

**#03-035 Crooked C Ranch and Estate Lot  
45+/- Beautiful Acres - Located in the Highly Desirable  
Snowdoun Community of Montgomery County, Alabama.  
Offered at \$399,900.**



**Eric Leisy, ALC, GRI  
Land Broker  
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**GREAT SOUTHERN  
LAND**  
*Alabama's Trusted Land Company Since 1974*

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# CROOKED C RANCH AND ESTATE LOT

- ◆ Located in the highly desirable area of Snowdoun.
- ◆ Super convenient to I-65. Only a short 5-minute drive to I-65. Making it very convenient to downtown Montgomery and Jackson Hospital.
- ◆ Baptist South Hospital is a short 10 minute drive from the property.
- ◆ This property is a picturesque blend of open pasture and trees, all with a gentle roll. A small, meandering wet-weather creek adds to its natural charm.
- ◆ There is an additional 85 acres to the west that the current owners have used (at no charge) for the last 30+ years to graze livestock.
- ◆ This property offers more than just a single home site. With several nice home sites scattered throughout, it's perfect for those looking to build multiple houses or invest in real estate.
- ◆ There is power on Old McGehee and another small powerline near the north property line.
- ◆ The property is easily accessible, with direct access off of Old McGehee Road.

Please call me, Eric Leisy, to schedule a tour today. 334-657-6707.

## WHY BUY LAND?

In light of what is going on in the world today there has never been a better time to buy land. The purchase of land provides a safe haven for your investment. Other attributes of land include: 1) Land can be a great hedge against inflation, 2) Land does not fluctuate erratically like the stock market, 3) Land will ALWAYS be there for tomorrow. 4) Land provides a healthy environment away from the masses and can even provide food for your family.



(Below) Access is directly off of Old McGehee Road. (Above) View looking south towards the entrance road.





While walking the property with the owner, we came across this gnarly old tree. Notice the two pieces of wood nailed to the trunk of the tree? This is where the owner's children used to come camp out and climb up the trunk of this tree to sleep! I love it when I come across things like this.







