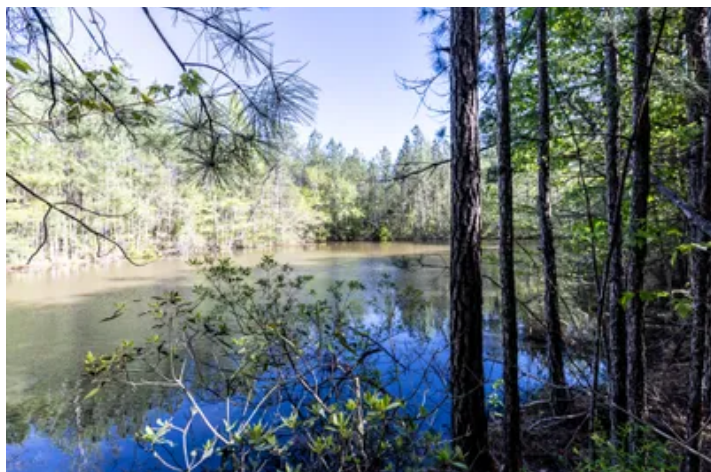


**120 acres of Fine Hunting Land for Sale in Butler
County, AL**
Georgiana, AL 36033

\$300,000
120± Acres
Butler County



120 acres of Fine Hunting Land for Sale in Butler County, AL Georgiana, AL / Butler County

SUMMARY

City, State Zip

Georgiana, AL 36033

County

Butler County

Type

Hunting Land

Latitude / Longitude

31.650043 / -86.767251

Acreage

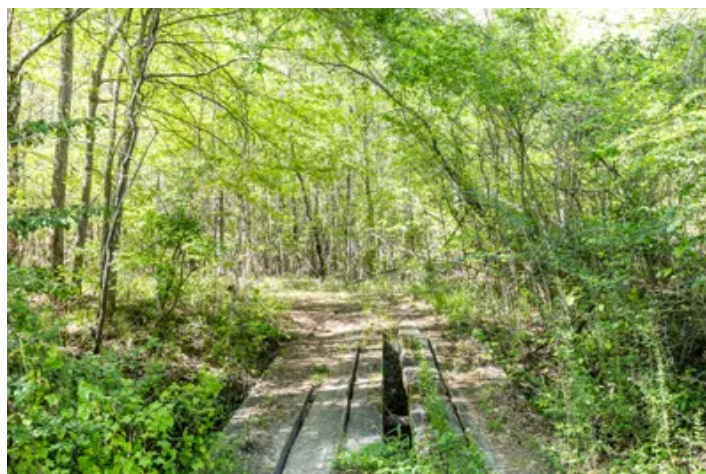
120

Price

\$300,000

Property Website

<https://thelandcrafters.com/detail/120-acres-of-fine-hunting-land-for-sale-in-butler-county-al-butler-alabama/54413/>



120 acres of Fine Hunting Land for Sale in Butler County, AL Georgiana, AL / Butler County

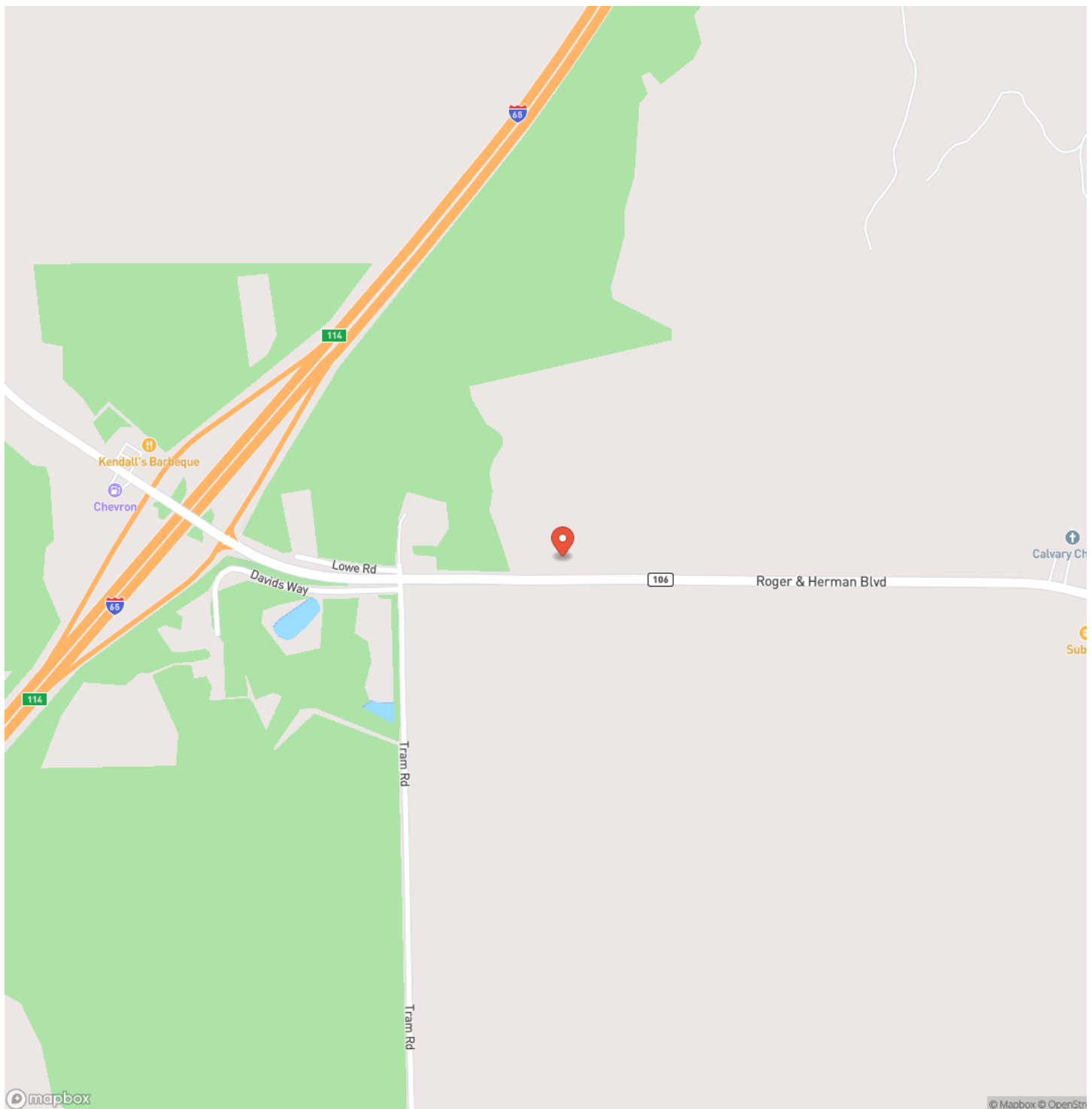
PROPERTY DESCRIPTION

This 120-acre tract in Georgiana Alabama offers a unique blend of commercial development potential, or homesite and hunting opportunities. These two tracts are not adjoining, offering the perfect combination of a place the kids can ride around on, and one to be left alone for hunting! The 40 acre parcel with frontage on Hwy 106 presents an excellent opportunity for commercial development, while also serving as a prime location for hunting enthusiasts. The property boasts nearly half a mile of frontage along Panther Creek, adding to its allure with scenic views and recreational opportunities. The 80-acre tract, accessible from Ebenezer Road, features 18-year-old pine trees that are ready for thinning, making it an attractive option for those interested in timber investment. Additionally, the property includes a large greenfield spanning over 4 acres, further enhancing its appeal for hunting and outdoor activities. The 80 acre parcel also includes a half acre pond great for fishing with friends and family! With its diverse features and potential for both commercial and recreational use, this property in Butler County is a valuable investment opportunity for those seeking a unique and versatile real estate asset.

120 acres of Fine Hunting Land for Sale in Butler County, AL
Georgiana, AL / Butler County

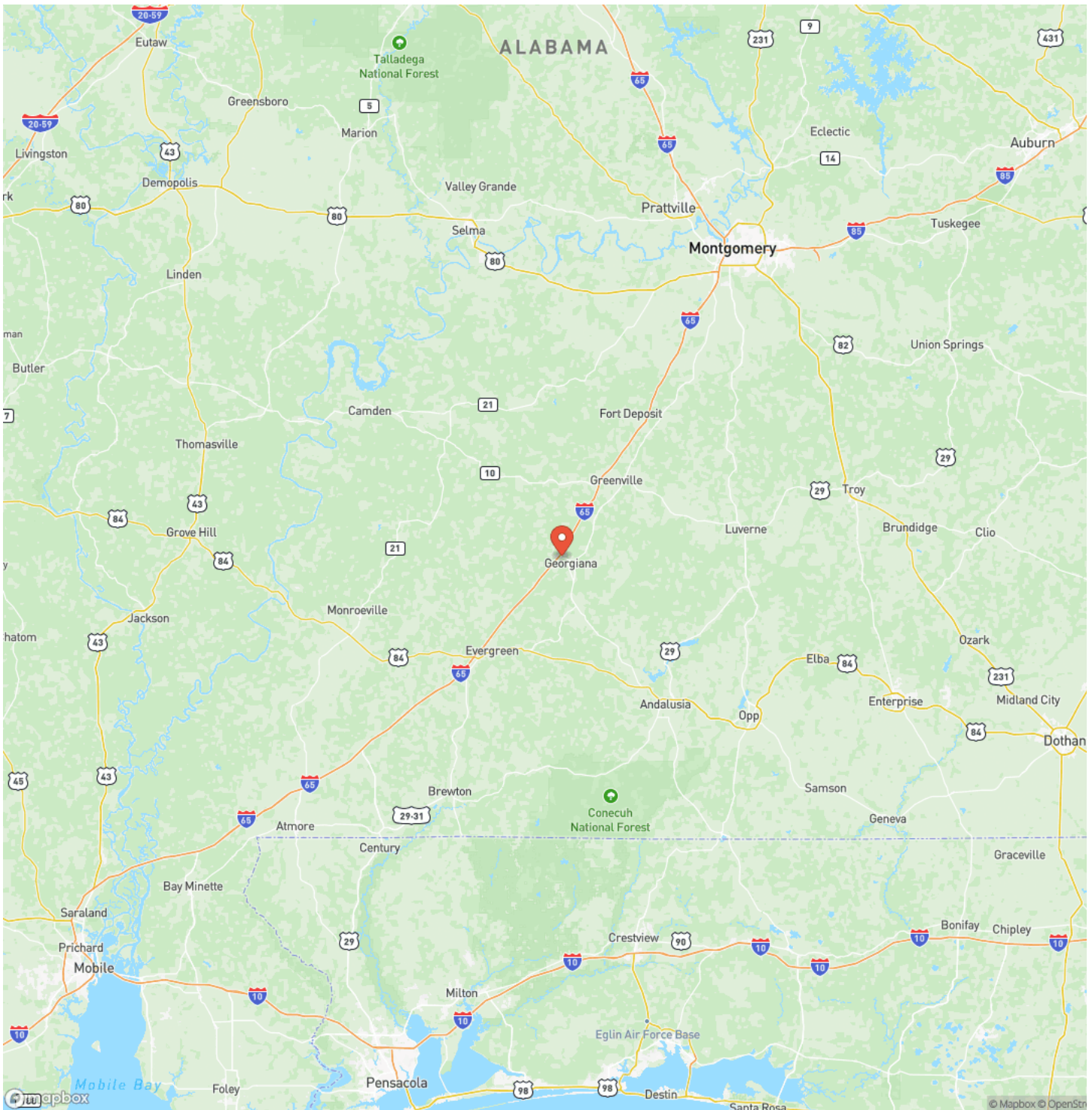


Locator Map



Georgiana, AL / Butler County

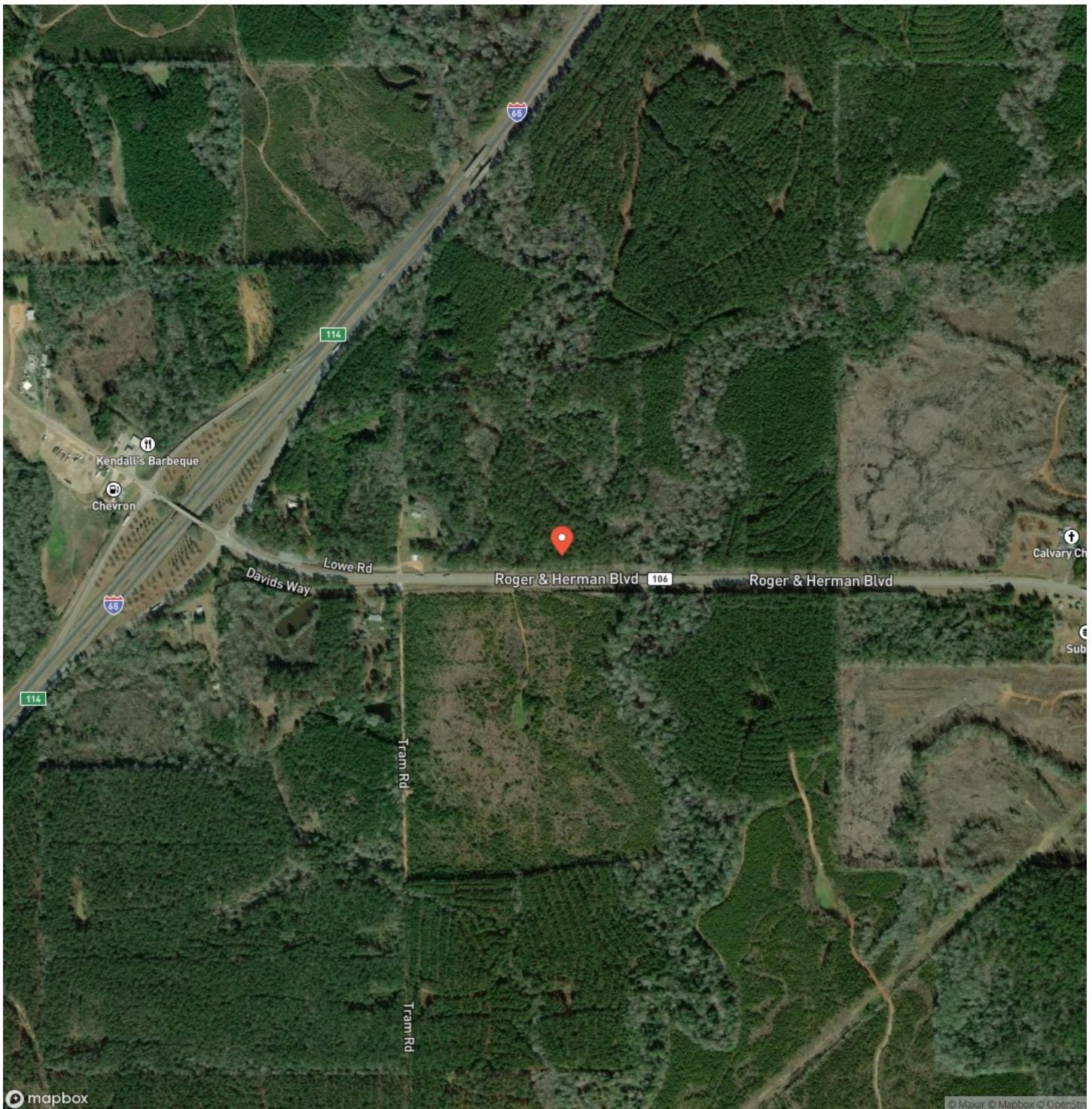
Locator Map



MORE INFO ONLINE:

www.thelandcrafters.com

Satellite Map



120 acres of Fine Hunting Land for Sale in Butler County, AL Georgiana, AL / Butler County

LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Holley

Mobile

(334) 652-1231

Email

jholley@mossyoakproperties.com

Address

4373 Marler Road

City / State / Zip

Pike Road, AL 36064

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

MORE INFO ONLINE:

www.thelandcrafters.com

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Alabama Land Crafters

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