

A HOME ON 17.04± ACRES BUTLER COUNTY, AL

\$299,999



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (334) 931-0090 | WWW.SMALLTOWNPROPERTIES.COM

THE BUTLER 17.04

PROPERTY PROFILE

LOCATION:

- 1903 Avant Road
Georgiana, AL 36033
- Butler County
- 14± Miles SW of Greenville
- 33± Miles NW of Andalusia
- 58± Miles SW of Montgomery
- 114± Miles N of Destin, FL

COORDINATES:

- 31.65165, -86.68995

PROPERTY USE:

- Residential
- Recreational
- Hunting & Fishing

TAX INFORMATION:

- TBD

PROPERTY INFORMATION:

- 17.04± Total Acres
- 7.47± Wooded Acres
- 0.98± Acre Stocked Pond
- 1,565± SqFt Old Style House
 - 3 Bedrooms/1 Bath
 - New HVAC & Septic
 - Fully Remodeled Kitchen
 - New Roof, Siding & Windows
 - Updated Electrical & Plumbing
- Established Dove Field
- Mixed Timber
- Road Frontage
- Deer, Dove & Fish



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KAT O'NEAL

LAND SPECIALIST

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2121 5th Street, Ste 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE BUTLER 17.04

WELCOME TO THE BUTLER 17.04 ON AVANT ROAD IN GEORGIANA, ALABAMA!

Discover the perfect blend of country living and outdoor recreation on this exceptional 17.04± acre property in Butler County. Conveniently located just 33± miles northwest of Andalusia and only 114± miles from the white sand beaches of Destin, Florida, this versatile property offers endless opportunities for residential living, recreation, hunting, and fishing.

Centered around a charming 1,565± square-foot, three-bedroom, one-bath home, the property combines peaceful rural living with outstanding outdoor amenities. Mature hardwoods and pine timber surround the home, while 7.47± wooded acres provide excellent wildlife habitat and privacy. An established dove field, deer hunting opportunities, and a stocked 0.98± acre pond filled with catfish and bream make the Butler 17.04 a true sportsman's retreat. With road frontage and a convenient location, this property is ready to enjoy year-round.



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MORE ABOUT THE BUTLER 17.04

The heart of this exceptional property is the charming country home. Thoughtfully updated, the home combines classic rural character with the peace of mind of modern improvements. Recent renovations include a new roof (2025) and HVAC system (2025), followed by all-new electrical (2026), plumbing (2026), septic system (2026), exterior siding (2026), windows (2026), and a beautifully remodeled kitchen (2026)—making this home move-in ready for full-time living or weekend escapes.

Whether you're looking for a full-time residence, a weekend getaway, or a recreational property for family and friends, the Butler 17.04 checks every box. Spend your mornings fishing the stocked pond, afternoons hunting deer or dove, and evenings relaxing on your own private slice of Alabama countryside.

**Call Kat O'Neal today to schedule a private showing
and experience #TheSmallTownWay!**



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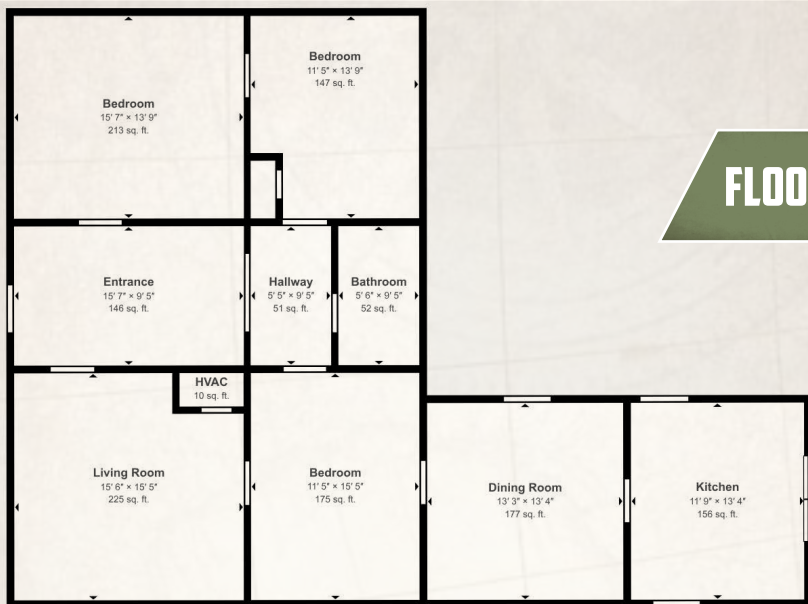
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PROPERTY LINES ARE APPROXIMATE



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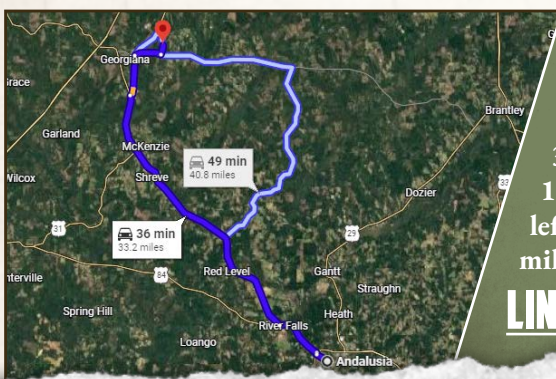
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land id. LINK



Directions From Andalusia, AL:
Travel west on US-84 for 3.8 miles. Turn right onto AL-55 and continue north for 22.3 miles. Turn right onto US-31N/Mobile Road and proceed for 3.1 miles. Take a slight right onto AL-106 and continue east for 2 miles. Turn left onto Avant Road and proceed 0.7 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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