

# Garland I-65 Hunting Tract

Dillyhill Road, Garland, Alabama 36456

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## PROPERTY OVERVIEW



### Sale Price

\$146,640

### Offering Summary

Acreage:	39 ± Acres
Price / Acre:	\$3,760
State:	Alabama
City:	Garland
County:	Butler
Property Type:	Timberland, Hunting and Recreational Land

### Property Overview

Introducing a nice little investment opportunity in the Garland area. This property boasts a strategic location, offering convenient access to key transportation routes. Don't miss out on the chance to capitalize on the potential that the Garland location presents - schedule a showing today and seize this remarkable investment prospect.

Wonderful little hunting property. Lots of Hardwood timber, plenty of pines for Turkey to roost, and the property almost touches a county road with power close by.

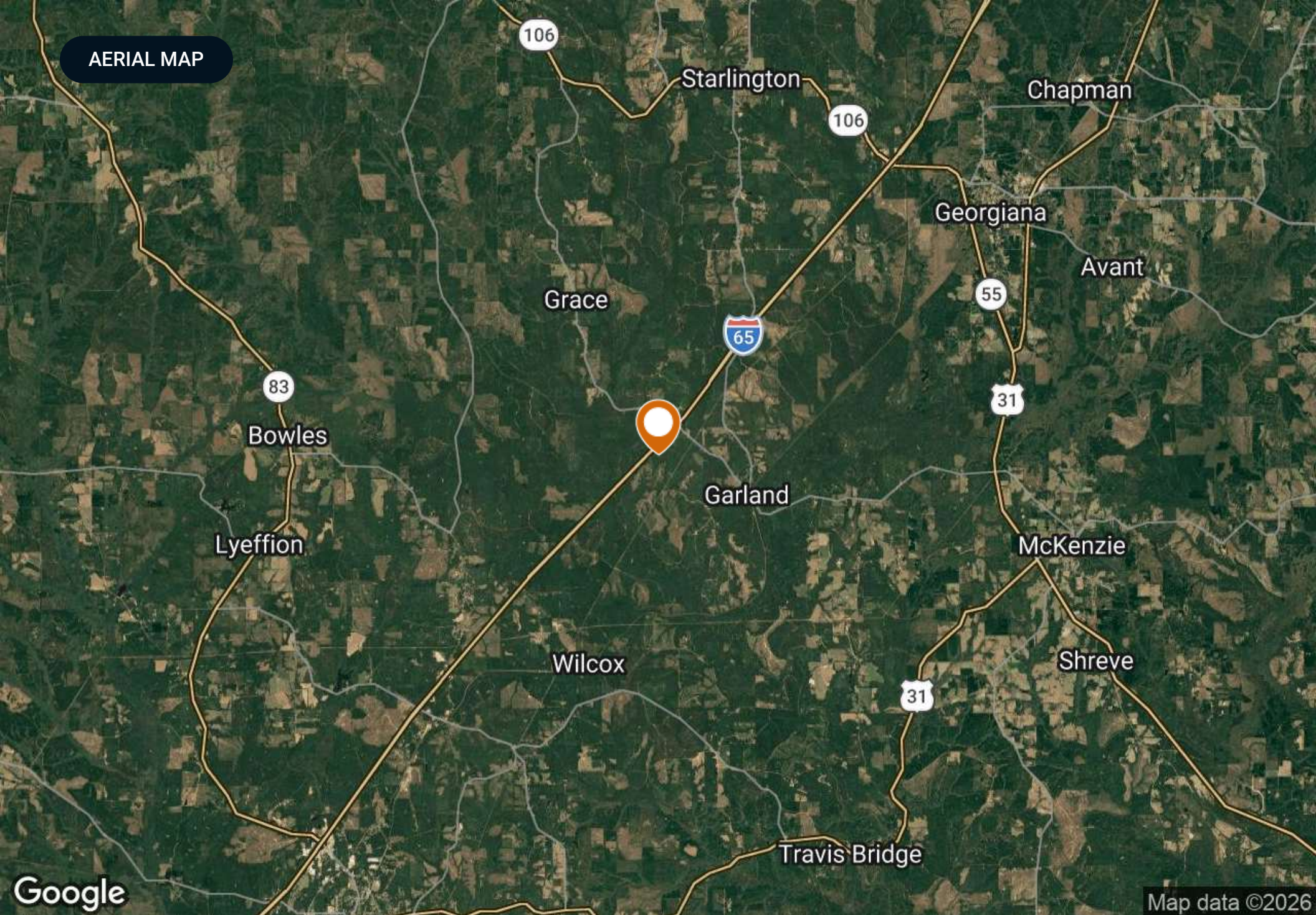
## SPECIFICATIONS & FEATURES



## Specifications & Features

<b>Taxes &amp; Tax Year:</b>	2024: \$76.20
<b>Water Source &amp; Utilities:</b>	Power nearby
<b>Current Use:</b>	Timber, Hunting and Recreational
<b>Land Cover:</b>	Mixed hardwoods, pine trees

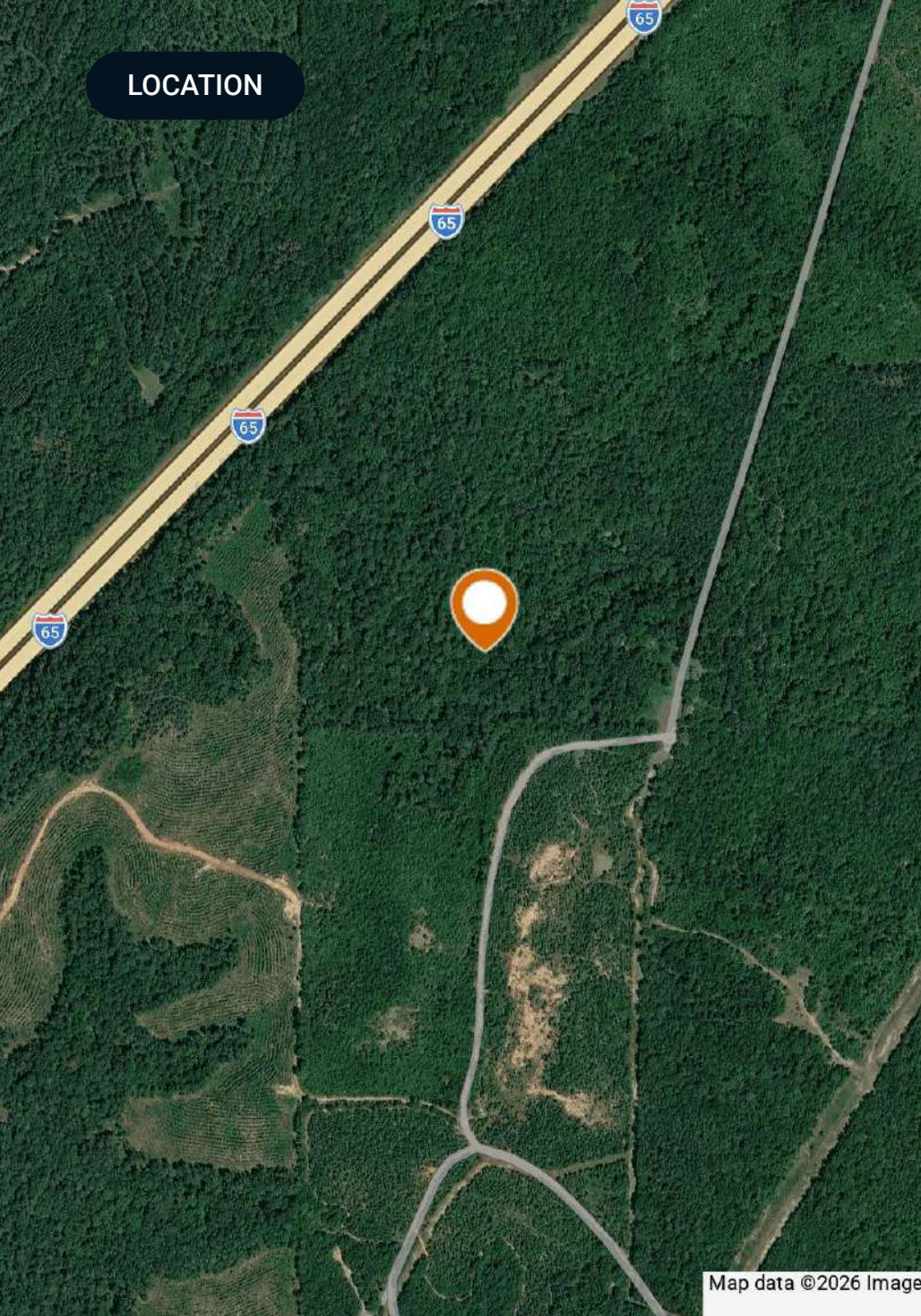
AERIAL MAP



Google

Map data ©2026

## LOCATION



Map data ©2026 Image

## Location & Driving Directions

**Parcel:** 102405220000003000

**GPS:** 31.5664783, -86.8530038

- From Montgomery, AL, follow I-65 S to Hank Williams Rd in Butler County
- Take exit 107 from I-65 S
- Turn left onto Hank Williams Road for 0.8 miles
- Turn right at St John Church onto CR 7
- At the end CR 7, turn right
- In 0.5 miles, stay right at the fork and the property is on the left.

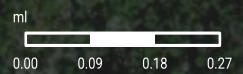
### Driving Directions:

**Showing Instructions:** Contact Mike Hutcheson for showings.

# PROPERTY OUTLINE

## Garland I-65 Tract

- Polygon
- Census Roadways TIGER
- County Roads
- Interstates
- State Roads
- Highways
- Parcel
- Parcel (selected)



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



## ADVISOR BIOGRAPHY



### Mike Hutcheson, RF

Senior Advisor

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## Professional Background

Mike Hutcheson, RF, is a Senior Advisor with Saunders Real Estate based in Vredenburgh, Alabama. He primarily services southwest Alabama, home to the Golden Triangle (Dallas, Lowndes, and Wilcox counties), where the abundance of wildlife is unmatched. He holds a Bachelor's Degree in Forestry Engineering from Auburn University.

Mike spends most of his time working with Wilmon Timberlands, LLC, where his responsibilities include managing timberland for both local and distant landowners, marketing timber resources, overseeing quality control of forest operations (harvesting, site prep, planting, roads, and mapping), valuing timber products for land acquisition, and occasionally guiding hunting trips for deer, wild hogs, and turkey.

In his role as President, Chief Forester, and Manager at Wilmon Timberlands, Mike has extensive experience managing timberland as a multi-use resource for both game and timber production. Whether it's selling timber or recreational land or helping a buyer purchase their first hunting property, Mike brings over 40 years of experience to the process. He also serves as the listing agent when Saunders Land represents clients of Wilmon Timberlands.

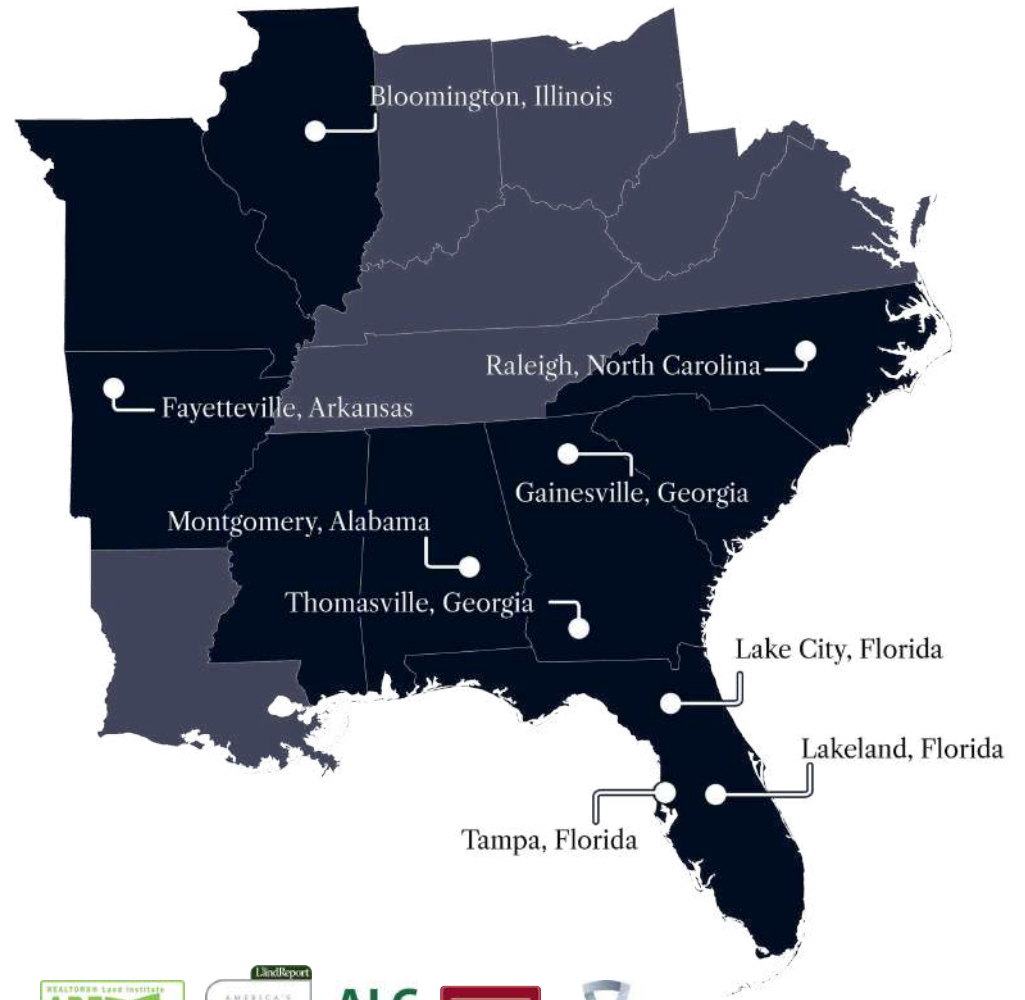
Mike grew up hunting and fishing in the Montgomery and Macon County area, but has called Vredenburgh home since 1985. He values the rural lifestyle, where the next hunting opportunity is never far away.

Mike specializes in:

- Hunting and Recreational Land
- Timberland



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