

McKenzie Grade Hobby Farm

10954 McKenzie Grade Road, Georgiana, Alabama 36033

Kent McNaughton
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PROPERTY OVERVIEW



Sale Price

\$215,000

Offering Summary

Acreage:	6 ± Acres
Price / Acre:	\$35,833
State:	Alabama
City:	Georgiana
County:	Butler
Property Type:	Ranches and Pastureland, Acreage and Estates

Property Overview

Welcome to your own slice of country living at 10954 McKenzie Grade Road in Georgiana, AL. The spacious 2 bedroom, 2 bath home offers approximately 2,196 square feet of living space situated on 6 beautifully fenced and cross-fenced acres - perfect for livestock, gardening, and enjoying the outdoors.

Inside, you will find a flexible floor plan that includes a second-floor room that could easily be converted into a third bedroom or used as a recreation area, along with a sunroom filled with natural light, an office space, and a large laundry room with plenty of storage. Relax or entertain guests on the huge covered back deck, complete with a ramp for easy access.

Outside is where this property truly shines. The land was previously used for horses and would easily accommodate cattle, goats, or sheep, with ample room for chickens and a large garden. There is a chicken coop with nesting boxes that could be back in use with a little repair. Multiple outbuildings include a large pole barn with camper hookup, plus an attached indoor building with a custom epoxy, plus an attached indoor building with a custom epoxy floor-ideal for an office, workshop, or a man cave. There is also a shop with 2 bays, along with covered parking for up to six vehicles.

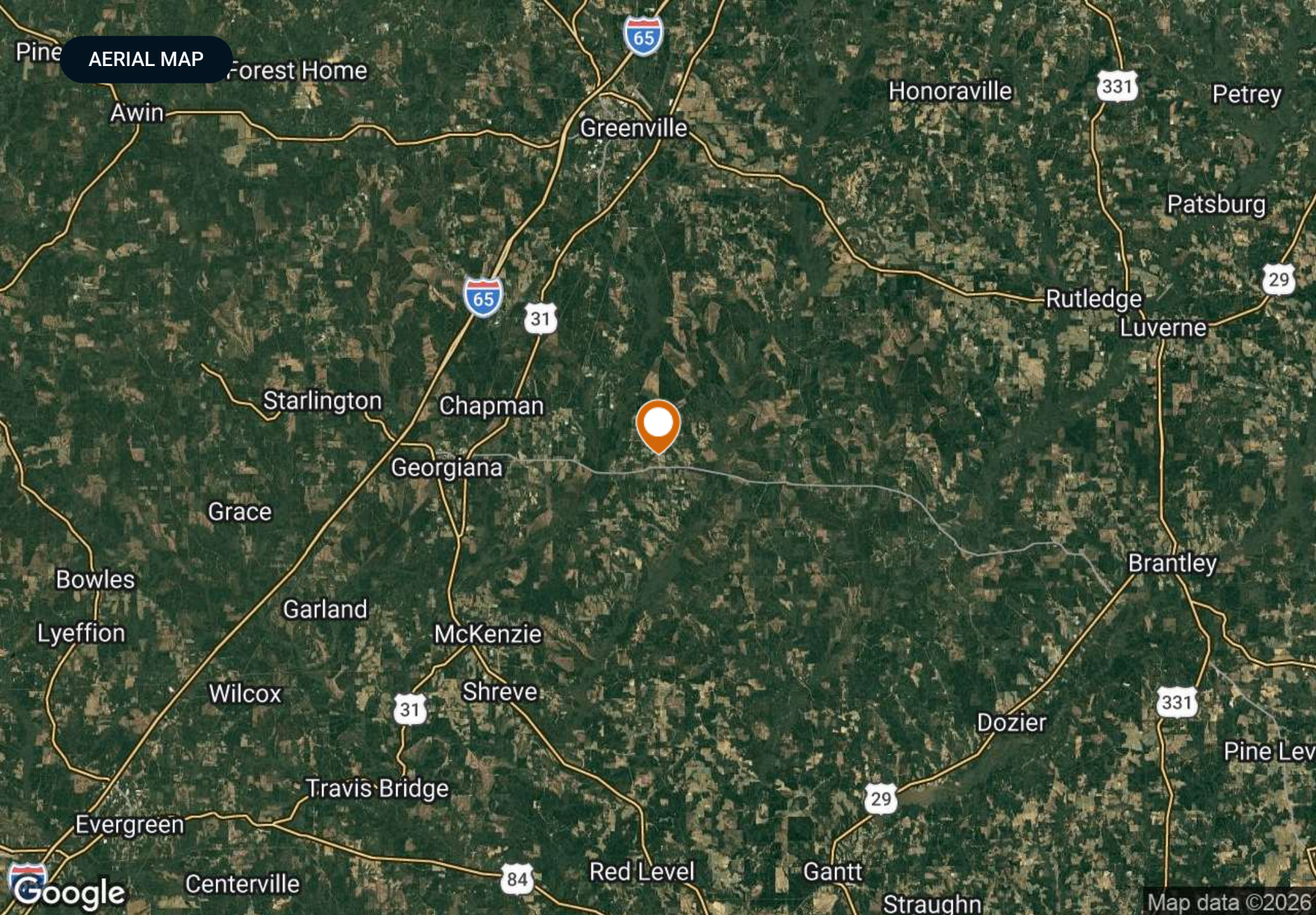
Peaceful, private, and functional, yet conveniently located just 15-20 minutes from Greenville, this property offers the perfect balance of rural charm and accessibility. Whether you're looking for a homestead, hobby farm, or simply room to spread out, this one checks all the boxes.

SPECIFICATIONS & FEATURES

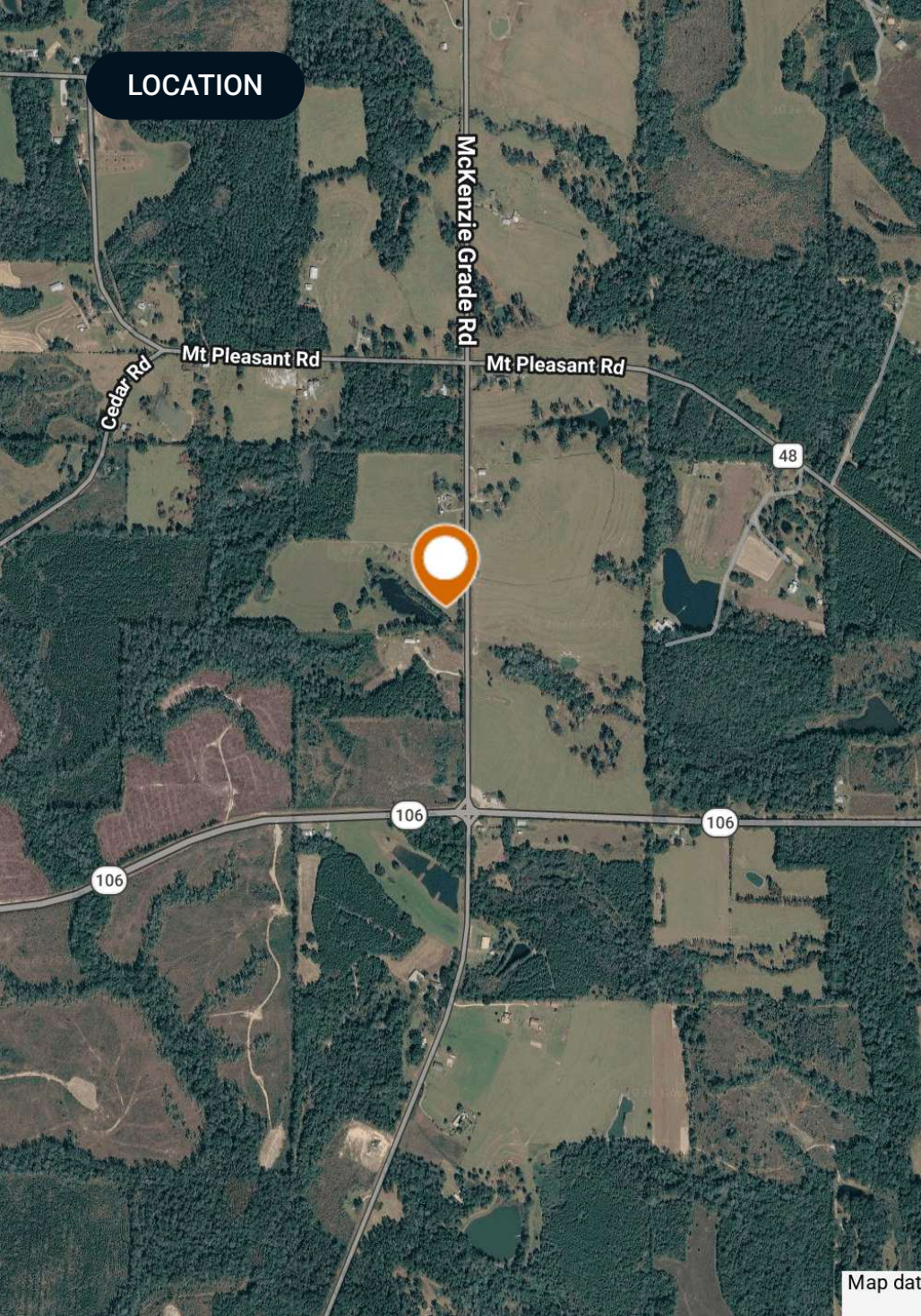


Specifications & Features

Uplands / Wetlands:	100% Upland <ul style="list-style-type: none">• Malbis fine sandy loam and Mantachie
Soil Types:	<ul style="list-style-type: none">• Bibb• Luka soils
Road Frontage:	Paved road frontage on McKenzie Grade Road
Nearest Point of Interest:	Cambrian Ridge Golf Course in Greenville, AL Sherling Lake Campground in Greenville, AL
Fencing:	Property is fenced for livestock
Current Use:	Homesite and livestock in pasture <ul style="list-style-type: none">• House built in 1911 with additions later
Structures & Year Built:	<ul style="list-style-type: none">• Pole barn• Shop



LOCATION



Map data

Location & Driving Directions

Parcel: 101806240000020001

GPS: 31.6418356, -86.6009935

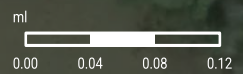
- Driving Directions:**
- Exit 114/Georgiana, AL, and head southeast on AL-106 E for 1.8 miles
 - Turn left onto W State Highway 106 for 9.3 miles
 - Turn left onto McKenzie Grade Road for 0.3 miles with property on your left.

Showing Instructions: Contact listing agent for showing instructions.

PROPERTY OUTLINE

McKenzie Grade Hobby Farm

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



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Kent McNaughton

Senior Advisor

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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.

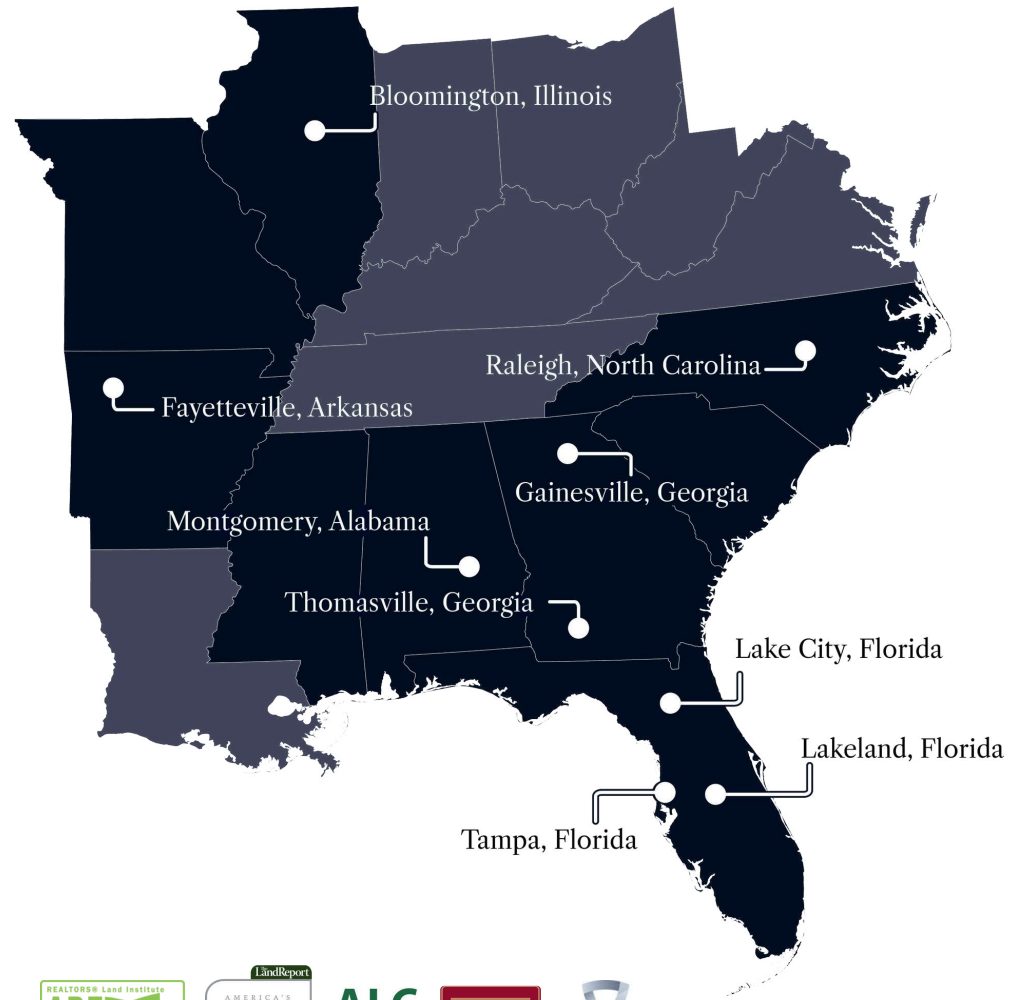
Kent resides in Greenville with his wife, Chanda, and has four children: Erica, Madison, Parker and Caden.

Kent specializes in:

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



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