



# **SMALLTOWN**

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

**52± ACRES**  
**BUTLER COUNTY, AL**  
**\$299,900**



**OFFICE (334) 535-0242 | [WWW.SMALLTOWNPROPERTIES.COM](http://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
- Unfinished Tiny Home
- 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](mailto: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

**INTRODUCING THE BUTLER 52, LOCATED JUST OUTSIDE OF GEORGIANA, ALABAMA, IN BUTLER COUNTY.** When you step onto this 52± acre tract, you will find a well-managed property set up for hunting and enjoying the outdoors. The center of the property has 14± acres of planted pines that provide excellent cover for the deer and could potentially provide 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 that provide excellent locations for food plots, amazing views while you are hunting, and a blank canvas to create whatever landscape you desire. And if all the deer and turkey aren't enough, I heard several wild bobwhite quail on the property during my listing appointment.



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# MORE ABOUT THE BUTLER 52

The owner recently placed an unfinished tiny home in the front of the property (which is NOT connected to utilities), along with a nice metal tractor shed tucked back in the pines. Several shooting houses have been strategically placed, overlooking the large food plots that help keep the deer and turkey close to home. Municipal water has been plumbed to three locations throughout the Butler 52, and in the back pasture, you will find a flowing springhead coming out of the hillside near the south property line. The natural spring feeds into a small creek that meanders north and south through the property and provides an excellent water source for the local wildlife. This property also features an extensive trail system, providing excellent access to all corners of the property. The trails also serve as natural firebreaks should you decide to use prescribed fire in your management efforts. 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 showing of the Butler 52 and experience #TheSmallTownWay!**



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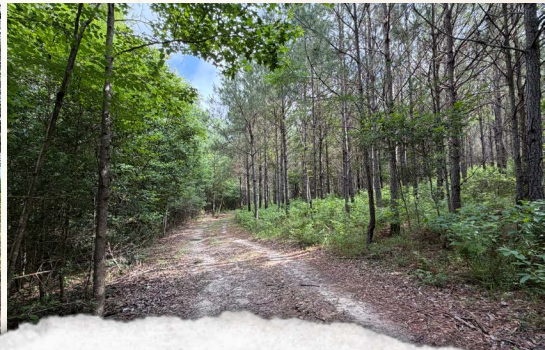
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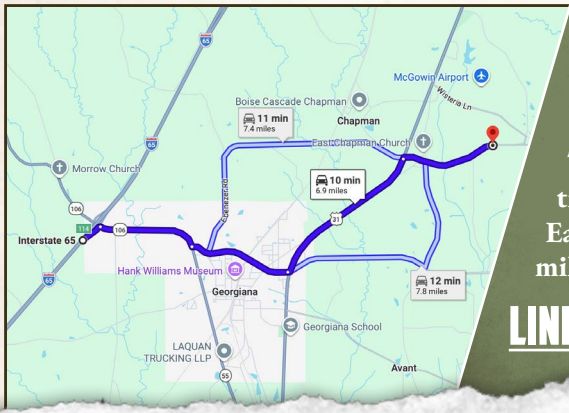
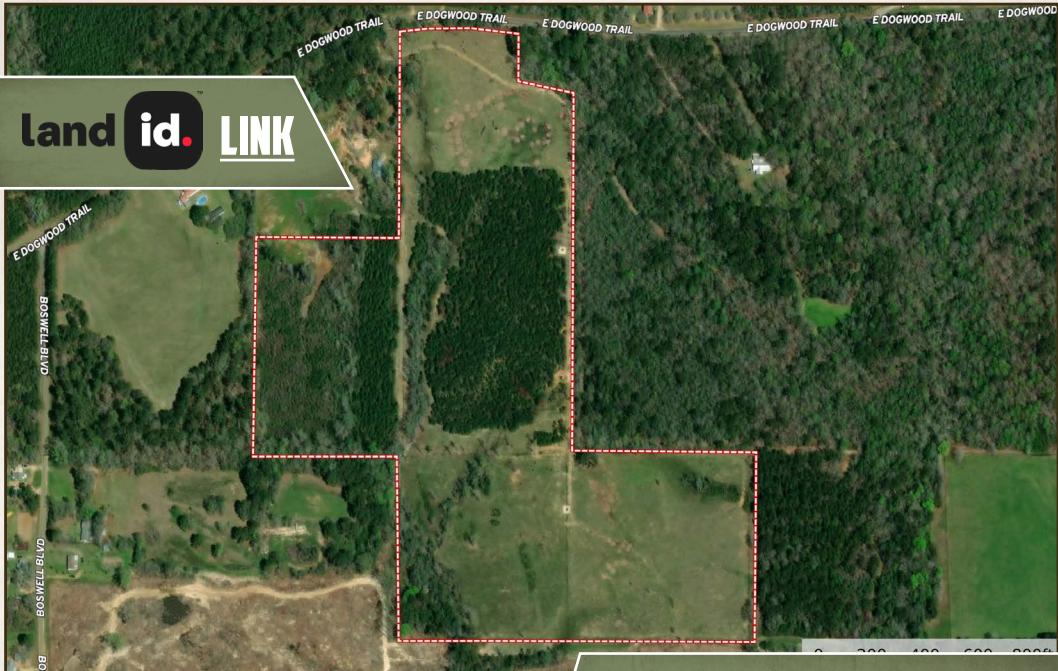
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land id. LINK



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**



**ST** **SMALLTOWN**  
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