



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

**240 MAYBERRY GULLEY ROAD**  
**DOZIER | CRENSHAW COUNTY, AL**  
**\$65,000**



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# 240 MAYBERRY GULLEY RD

## PROPERTY PROFILE

### LOCATION:

- 240 Mayberry Gulley Road  
Dozier, AL 36028
- Crenshaw County
- 5.6± Miles NW of Dozier
- 13.7± Miles W of Brantley
- 18.4± Miles SW of Luverne

### COORDINATES:

- 31.55385, -86.4001

### TAX INFORMATION:

- 19-09-30-0-000-006-0030
- \$190.92 (2025)

### PROPERTY USE:

- Hunting Camp
- Fixer-Upper
- Investment

### PROPERTY INFORMATION:

- 0.98± Total Acres
- Mobile Home
- 3 Bedrooms/2 Baths
- Utilities Available
- Sold As-Is



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**MELANIE WILKERSON**

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215 E Sixth St. - Luverne, AL 36049

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Information is believed to be accurate but not guaranteed.



# WELCOME TO 240 MAYBERRY GULLEY ROAD

**WELCOME TO 240 MAYBERRY GULLY ROAD IN DOZIER—THE ULTIMATE HUNTING CAMP BASE IN SOUTH CRENSHAW COUNTY, ALABAMA!** Tired of expensive leases with nowhere to sleep and no place to store your gear? Here is your chance to own a private headquarters for your hunting season in a region known for its whitetail deer and turkey.

This three-bedroom and two-bathroom mobile home sits on just under one acre in the heart of prime South Alabama hunting territory and is the perfect “blank canvas” to create a permanent camp for you and your crew. The home is a true fixer-upper: strip it down, bring in the bunks, and create a permanent spot to park the ATVs and gather after a hunt. The potential is immeasurable.



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# MORE ABOUT 240 MAYBERRY GULLEY ROAD

The 0.98± acre of level ground has plenty of room for a skinning shed, fire pit, or equipment storage, and the property benefits from site improvements (septic, water, and power) that are already in place.

*\*Disclaimer: This property is being sold "As-Is, Where-Is." The seller will make no repairs. This is a handyman special price to reflect its condition—perfect for a buyer looking to trade a little elbow grease for a lot of value.*

**Contact Melanie Wilkerson today to schedule a private showing and experience #TheSmallTownWay.**



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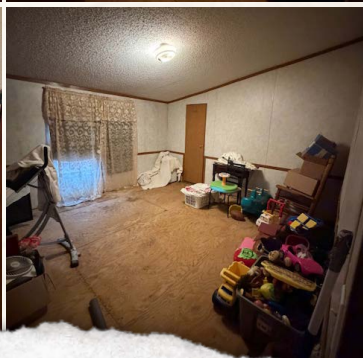
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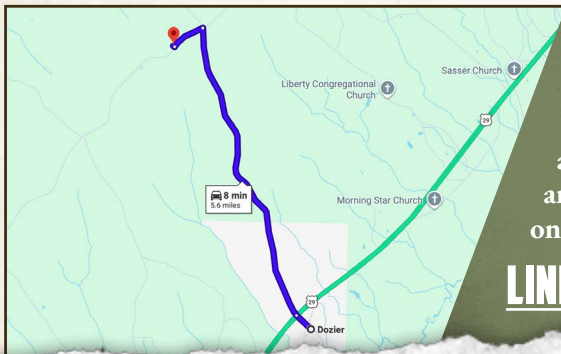
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land **id.** LINK

Directions From Dozier, AL: Travel on Leon Tower Road for 4.7 miles. Turn left onto Mayberry Gulley Road and continue for 0.5 miles. Turn right and the destination will immediately be on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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