

# Georgiana Recreation Tract

4252 Alabama 106, Georgiana, Alabama 36033

---

Kent McNaughton  
334-437-1774  
kent@saundersrealestate.com

## PROPERTY OVERVIEW



### Sale Price

\$125,000

### Property Overview

Introducing an investment opportunity located at 4252 Alabama 106, Georgiana, AL, 36033. This versatile property offers the potential for various land or residential development projects. Situated in the Georgiana area, it offers convenient access to local amenities.

### Offering Summary

Acreage:	22 Acres
Price / Acre:	\$5,682
State:	Alabama
City:	Georgiana
County:	Butler
Property Type:	Hunting and Recreational, Land, Development Land, Acreage and Estates

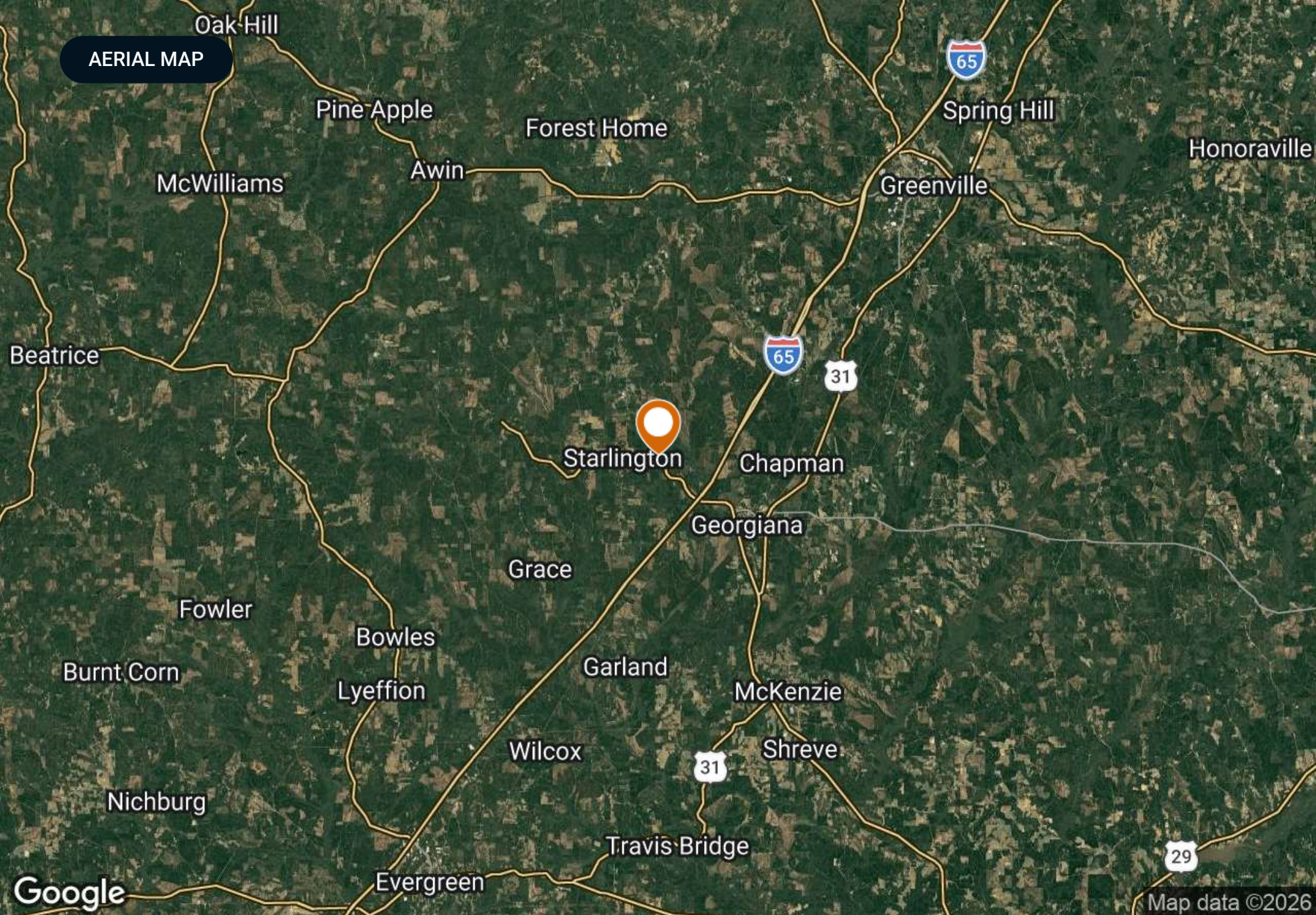
The older home could be utilized as a hunting camp with plenty of room to build or have multiple travel trailers for a hunting camp. The 22 ± acre tract was recently clear-cut so it offers the new owner the opportunity to add food plots and set up the property for hunting success. The 22 ± acre tract is accessed via a timber road across an adjoining landowner. The access will need to be maintained by the next owner.

## SPECIFICATIONS & FEATURES



## Specifications & Features

**Uplands / Wetlands:** 99% Uplands  
**Soil Types:** Luverne Sandy Loam  
**Structures & Year Built:** Home built in 1939

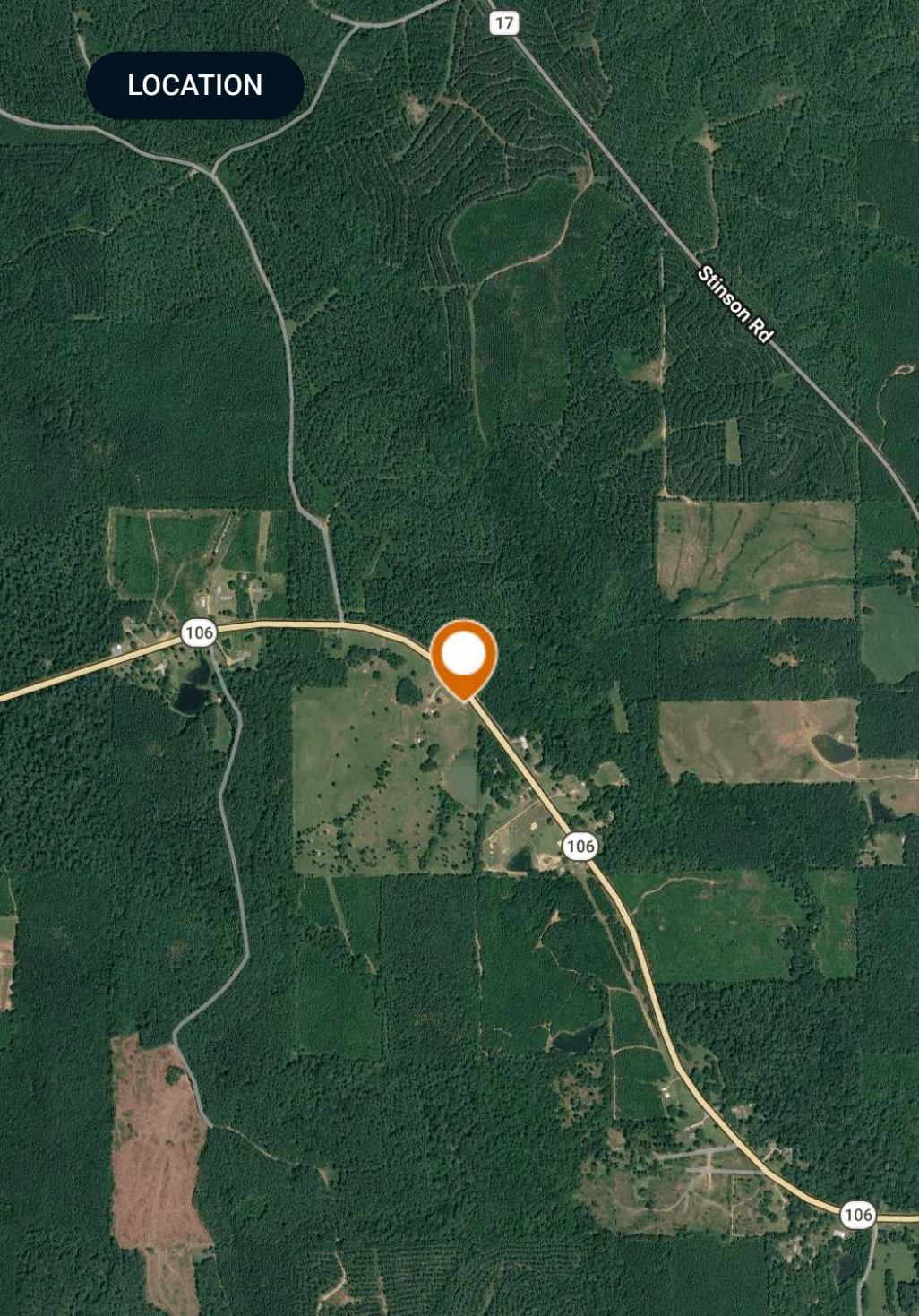


AERIAL MAP

Google

Map data ©2026

## LOCATION



## Location & Driving Directions

**Parcel:** 101704180000005000 and  
101703070000006000

**GPS:** 31.674075, -86.8006766

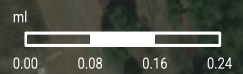
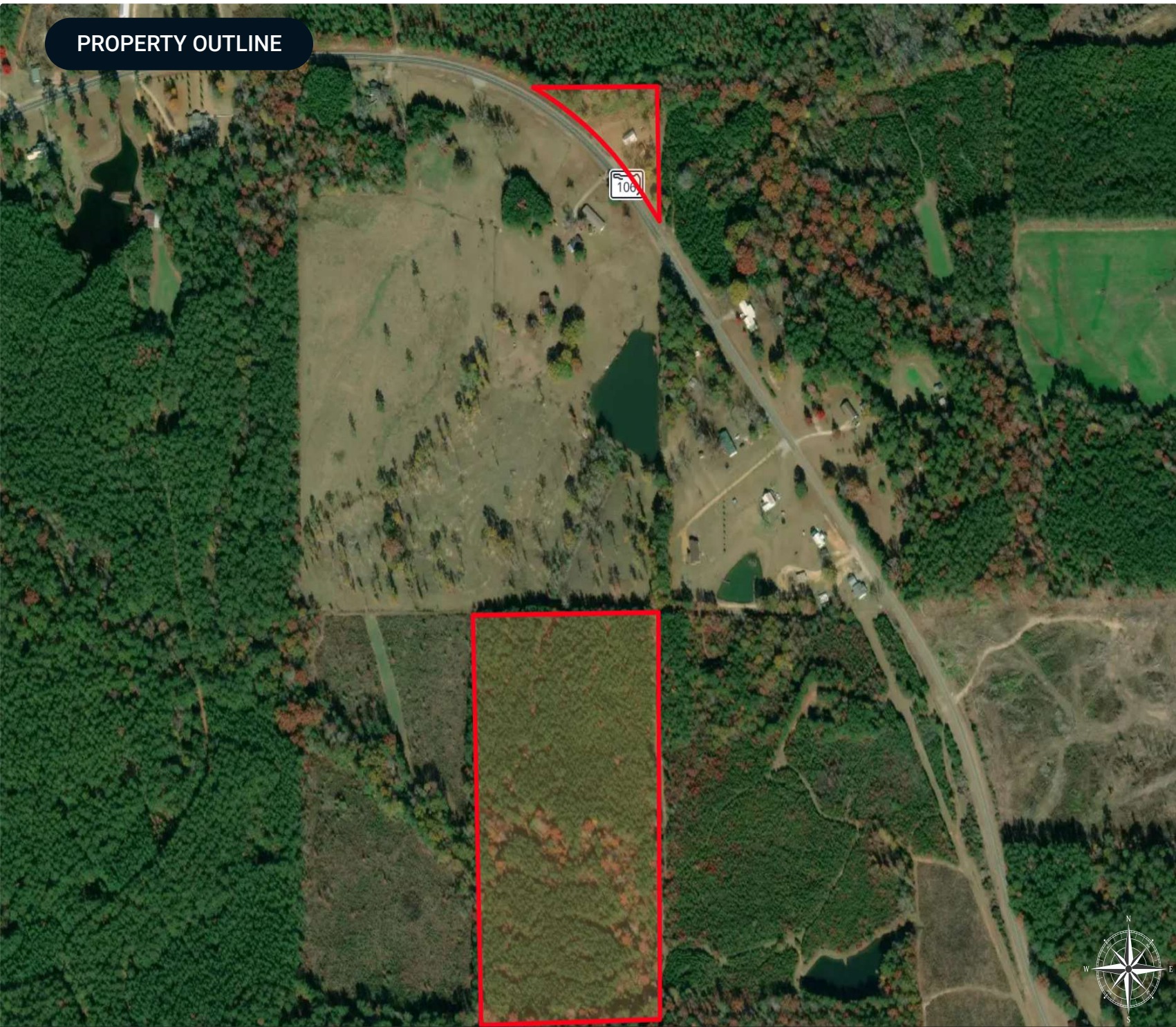
**Driving  
Directions:** Take Exit 114/Georgiana and take  
State Highway 106 west for 2.2 miles  
and the home will be on the right.

**Showing  
Instructions:** Contact listing agent for showing  
instructions.

# PROPERTY OUTLINE

## Georgiana Development & Recreation Tract

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



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



## ADVISOR BIOGRAPHY



### Kent McNaughton

Senior Advisor

[kent@saundersrealestate.com](mailto:kent@saundersrealestate.com)

Direct: **877-518-5263 x389** | Cell: **334-437-1774**

## Professional Background

Kent McNaughton is a Senior Advisor at Saunders Real Estate, serving South and Central Alabama.

A 1993 graduate of Auburn University in Montgomery, Kent holds a degree in Elementary Education. He went on to earn his master's degree in Elementary Education, along with certificates in both counseling and administration. Kent worked as a teacher, counselor and administrator for over 24 years in the Butler County School System.

As a teenager, Kent worked alongside his father manufacturing soft plastic fishing lures, while also growing up hunting and fishing in Butler County. His love of fishing and the outdoors prompted him to become the founder and owner of NetBait, a fishing tackle company he later sold to a national distributor in 2014.

Kent specializes in rural and recreational land, with a focus on small to mid-sized tracts suited for homesteads, mini farms, and transitional land. His experience includes properties with a mix of timber and open ground, hobby farms, and recreational tracts with strong wildlife presence, as well as properties offering flexibility for single-family homesites, livestock, or future subdivision. His local knowledge allows him to effectively position properties that balance usability, location, and long-term value.

Kent spends much of his spare time with his family, hunting and fishing on the family farm. Through his career in education and his involvement in the fishing and cattle communities, he has developed a wide network throughout Alabama, as well as extensive knowledge of the state's land and waterways.

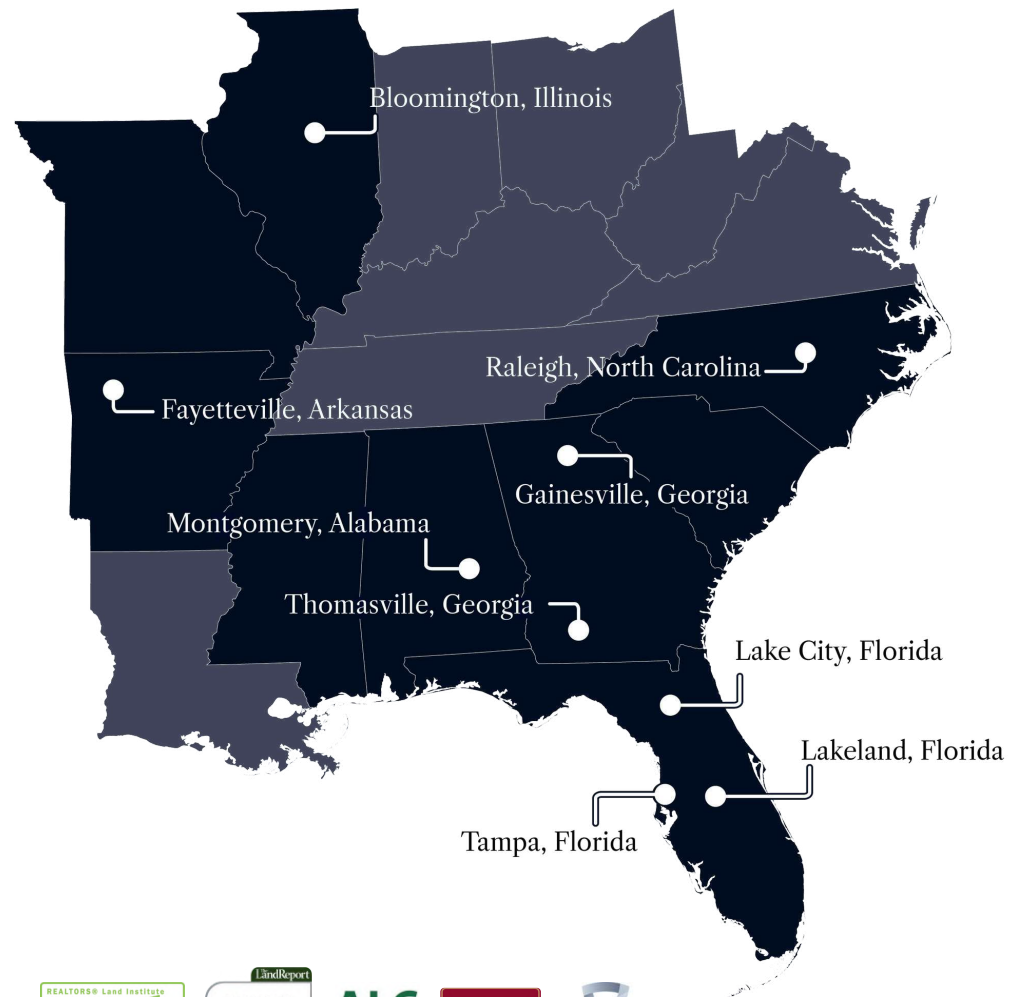
Kent resides in Greenville with his wife, Chanda, and has four children: Erica, Madison, Parker and Caden.

Kent specializes in:

- Acreage and Estates
- Farms and Cropland
- Hunting and Recreational Land
- Timberland
- Waterfront
- Residential Development



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.



877-518-5263 • [info@saundersrealestate.com](mailto:info@saundersrealestate.com)



©2026 Saunders Real Estate, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.