



Garland Reid Road Tract

0 Reid Road, Garland, Alabama 36456

Mike Hutcheson, RF
334-410-2289
hutcheson@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$200,100

Offering Summary

Acreage:	40 ± Acres
Price / Acre:	\$5,003
State:	Alabama
City:	Garland
County:	Butler
Property Type:	Timberland, Hunting and Recreational

Property Overview

This tract has gravel road access with lots of timber, beautiful Loblolly pine plantation ready to thin in the northeast corner and the majority 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.

Embrace the promising investment potential of this remarkable property nestled in the rural Garland area. Boasting excellent hunting opportunities, convenient county road access, and readily available power and water infrastructure, this property presents a compelling proposition for the astute timberland investor. The abundance of valuable timber further enhances the allure of this prime real estate opportunity. With its strategic location and a host of desirable features, this property is primed for a variety of potential uses. Discover the endless possibilities that await within this exceptional property, making it a savvy choice for forward-thinking investors seeking a valuable addition to their portfolio.

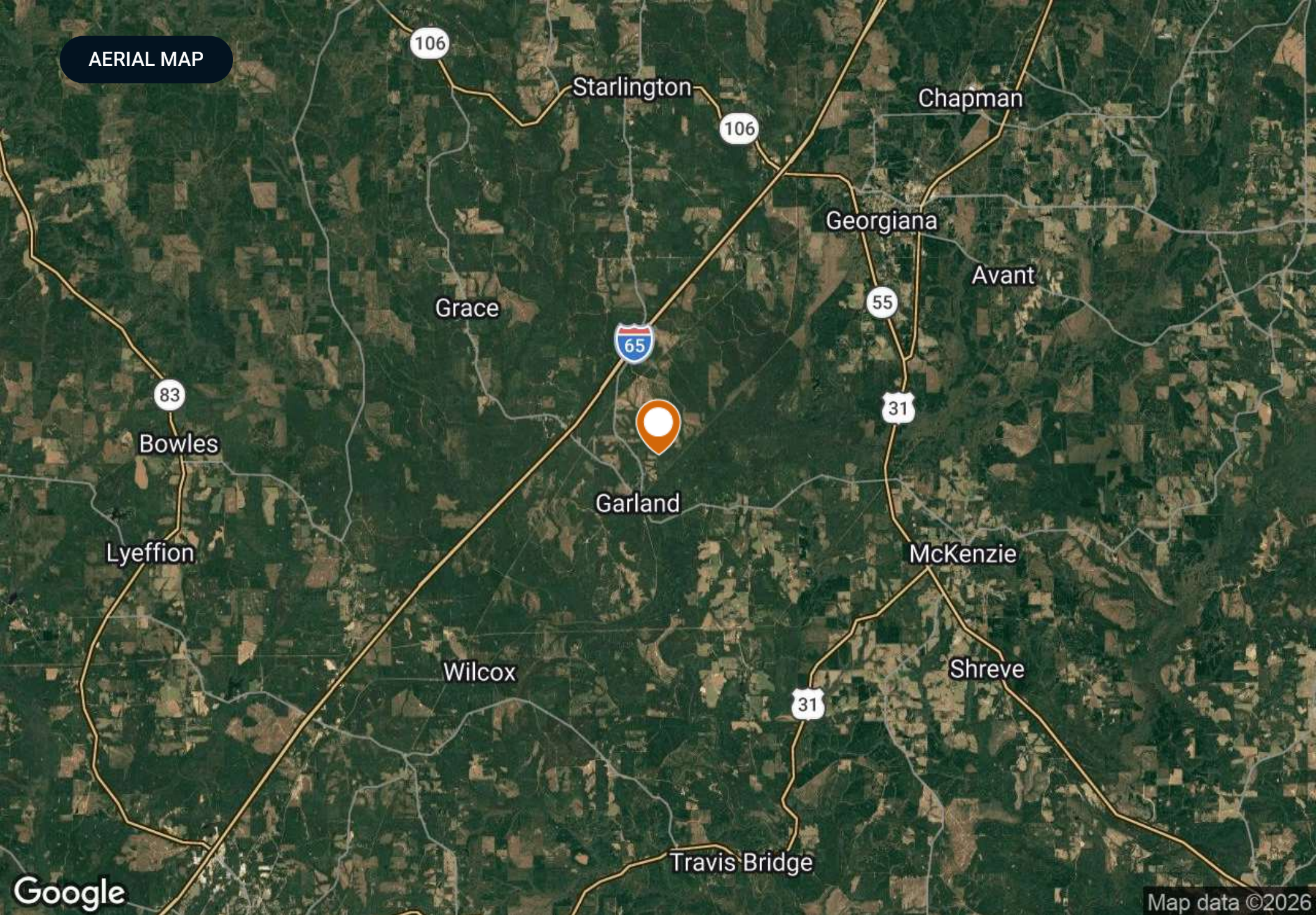
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	95% Uplands
Taxes & Tax Year:	2024: \$75.50
Water Source & Utilities:	Power and water available
Current Use:	Timberland, Hunting and Recreational
Land Cover:	Loblolly Pine Plantation

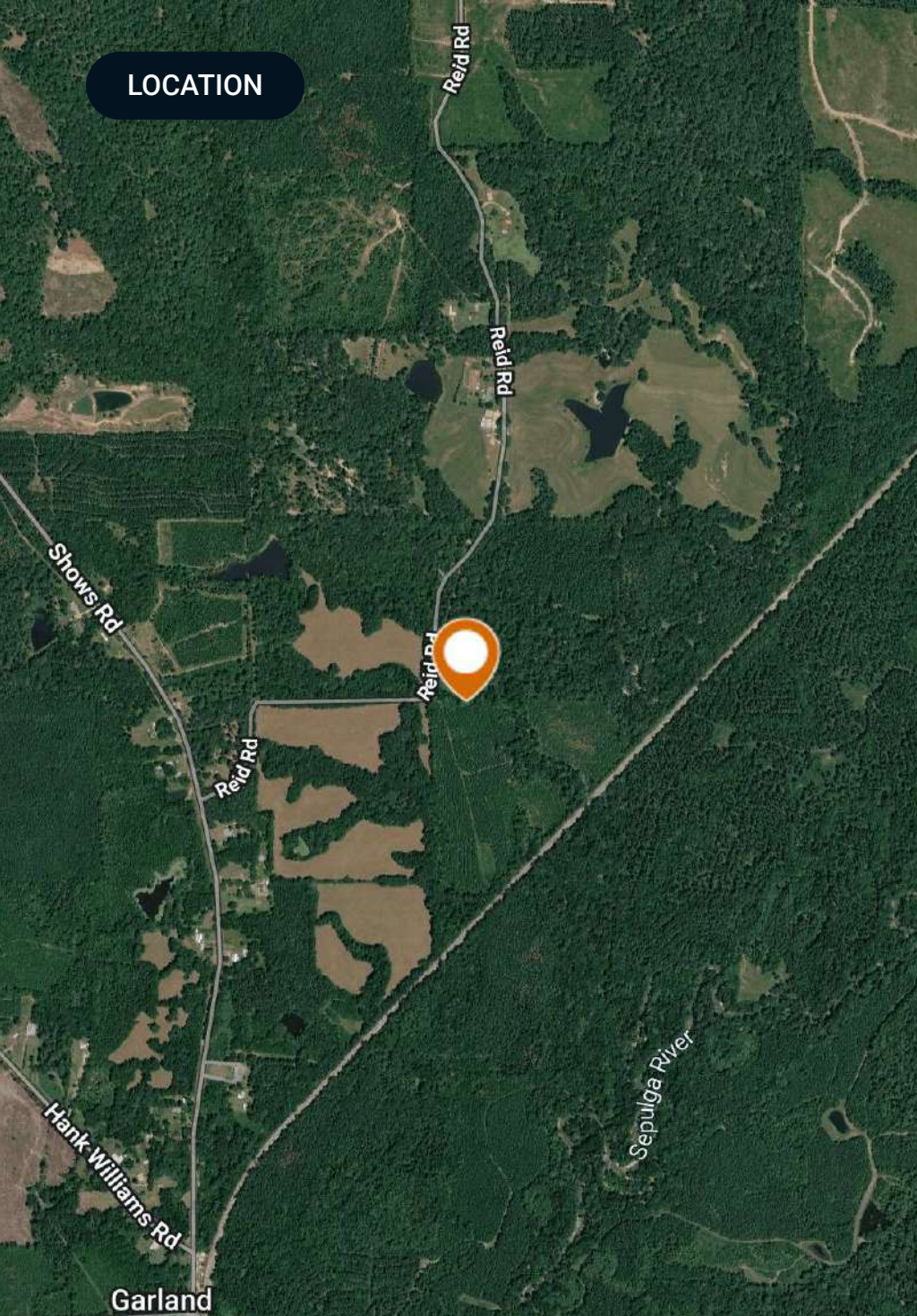
AERIAL MAP



Google

Map data ©2026

LOCATION



Location & Driving Directions

Parcel: 102406130000007000

GPS: 31.5692961, -86.8162185

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 and drive 2 miles
- Turn left onto Shows Road for .5 miles
- Turn right onto Reid Road and the property is on the right

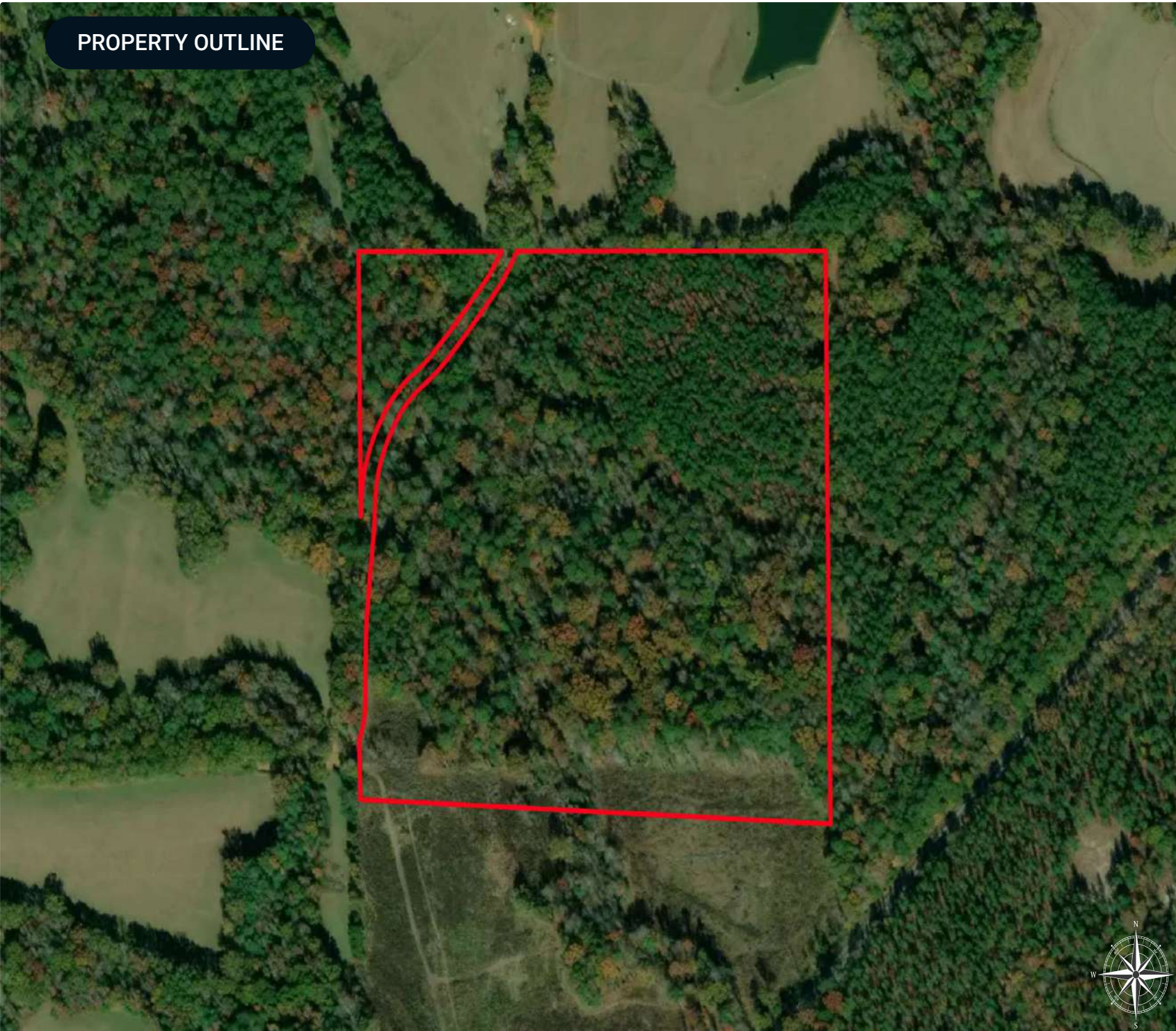
Showing Instructions:

Contact Mike Hutcheson for showings.

PROPERTY OUTLINE

Garland Reid Road

- Polygon
- Parcel (selected)



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Mike Hutcheson, RF

Senior Advisor

hutcheson@saundersrealestate.com

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.

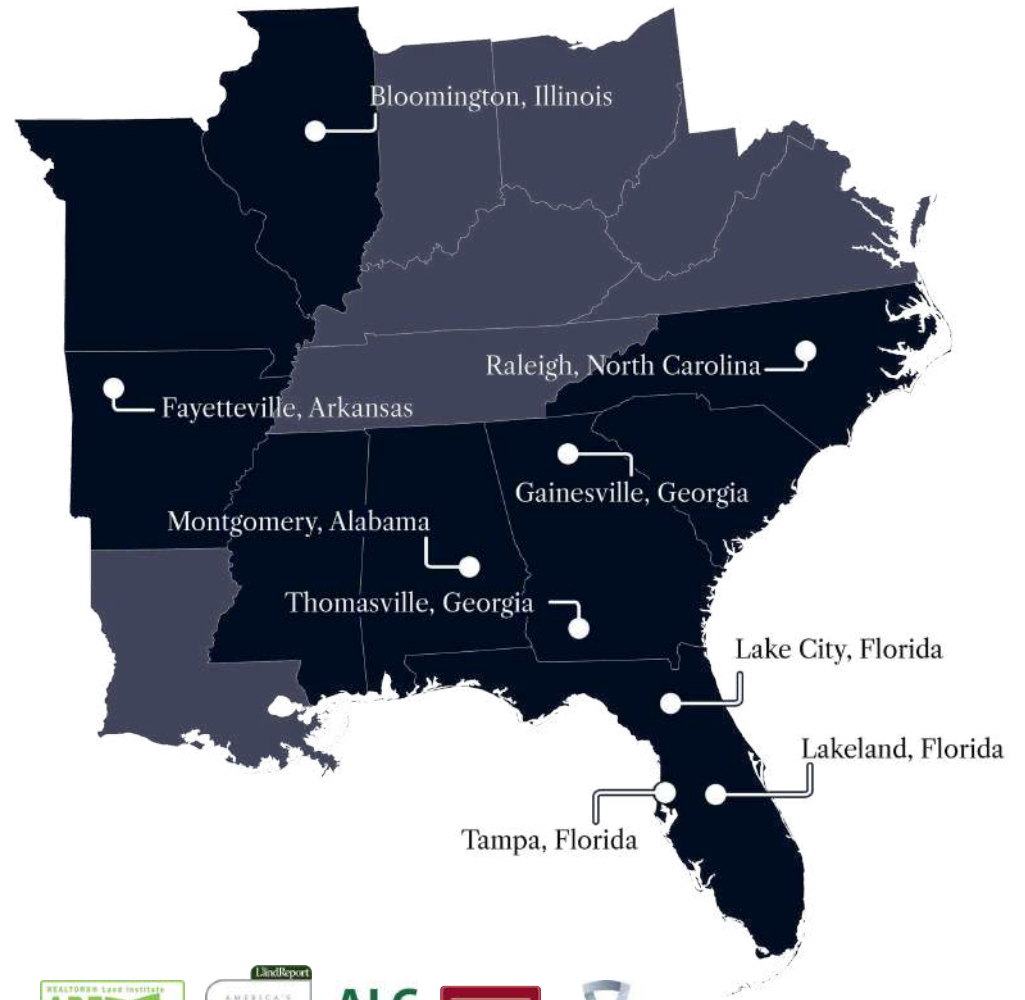
Mike grew up hunting and fishing in the Montgomery and Macon County area, but has called Vredenburgh home since 1985. He values the rural lifestyle, where the next hunting opportunity is never far away.

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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