

Patton Road Tract
Patton Rd
Rutledge, AL 36071

\$499,000
110± Acres
Crenshaw County



Patton Road Tract
Rutledge, AL / Crenshaw County

SUMMARY

Address

Patton Rd

City, State Zip

Rutledge, AL 36071

County

Crenshaw County

Type

Hunting Land, Timberland, Recreational Land

Latitude / Longitude

31.761798 / -86.431094

Acreage

110

Price

\$499,000

Property Website

<https://farmandforestbrokers.com/property/patton-road-tract-crenshaw-alabama/81084/>



PROPERTY DESCRIPTION

For Sale! 110-acre property in Crenshaw County, Alabama, offering a rare combination of outstanding deer and turkey hunting and professionally managed mature timber. The current owners have maintained a strict wildlife management plan on this tract and it shows in not only the amount, but the quality of game on the property. There are several well established food plots that have been planted with soybeans for summer forage. The timber consists of mostly mature loblolly stands that have been burned regularly and provide excellent turkey habitat. Complementing the loblolly stands are stream zones and bottoms that consist of mature hardwoods. Approximately 12 acres along the road frontage is planted in longleaf pines which provides an aesthetically pleasing entrance to the property. A well developed road system provides access to all parts of the tract and also simplifies fire break maintenance. The owners have consistently taken trophy bucks from the property in years past and the turkey population is abundant.

Conveniently located just 16 miles east of I-65 (Greenville exit)

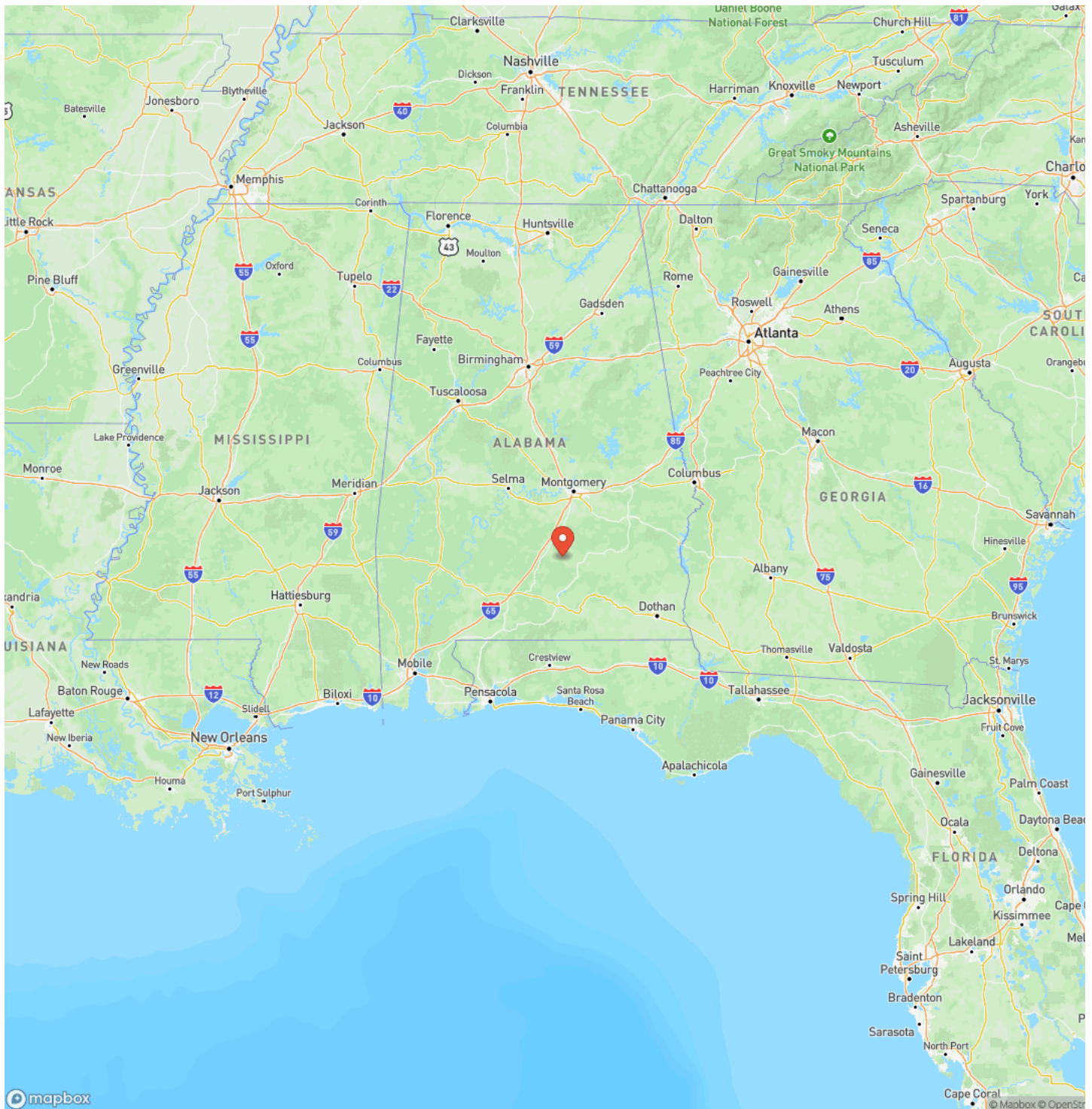
This property is a proven producer of trophy game and a showcase of sustainable land management. Perfect for hunters, investors, or those seeking a private retreat. By appointment only—contact us today to schedule a viewing!



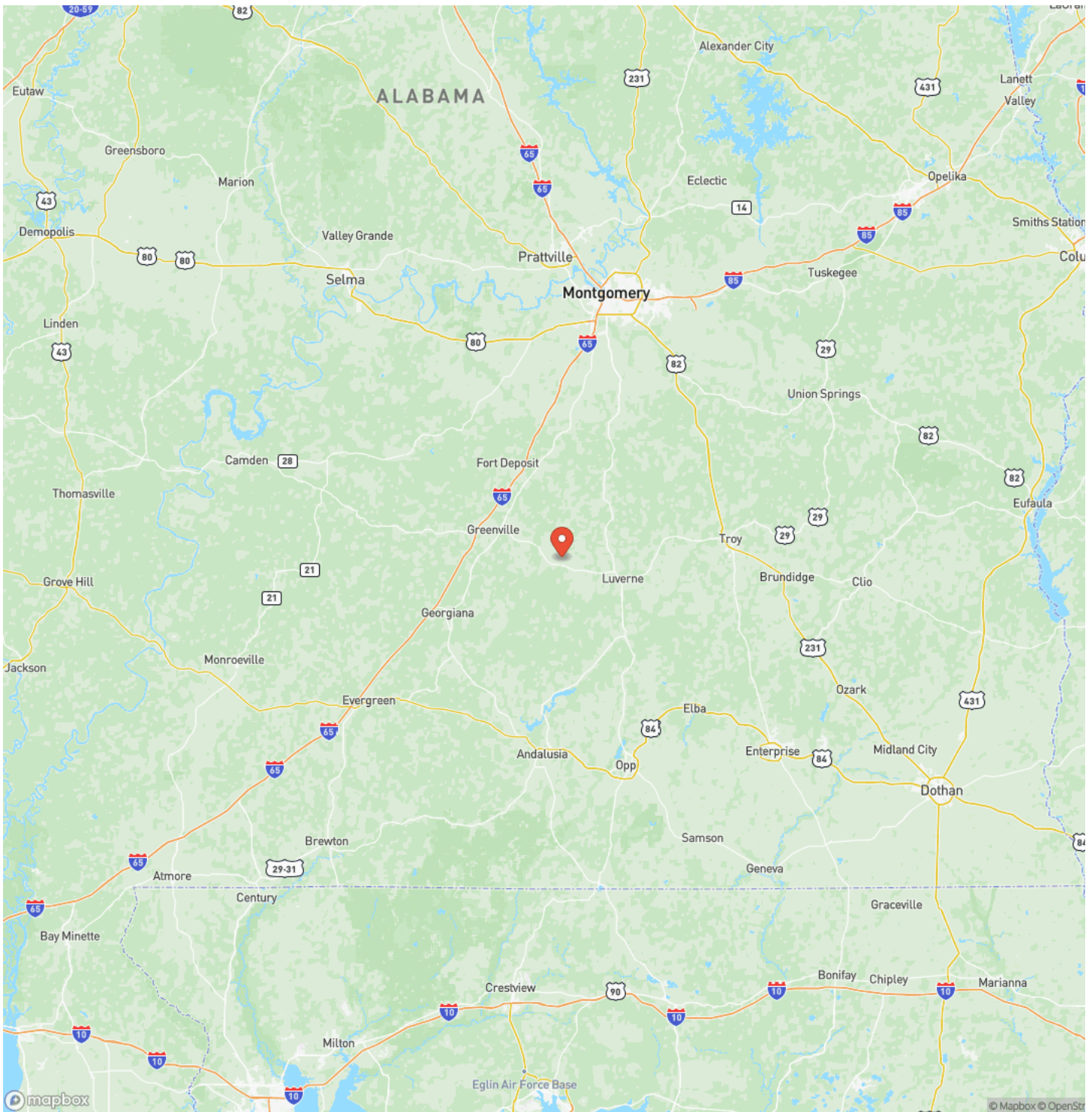
Patton Road Tract
Rutledge, AL / Crenshaw County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Rick Bourne

Mobile

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Email

rick@farmandforestbrokers.com

Address

City / State / Zip

NOTES

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DISCLAIMERS

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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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