

**Dry Creek Tract**  
Mt. Ida Road  
Brantley, AL 36009

**\$460,000**  
156± Acres  
Crenshaw County





**Dry Creek Tract**  
**Brantley, AL / Crenshaw County**

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**SUMMARY**

**Address**

Mt. Ida Road

**City, State Zip**

Brantley, AL 36009

**County**

Crenshaw County

**Type**

Recreational Land, Timberland

**Latitude / Longitude**

31.624876 / -86.269894

**Acreage**

156

**Price**

\$460,000

**Property Website**

<https://farmandforestbrokers.com/property/dry-creek-tract-crenshaw-alabama/90609/>



## Dry Creek Tract Brantley, AL / Crenshaw County

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### **PROPERTY DESCRIPTION**

The Dry Creek Tract is ±156 acres located just north of the City of Brantley in South Crenshaw County, Alabama. This tract has great access with frontage along Mt. Ida Road (paved) and State Highway 331. The land types consist of ±100 acres of mature pine plantation and ±50 acres of land that was clearcut in 2024, this area has not been replanted which could be replanted, converted to pasture, or left to naturally grow back and provide great wildlife habitat with the remainder being in stream side management zones. Dry Creek flows through the property and several drains flow through the property and into this creek. The property has a very nice internal road system, providing access to most of the property. There are four nice sized game plots on the property. Utilities area available to the property at its road frontage on Mt. Ida Road.

The Dry Creek Tract is located in Section 32 Township 18 North Range 18 East of Crenshaw County, Alabama. It consists of tax parcel [24 15 09 32 0 000](#) 001.000 0. Property taxes are approximately \$440 per year.

Location: The Dry Creek Tract is located ±3 miles north of Brantley, ±7 miles south of Luverne, ±29 miles from Troy, ±58 miles to Montgomery and ±103 miles to Destin, Florida.





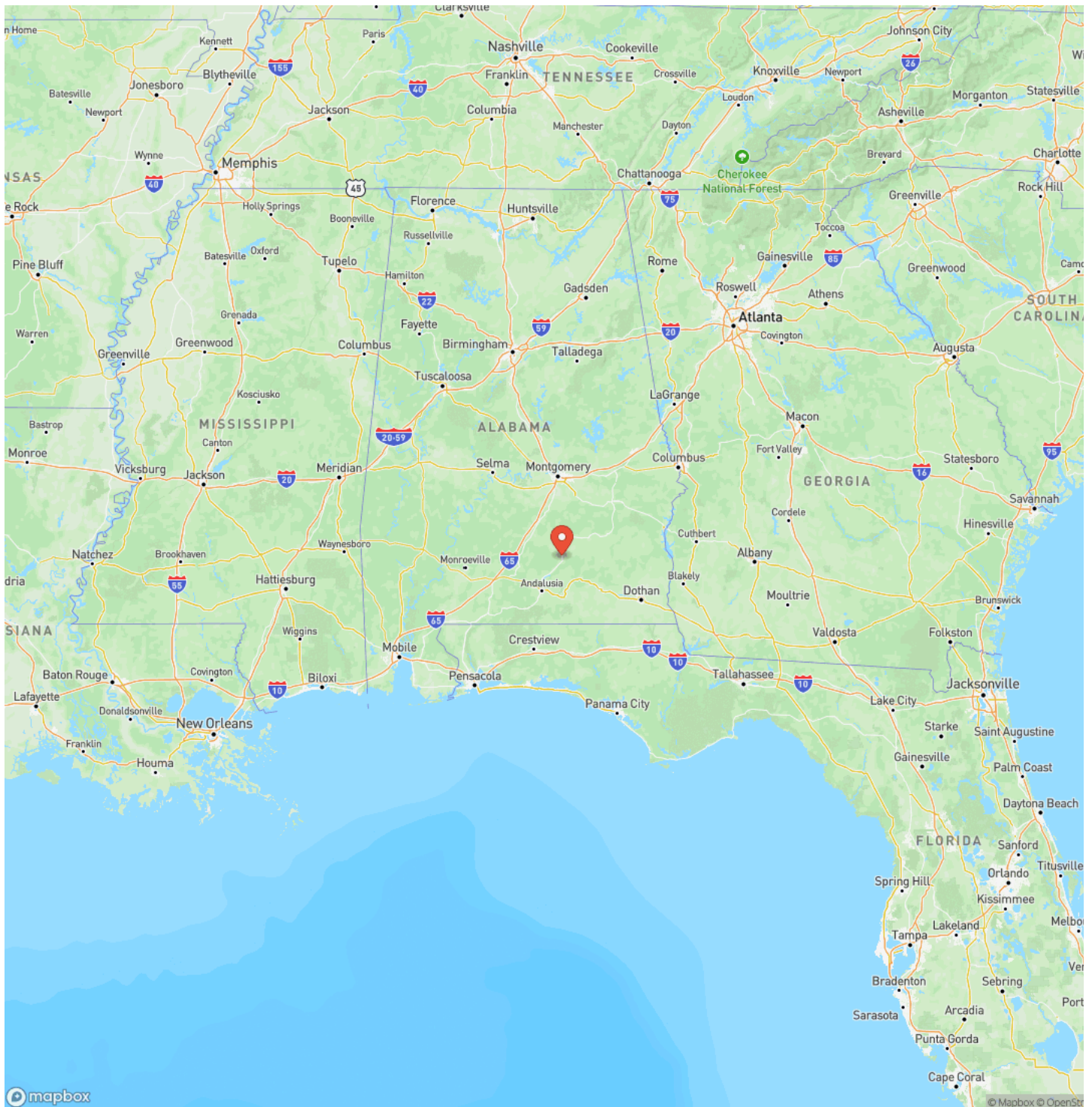
Dry Creek Tract  
Brantley, AL / Crenshaw County

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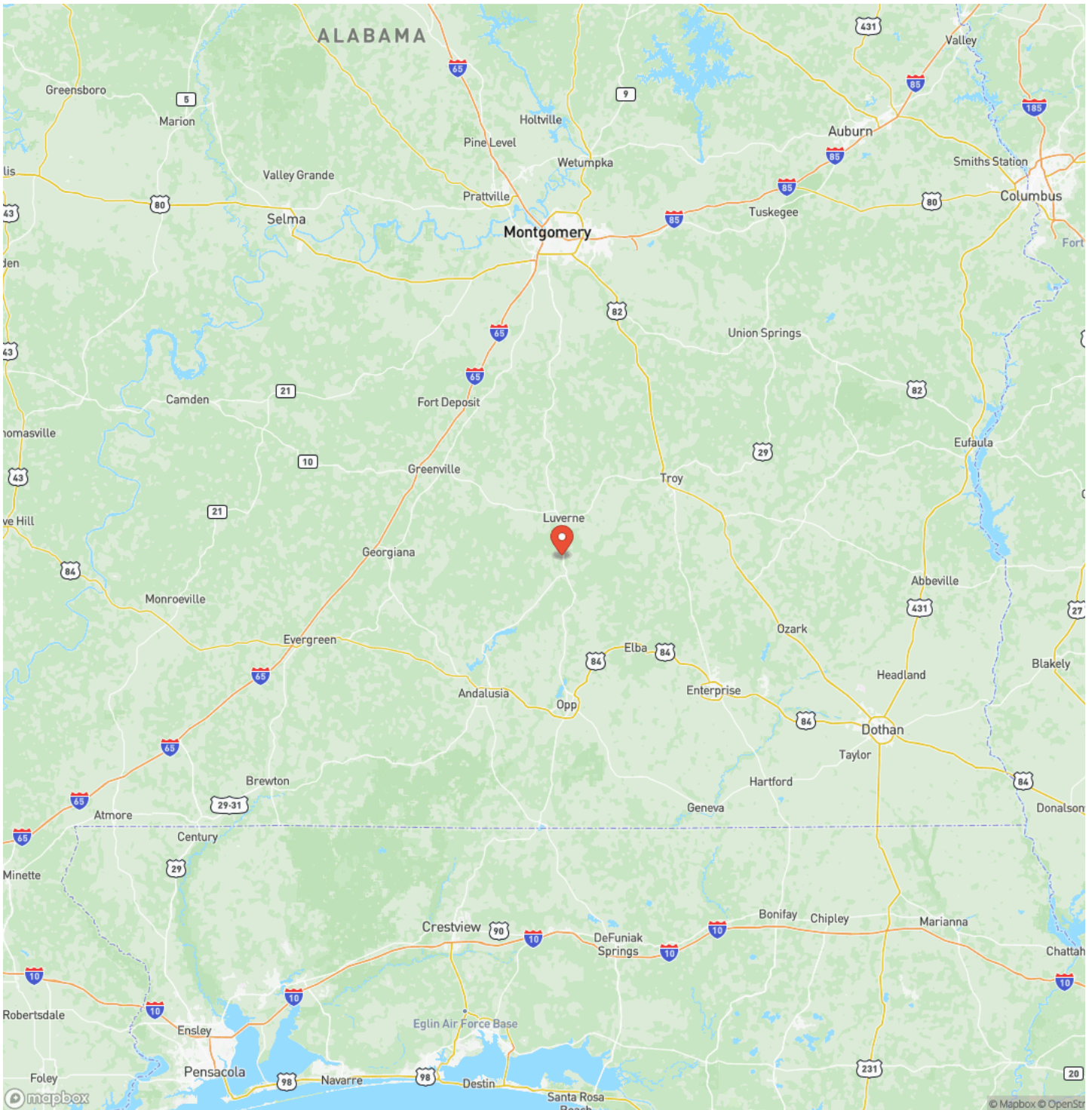




## Locator Map

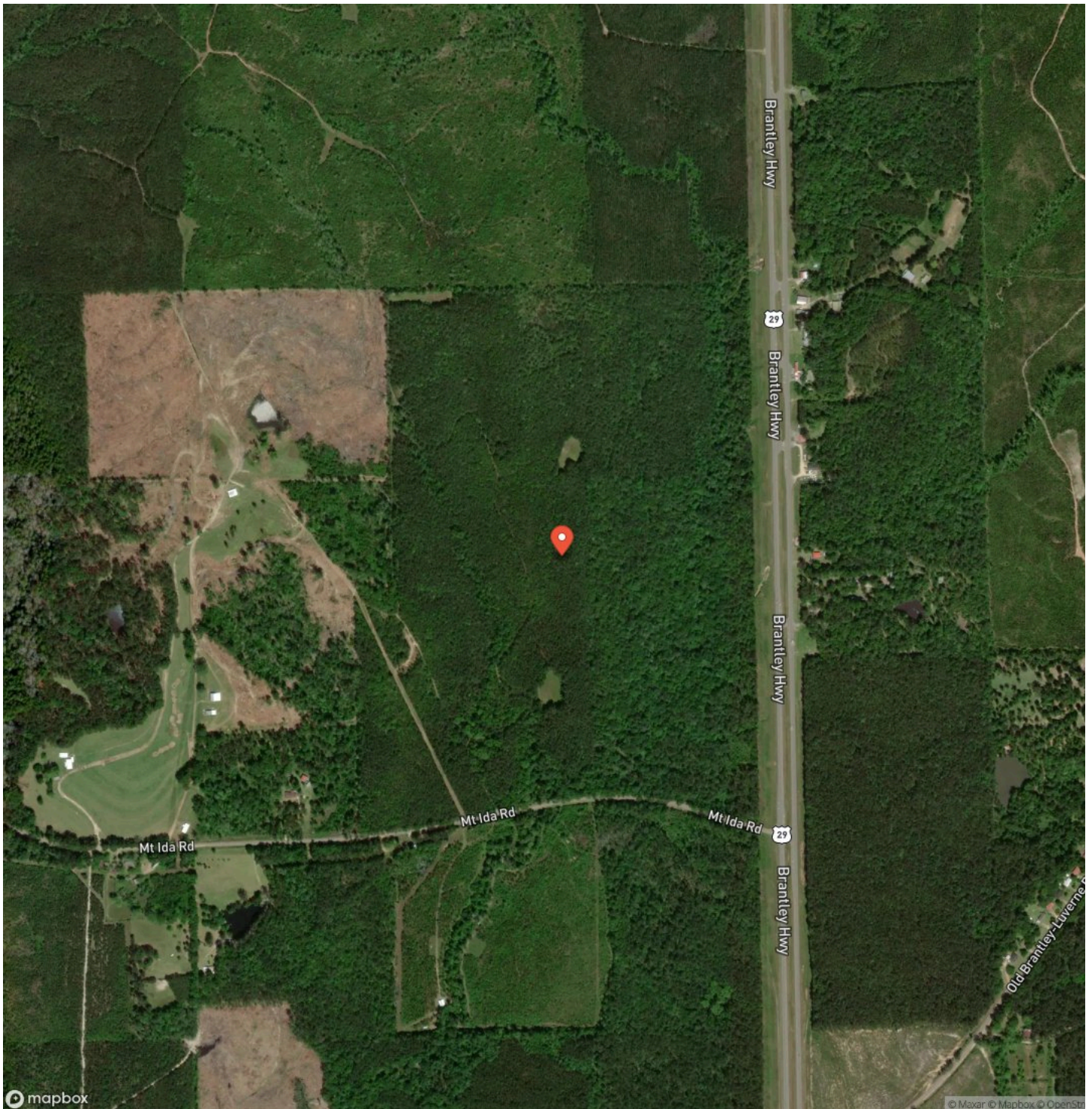


## Locator Map





## Satellite Map



**Dry Creek Tract**  
**Brantley, AL / Crenshaw County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Calvin Perryman

## Mobile

(334) 419-7277

## Email

calvin@farmandforestbrokers.com

**Address**

City / State / Zip

## NOTES

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## NOTES

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent is licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are derived from sources believed to be accurate, but are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing boundary lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the boundary lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the property lines. Seller is selling the property in an "as is" condition. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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