

Garland Belmont Tract

Garland, Alabama, 36456

Mike Hutcheson, RF
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PROPERTY OVERVIEW



Sale Price

\$295,200

Property Overview

This tract has gravel road access with lots of timber, beautiful Loblolly pine plantation that's been thinned and about half of the property has mature hardwood and pine timber. Plenty of mast producing oaks for wildlife. Power and water are available. Wonderful hunting and income producer.

Offering Summary

Acreage:	65 ± Acres
Price / Acre:	\$4,542
State:	Alabama
City:	Garland
County:	Butler
Property Type:	Timberland, Hunting and Recreational

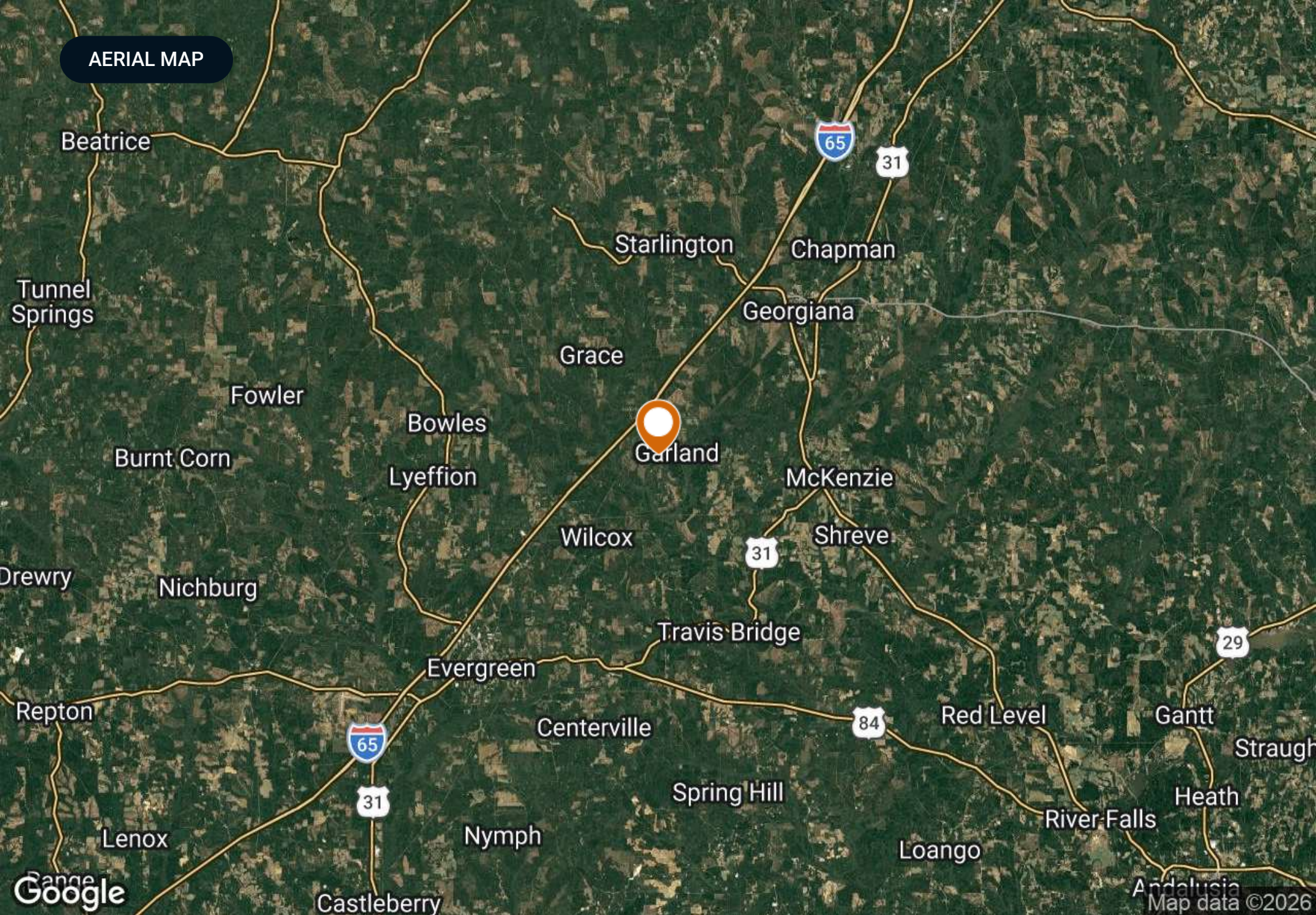
SPECIFICATIONS & FEATURES



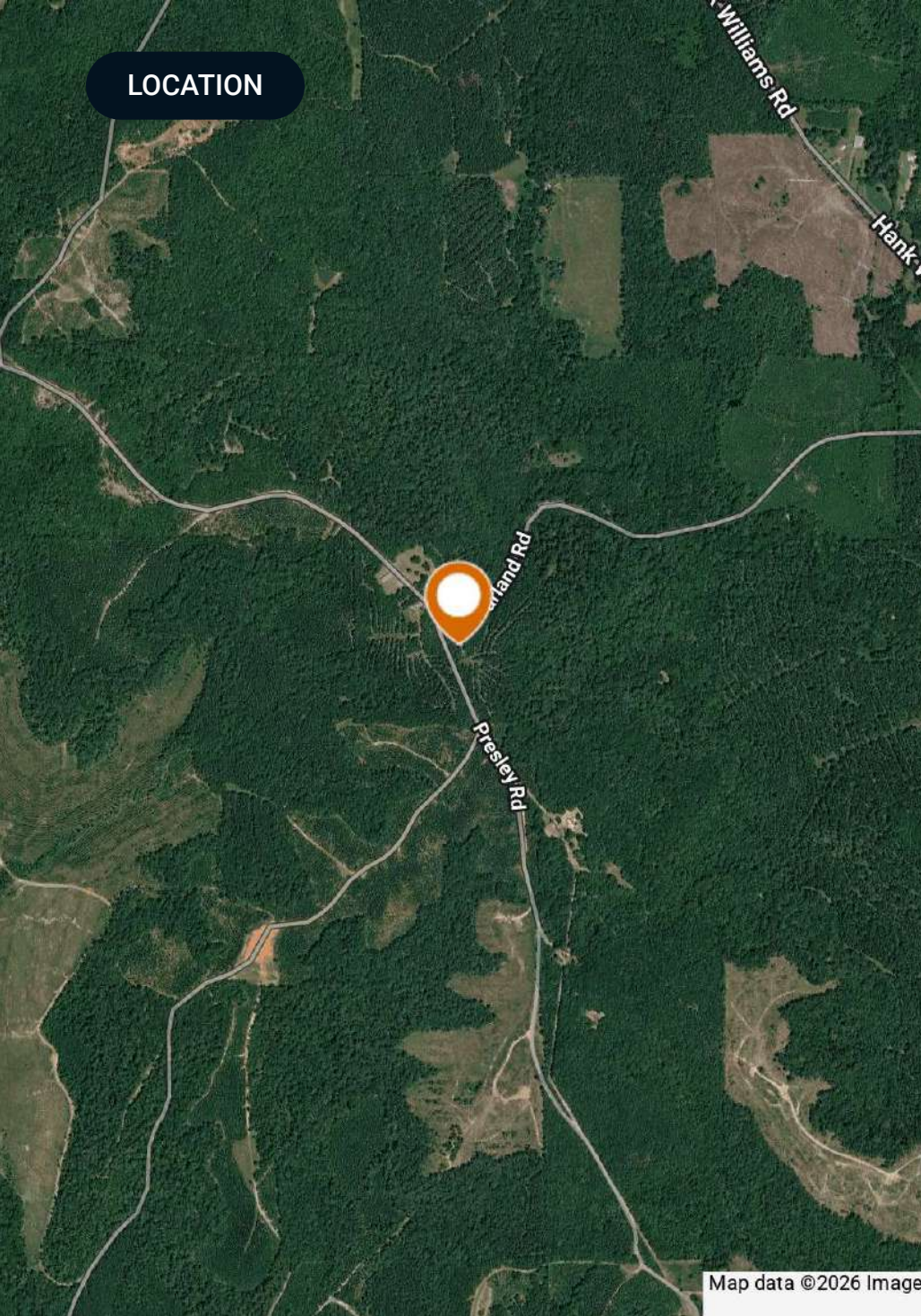
Specifications & Features

- Water Source & Utilities:** Power and water available
- Current Use:** Hunting and Recreational, Timber
- Land Cover:** Mixed hardwoods and pine plantation

AERIAL MAP



LOCATION



Location & Driving Directions

Parcel: 102406230000044000
1024066230000045000
10240726000000400

GPS: 31.5527287, -86.8357518

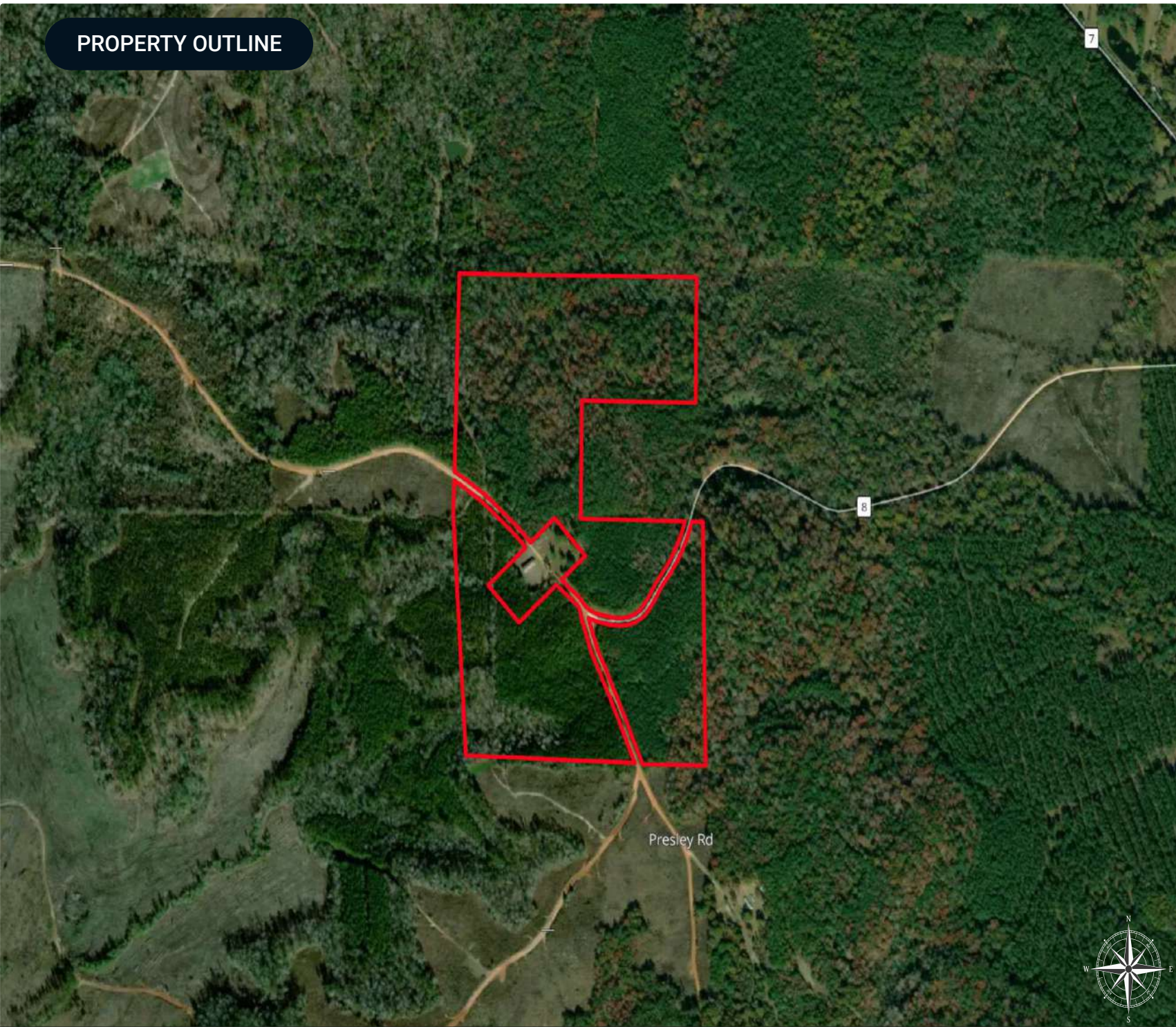
Driving Directions: Contact Mike Hutcheson for directions.

Showing Instructions: Contact Mike Hutcheson for showings.

PROPERTY OUTLINE

Garland Belmont Tract

- City
- Polygon
- Census Roadways TIGER
- County Roads
- Interstates
- State Roads
- Highways



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Mike Hutcheson, RF

Senior Advisor

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Direct: **877-518-5263 x390** | Cell: **334-410-2289**

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.

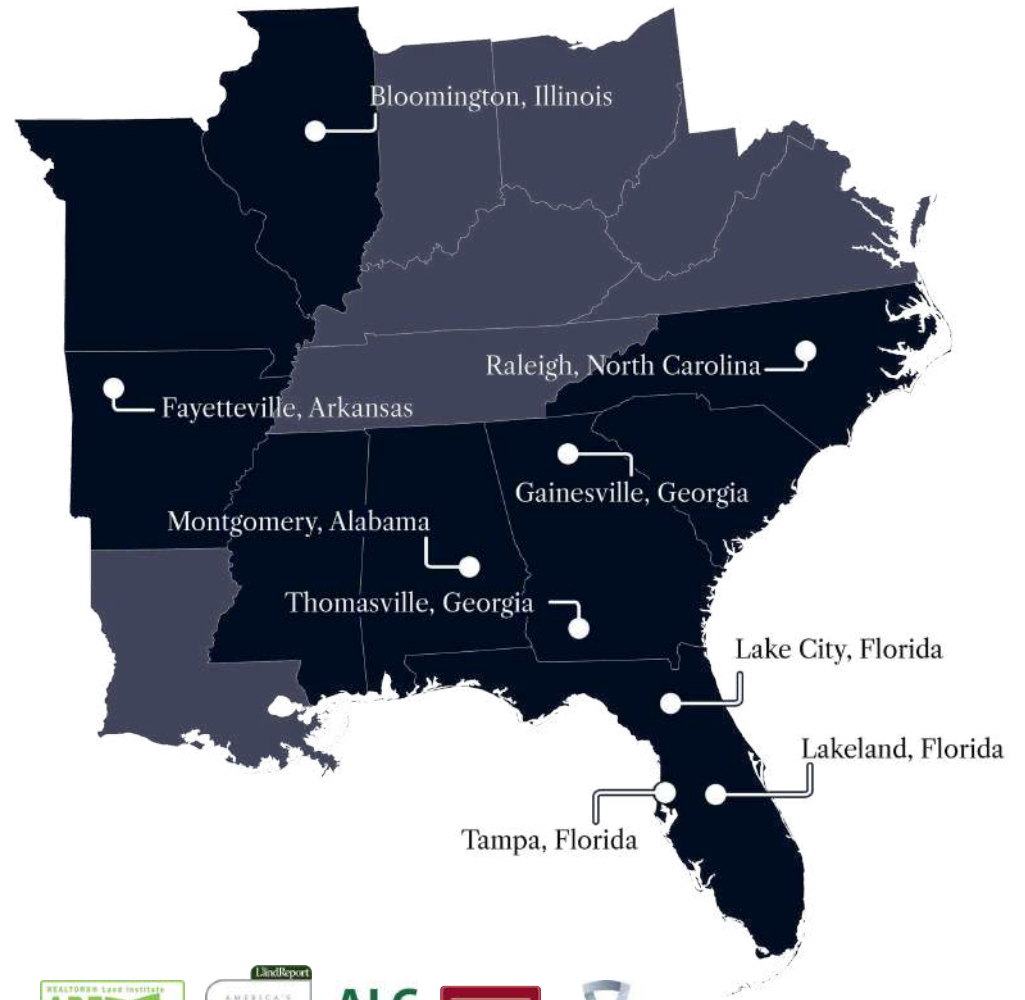
Mike grew up hunting and fishing in the Montgomery and Macon County area, but has called Vredenburgh home since 1985. He values the rural lifestyle, where the next hunting opportunity is never far away.

Mike specializes in:

- Hunting and Recreational Land
- Timberland



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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