

**276.62± ACRES**  
**CRENSHAW COUNTY, AL**  
**\$788,400**



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

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# THE CRENSHAW 276.62

## PROPERTY PROFILE

### LOCATION:

- Live Oak Road  
Luverne, AL 36049
- Crenshaw County
- 10± Miles NW of Luverne
- 22± Miles E of Greenville
- 23± Miles W of Troy
- 44± Miles S of Montgomery

### COORDINATES:

- 31.81265, -86.28035

### PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site

### PROPERTY INFORMATION:

- 276.62± Rural Acres
- Established Road System
- County Road Frontage
- Food Plots
- Feeders
- Deer Stands
- Deer & Turkey
- Utilities Available at the Road

### TAX INFORMATION:

- Tax ID: 1315680
- 2025 Taxes: \$769.82



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**TRACY FLOWERS**

LAND SPECIALIST

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[tracy@smalltownproperties.com](mailto:tracy@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 276.62

**WELCOME TO THE CRENSHAW 276.62 ON LIVE OAK ROAD IN CRENSHAW COUNTY, ALABAMA.** This outstanding 276.62± acre recreational and hunting property is located just northwest of Luverne and offers everything an outdoorsman could want, with an established road system running throughout the land for easy access. A county road divides the property, creating multiple hunting opportunities and convenient access points.

Loaded with wildlife, the Crenshaw 276.62 features established food plots, feeders, and deer stands already in place and ready for hunting season. Whether you're looking for a private hunting retreat, recreational getaway, or long-term land investment, this property checks all the boxes.



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# MORE ABOUT THE CRENSHAW 276.62

Located just minutes from town, you can enjoy the peace and privacy of the outdoors without sacrificing convenience. The mix of timber, open areas, and excellent wildlife habitat makes this a prime South Alabama hunting property with outstanding deer and turkey potential.

**Contact Tracy Flowers today to schedule a private showing and experience #TheSmallTownWay!!**



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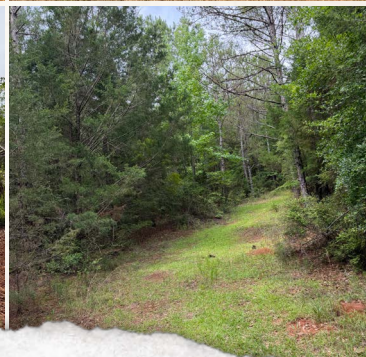
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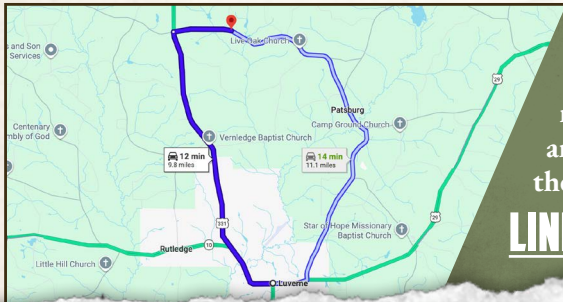
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CRENSHAW COUNTY, ALABAMA



land id. LINK



Directions From Downtown Luverne, AL: Travel north on US-331 for 8.2 miles. Turn right onto Live Oak Road and proceed 1.6 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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