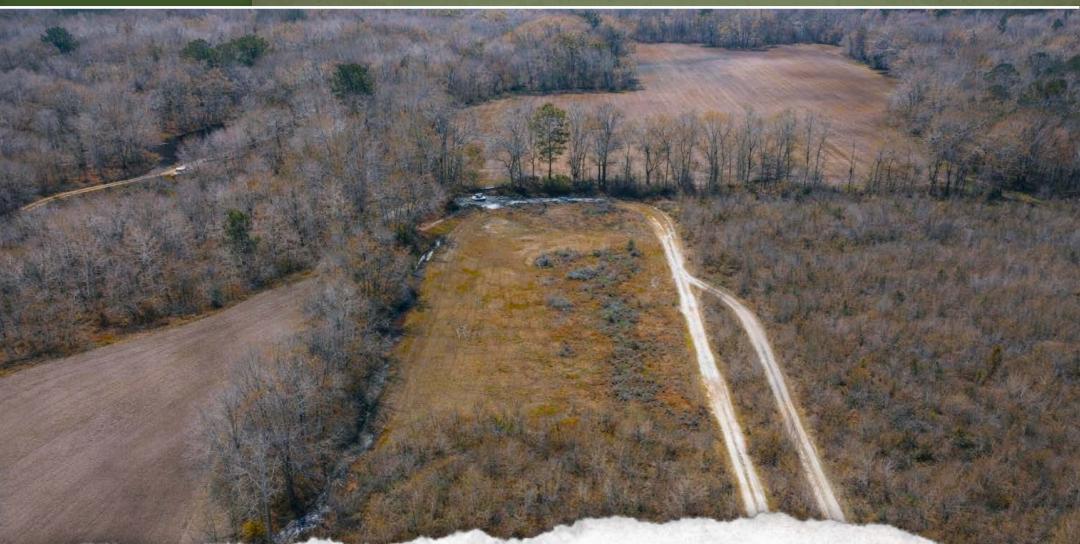
# MORE ABOUT THE CRENSHAW 340

## THE “BIG THREE”: DEER, TURKEY, AND DUCK

The Crenshaw 340 is a true triple threat. Whitetail sign is everywhere. Between the river bottom and big hardwoods, you have the perfect habitat for growing and holding mature Alabama bucks. Those big pines and river oaks are prime roosting spots for the longbirds. Come March, this place will be screaming with gobblers! Additionally, the waterfowl is remarkable. With the river and those cypress sloughs, you have legitimate “duck commander” potential right here in Crenshaw County!

Access to the property is a breeze with easy, gated access on both Highway 106 and Mulberry Road, so you can slip in quietly depending on the wind direction. And, being roughly 15 miles southwest of Luverne and 25 miles northeast of Andalusia, this place is in a convenient spot! The Crenshaw 340 isn’t just a piece of dirt; it’s a legacy property.

**If you want to hunt big timber and river bottoms, call Russ Wilkerson today to schedule a tour to see this one in person!**



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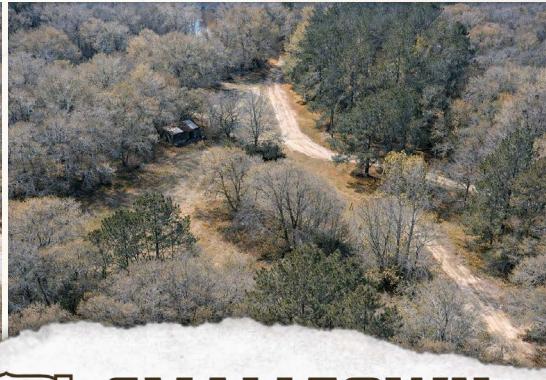
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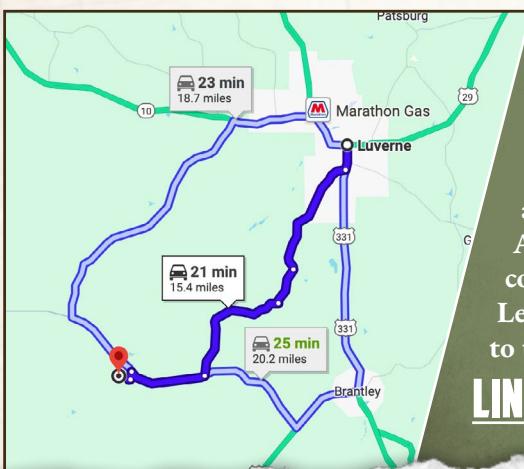
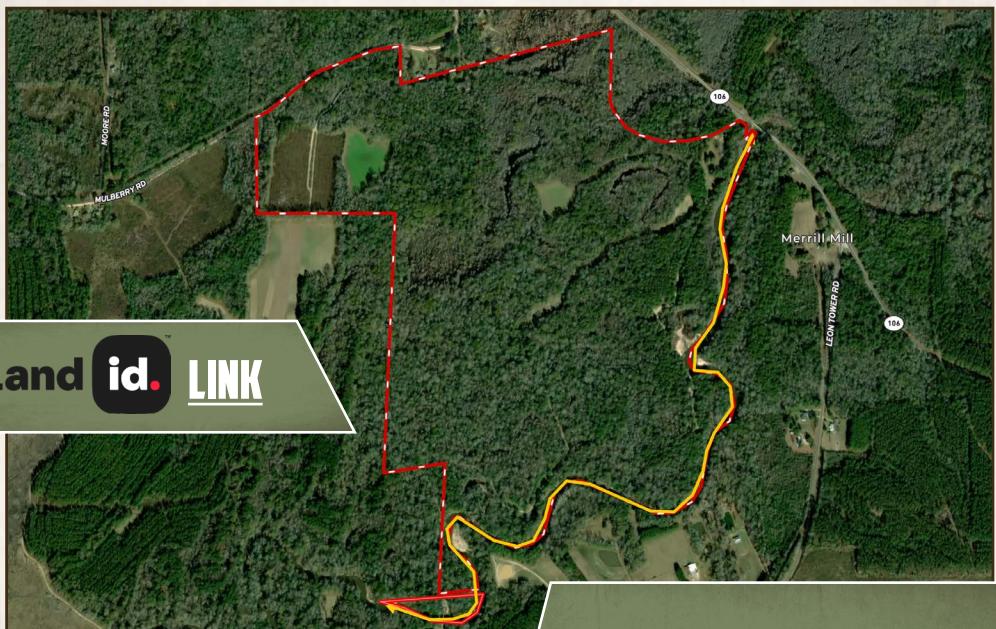
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Directions From Luverne, AL:  
Travel 0.9 miles south on Hwy 331.  
Turn right on Mt Ida Road and proceed 4.7 miles.  
Continue straight on Spring Hill Road for 1.5 miles.  
Turn right on Cameron Chapel Road and travel 4.9 miles.  
Turn right on AL-106 W (Georgiana Highway) and continue 2.9 miles.  
Make a sharp left on Leon Tower Road and continue 0.3 miles to the property on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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