



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

31± ACRES
CRENSHAW COUNTY, AL
\$199,000

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

THE CRENSHAW 31

PROPERTY PROFILE

LOCATION:

- Ballard Road
Rutledge, AL 36071
- Crenshaw County
- 4± Miles NW of Luverne
- 22± Miles SE of Greenville
- 26± Miles SW of Troy
- 50± Miles S of Montgomery
- 115± Miles N of Destin, FL

COORDINATES:

- 31.73755, -86.31365

PROPERTY USE:

- Recreational
- Hunting & Fishing
- Potential Mini Farm
- Potential Home/Cabin Site
- Potential Livestock Operation

PROPERTY INFORMATION:

- 31± Total Acres
- 21± Acres of Pastureland
- 2.4± Acre Holding/
Birthing Pasture
- 1.5± Acre Beaver Pond
- 1,100'± Road Frontage
- Mature Hardwoods
- Pecan Trees
- Rolling Hills
- Running Stream
- Water & Power Available

TAX INFORMATION:

- 11-06-24-0-000-016-0000
- 2025 Taxes: \$1,151.21



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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

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE CRENSHAW 31

WELCOME TO THE CRENSHAW 31, LOCATED IN THE QUIET LITTLE COUNTRY TOWN OF RUTLEDGE, AL. With rolling hills, mature hardwoods, and pecan trees, this 31± acre property in Crenshaw County would make a great homesite with amazing views and great neighbors.

Approximately 21 of the 31± total acres are made up of pastureland, while 2.4± acres of the tract function as a holding or birthing pasture. A running stream also makes this tract perfect for cows and horses, setting the Crenshaw 31 up nicely for a mini farm or livestock operation.

Rutledge offers small town country charm while being just minutes away from the Luverne hospital, grocery and hardware stores, and feed and seed stores. Rutledge is also just an hour from Montgomery and 30± minutes from Troy or Greenville.

Build your dream home here. Contact Russ Wilkerson today to schedule a private showing and experience #TheSmallTownWay.



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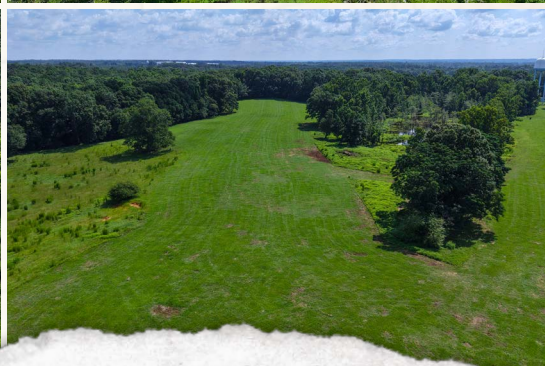
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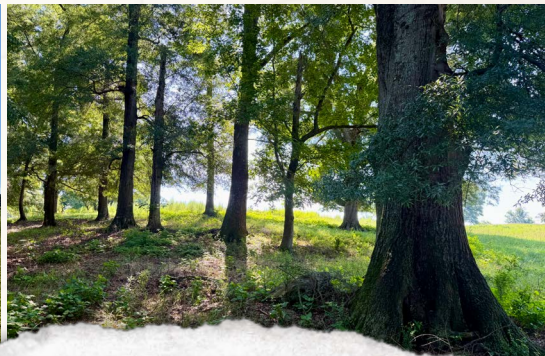
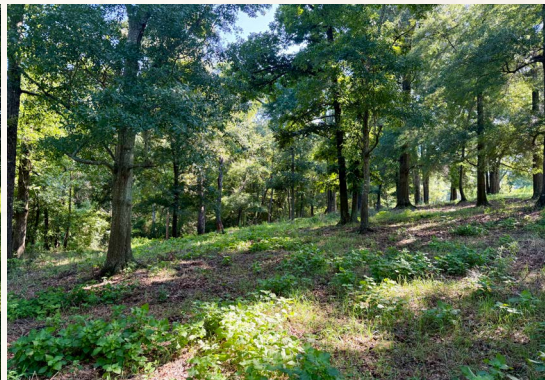
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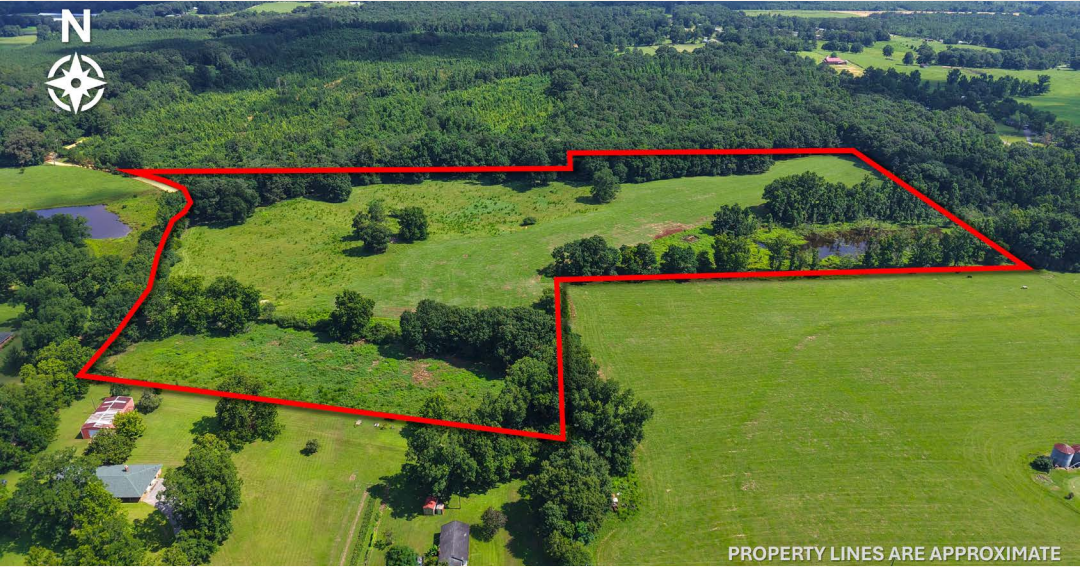
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PROPERTY LINES ARE APPROXIMATE



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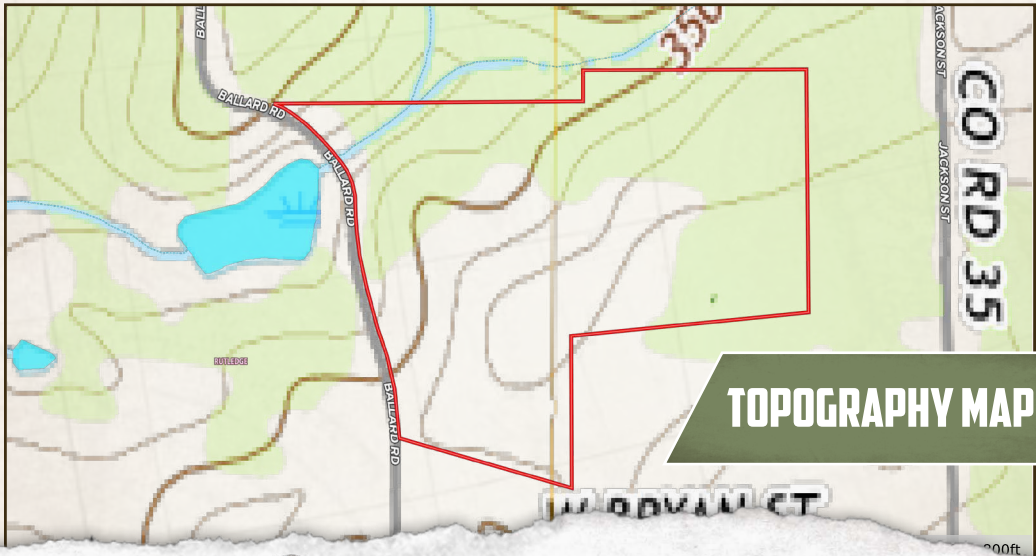
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TOPOGRAPHY MAP



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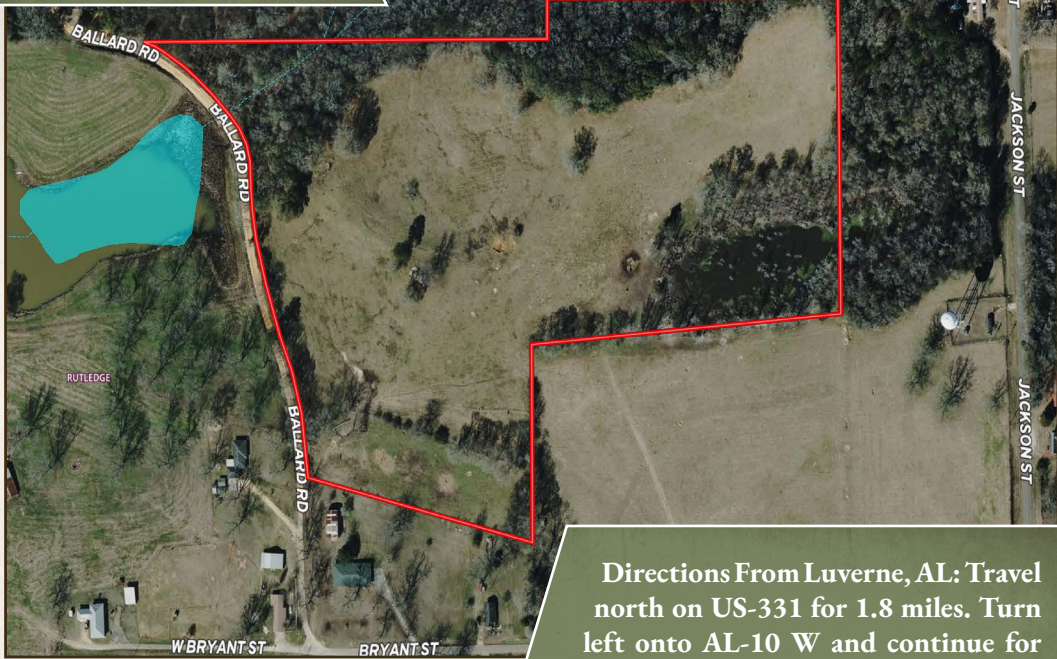
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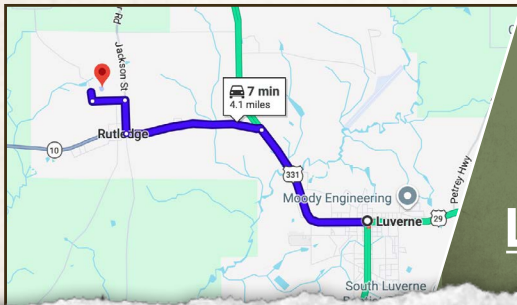
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land id. LINK



Directions From Luverne, AL: Travel north on US-331 for 1.8 miles. Turn left onto AL-10 W and continue for 1.5 miles. Turn right onto N Jackson Avenue and proceed for 0.4 miles. Turn left onto Bryant Street, travel for 0.4 miles, and then turn right onto Ballard Road to arrive at the property on the right in 0.1 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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