SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

52± ACRES
BUTLER COUNTY, AL

$239,000

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

THE BUTLER 52

PROPERTY PROFILE

LOCATION:

- East Dogwood Trail
  Georgiana, AL 36033
- Butler County
- 14.6± Miles SW of Greenville
- 58.3± Miles SW of Montgomery
- 120± Miles NE of Mobile
- 115± Miles NE of Destin, FL

PROPERTY INFORMATION:

- 52± Total Acres
- 28± Acres of Pastureland
- 14± Acres of Loblolly Pines
- Scattered White Oaks
- Spring Fed Creek
- Multiple Large Food Plots
- Multiple Shooting Houses
- Tractor Shed
- Deer/Turkey/Dove/Quail
- Paved Road Frontage
- Electricity Available at the Road
- Municipal Water Available

COORDINATES:

- 31.66665, -86.68

PROPERTY USE:

- Hunting
- Recreational
- Timber Investment
- Potential Home/Cabin Site
- Potential Livestock Operation

TAX INFORMATION:

- Parcels
  - 18-04-17-0-000-018.000
  - 18-04-17-0-000-017.002
  - 18-04-17-0-000-014.001
  - 18-04-17-0-000-015.001
  - 18-04-17-0-000-017.004
  - 18-04-17-0-000-017.005
  - 18-04-17-0-000-017.006
- Total 2025 Taxes: $96

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JASON HARRIS
ASSOCIATE BROKER
LAND & RESIDENTIAL SPECIALIST
C: 251-377-7847
O: 334-535-0242
jharris@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 BUTLER 52

WHEN YOU STEP ONTO THE BUTLER 52, YOU WILL FIND A WELL-THOUGHT-OUT AND MANAGED PROPERTY SET UP FOR HUNTING AND ENJOYING THE OUTDOORS. The 52± acre tract is located off East Dogwood Trail just outside of Georgiana in Butler County, Alabama.

The current owner recently constructed a nice metal tractor shed tucked back in the pines. Several strategically placed shooting houses overlook the large food plots that help keep the deer and turkey close to home. Municipal water has been plumbed to three locations on the property, and a flowing spring head emerges from the hillside near the south boundary line in the back pasture. The natural spring feeds into a small creek that meanders north and south through the property, providing an excellent water source for the local wildlife. The Butler 52 also has an extensive trail system providing excellent access to all corners of the tract, and the trails also serve as natural firebreaks should you decide to use prescribed fire in your management efforts.

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MORE ABOUT THE BUTLER 52

The center of the property has approximately 14 acres of planted pines that currently provide excellent cover for deer and could yield future timber income. In addition to the pine timber, you will find some hardwood drains and scattered white oaks dotting the property. The remainder of the land consists of 28± acres of old cattle pasture and open ground, which provide excellent locations for food plots and amazing views while hunting. Or, use the blank canvas to create whatever landscape you desire. To top it off, several wild bobwhite quail were heard on the property during the listing appointment. Don't miss this excellent opportunity to buy land in an area known for big bucks and a healthy turkey population!!

Contact Jason Harris today to schedule a private tour and experience #TheSmallTownWay!

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52± ACRES BUTLER COUNTY, ALABAMA

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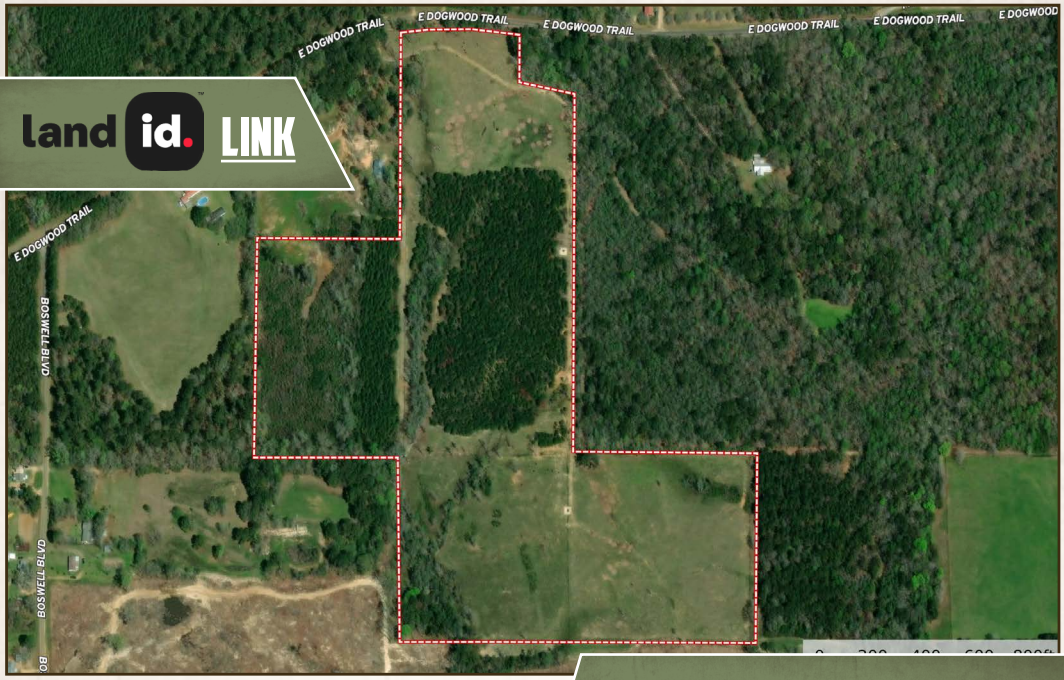
52± ACRES | **BUTLER COUNTY, ALABAMA**



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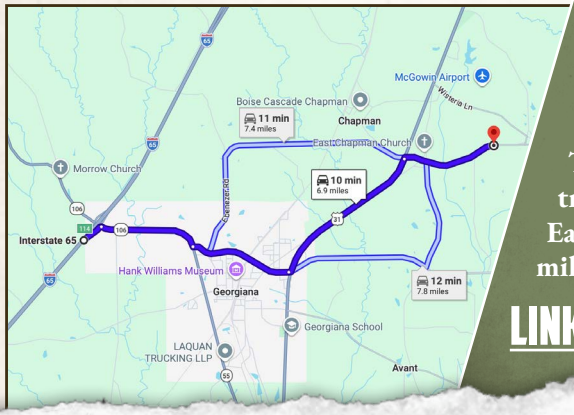

Directions From Exit 114 on I-65 North in Georgiana, AL: Travel 1.4 miles on AL-106/AL-55. Turn left onto AL-106 and proceed for 1.5 miles. Turn left onto US-31/Mobile Road and travel for 2.3 miles. Turn right onto East Dogwood Trail and continue for 1.4 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS

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