



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**240 MAYBERRY GULLEY ROAD
DOZIER | CRENSHAW COUNTY, AL**

\$65,000



OFFICE (334) 535-0242 | WWW.SMALLTOWNPROPERTIES.COM

240 MAYBERRY GULLEY RD

PROPERTY PROFILE

LOCATION:

- 240 Mayberry Gulley Road
Dozier, AL 36028
- Crenshaw County
- $5.6 \pm$ Miles NW of Dozier
- $13.7 \pm$ Miles W of Brantley
- $18.4 \pm$ 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:

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



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MELANIE WILKERSON

LAND & RESIDENTIAL SPECIALIST

C: 334-672-0941

O: 334-535-0242

mwilkerson@smalltownproperties.com

215 E Sixth St. - Luverne, AL 36049

smalltownproperties.com

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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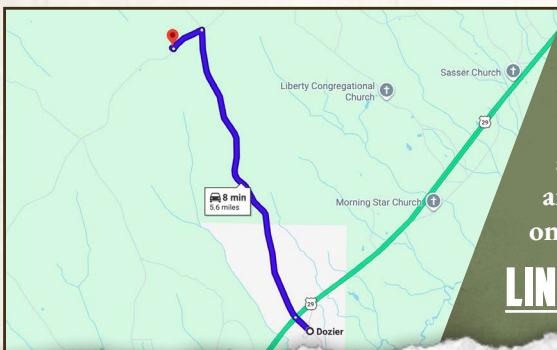
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land id. **LINK**

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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