



Hank Williams Road Hunting and Timber

0 Hank Williams Road, Garland, Alabama 36456

Mike Hutcheson, RF
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PROPERTY OVERVIEW



Sale Price

\$187,740

Offering Summary

Acreage:	43 ± Acres
Price / Acre:	\$4,366
State:	Alabama
City:	Garland
County:	Butler
Property Type:	Timberland, Hunting and Recreational

Property Overview

Discover an exceptional investment opportunity in the heart of the Garland area. This prime property boasts a location on Hank Williams Road, offering convenient access and visibility. This property presents a blank canvas for timber investors seeking to make their mark. The strategic placement in the Garland area ensures proximity to essential amenities and a strong sense of community.

With limitless potential, this property is a rare find for investors looking to capitalize on the burgeoning opportunities in this vibrant Alabama locale. This tract has a beautiful Loblolly pine plantation ready to thin. Power and water are available. Wonderful hunting and income producer.

SPECIFICATIONS & FEATURES



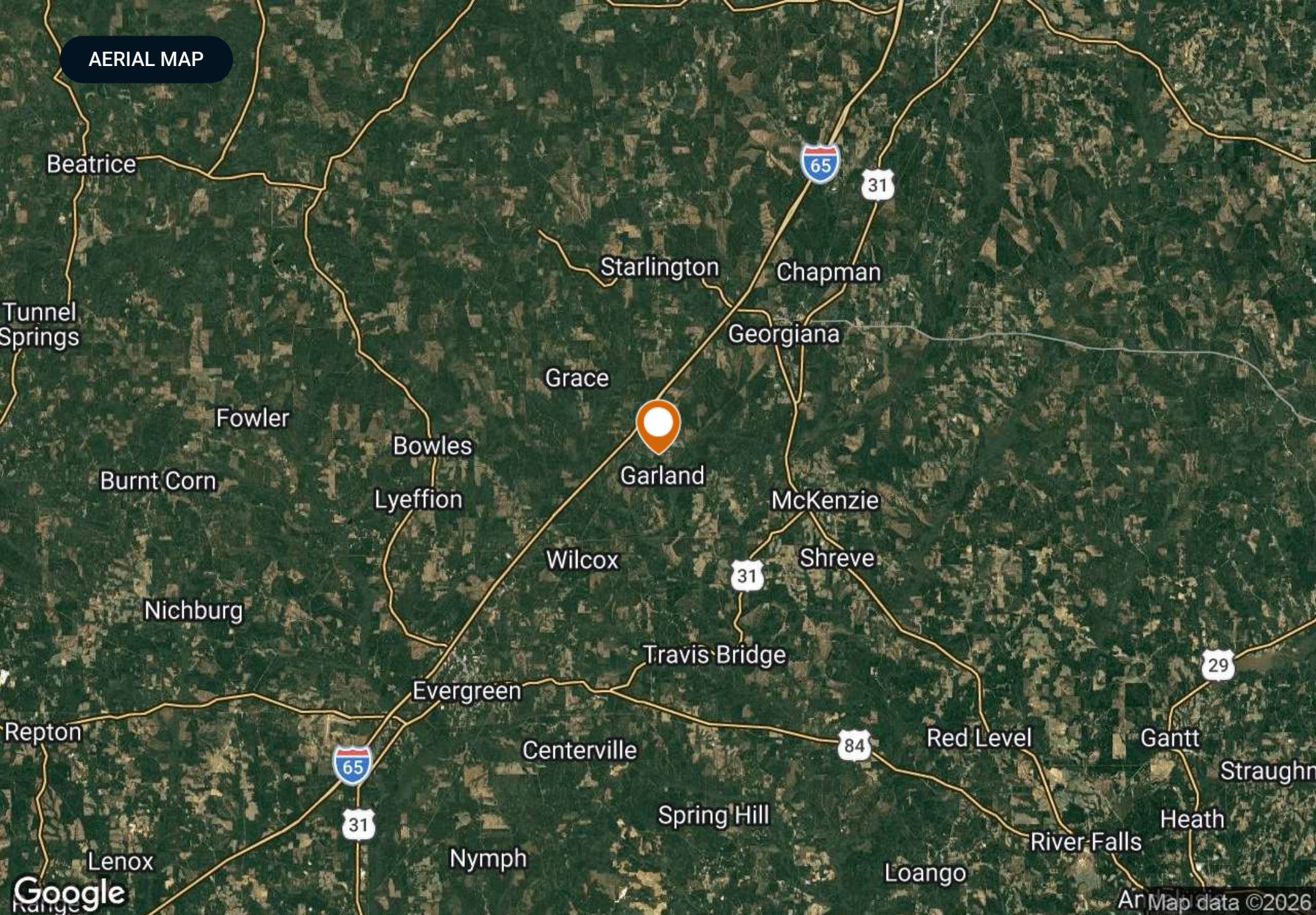
Specifications & Features

Water Source & Utilities: Power and water available

Current Use: Hunting and Recreational, Timber

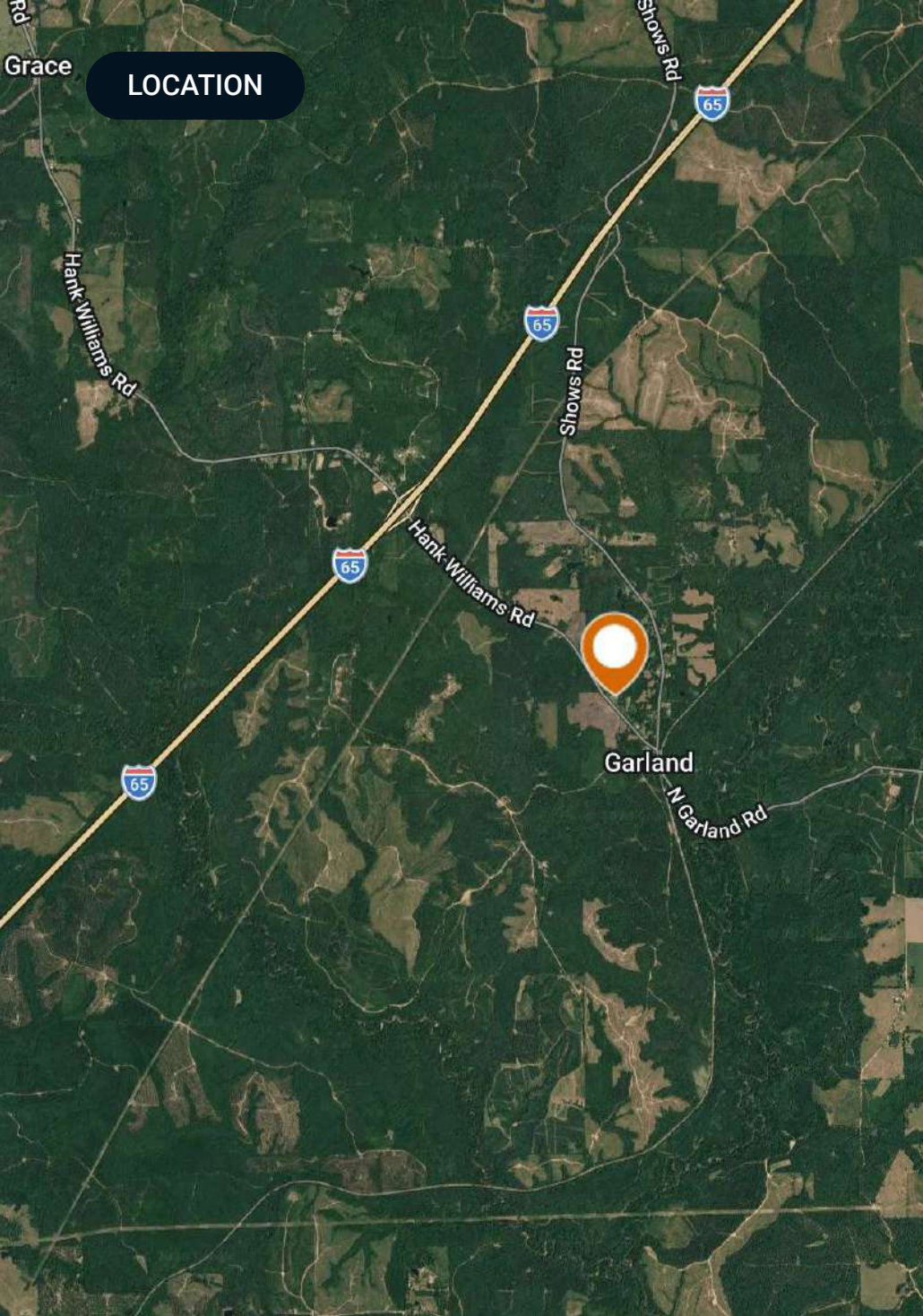
Land Cover: Loblolly Pine Plantation

AERIAL MAP



Google

Ar Map data ©2026



Location & Driving Directions

Parcel: 102406230000009000

GPS: 31.5652279, -86.8265552

Driving Directions:

- From Montgomery, AL, follow I-65 S to Hank Williams Rd in Butler County

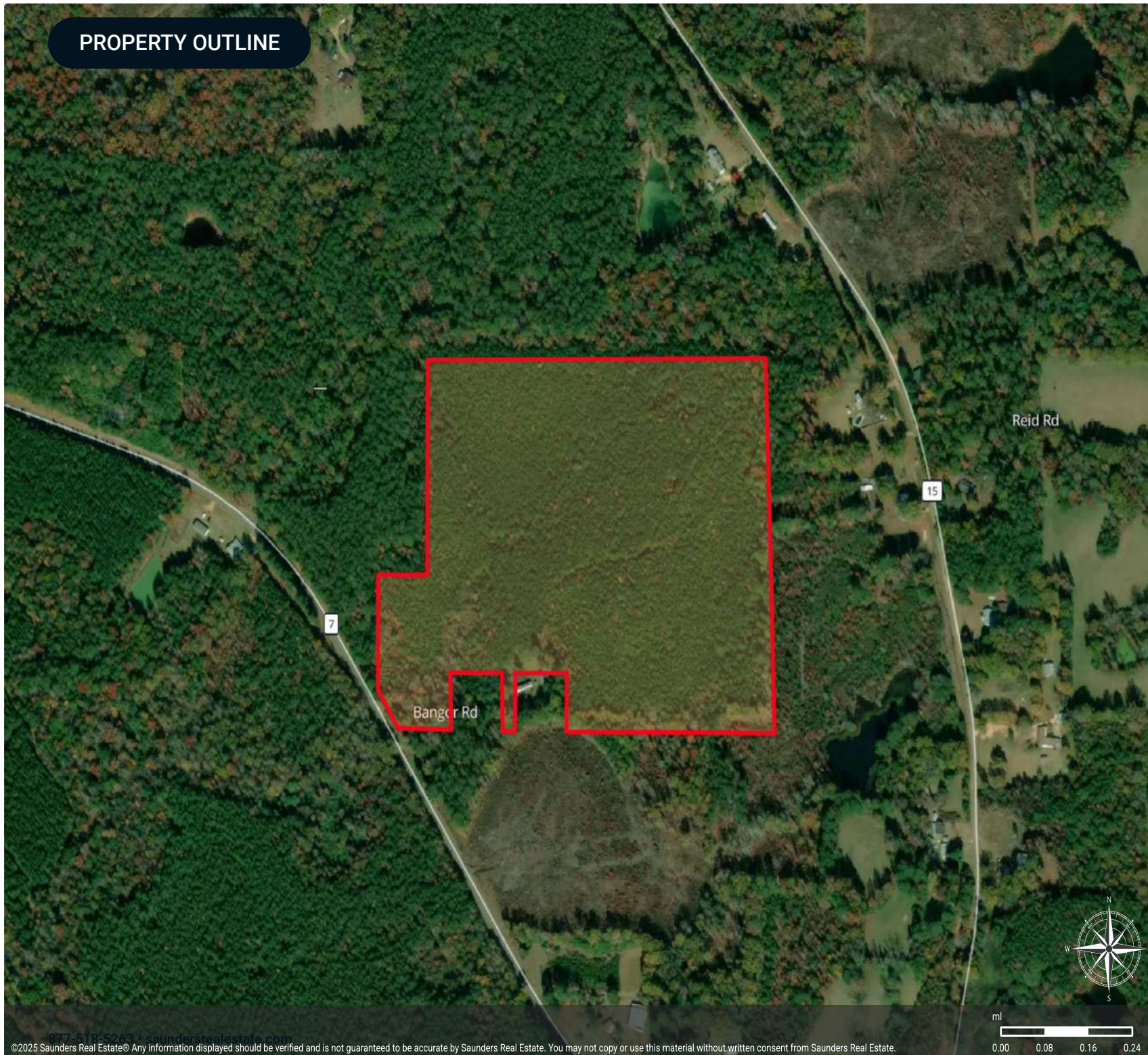
- Take exit 107 from I-65 S
- Turn left onto Hank Williams Road
- The property will be on your left.

Showing Instructions: Contact Mike Hutcheson for showing instructions.

PROPERTY OUTLINE

Hank Williams Road

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

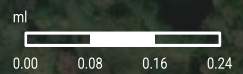


Reid Rd

15

7

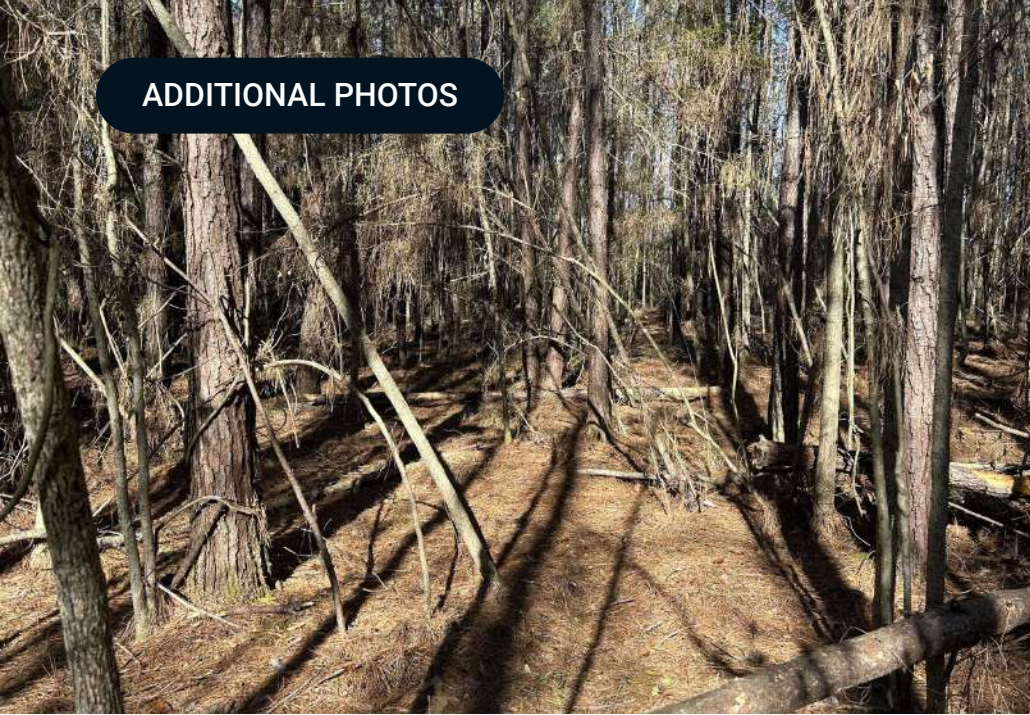
Bangor Rd



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.

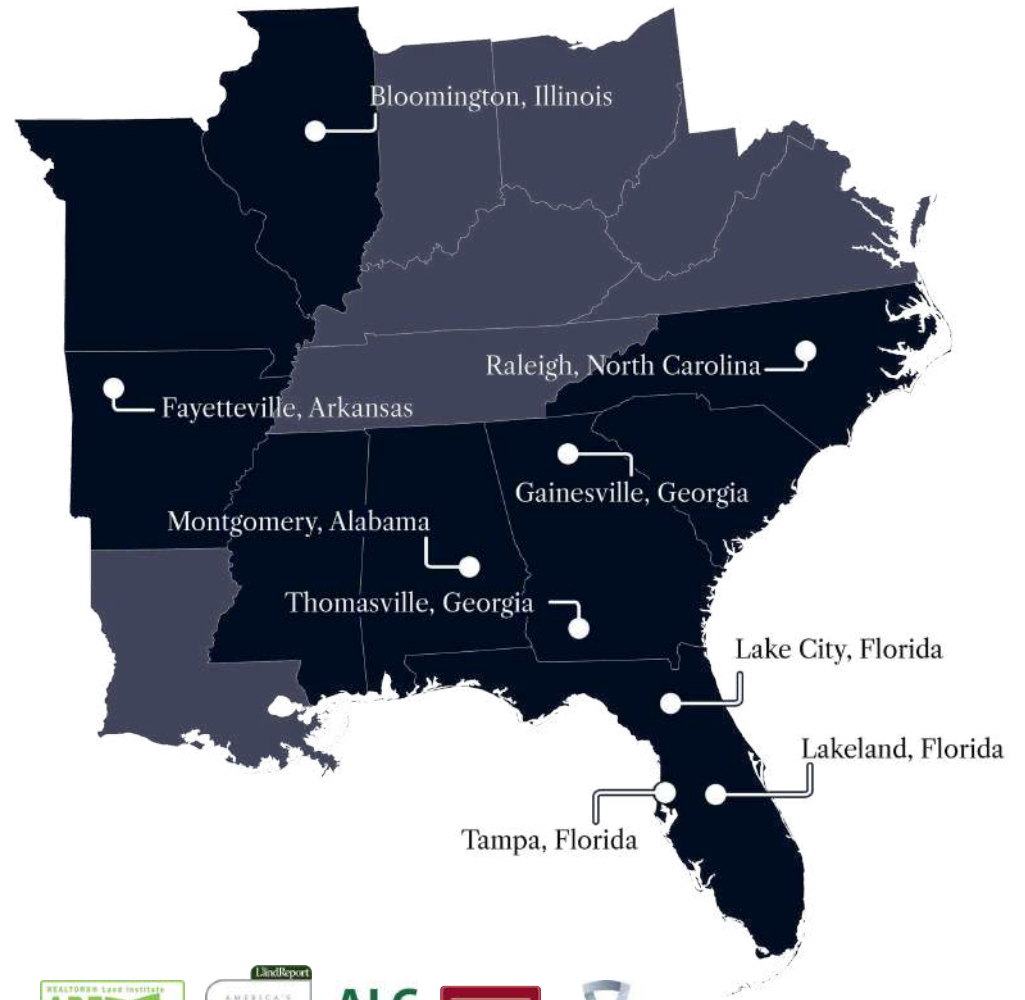
Mike grew up hunting and fishing in the Montgomery and Macon County area, but has called Vredenburgh home since 1985. He values the rural lifestyle, where the next hunting opportunity is never far away.

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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