

Monterey Road 3 Acres

0 Monterey Road, Forest Home, Alabama 36030

Kent McNaughton
334-437-1774
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PROPERTY OVERVIEW



Sale Price

\$25,000

Offering Summary

Acreage:	3 Acres
Price / Acre:	\$8,333
State:	Alabama
City:	Forest Home
County:	Butler
Property Type:	Acreage and Estates, Ranches and Pastureland

Property Overview

Enjoy peaceful living on this beautiful 3 ± acre property located on Monterey Road in Forest Home, Alabama. This property offers an excellent homesite with a mix of open land and timber, providing usable space and privacy.

The layout is ideal for a small homestead, with plenty of room for a garden, chickens, goats, or other livestock. Whether you're looking to build a full-time residence or a quiet weekend retreat, this tract offers flexibility and charm. Power and water are available at the road.

Located in a quiet rural setting yet conveniently just 25 minutes from Greenville, this property delivers the best of country living with easy access to town.

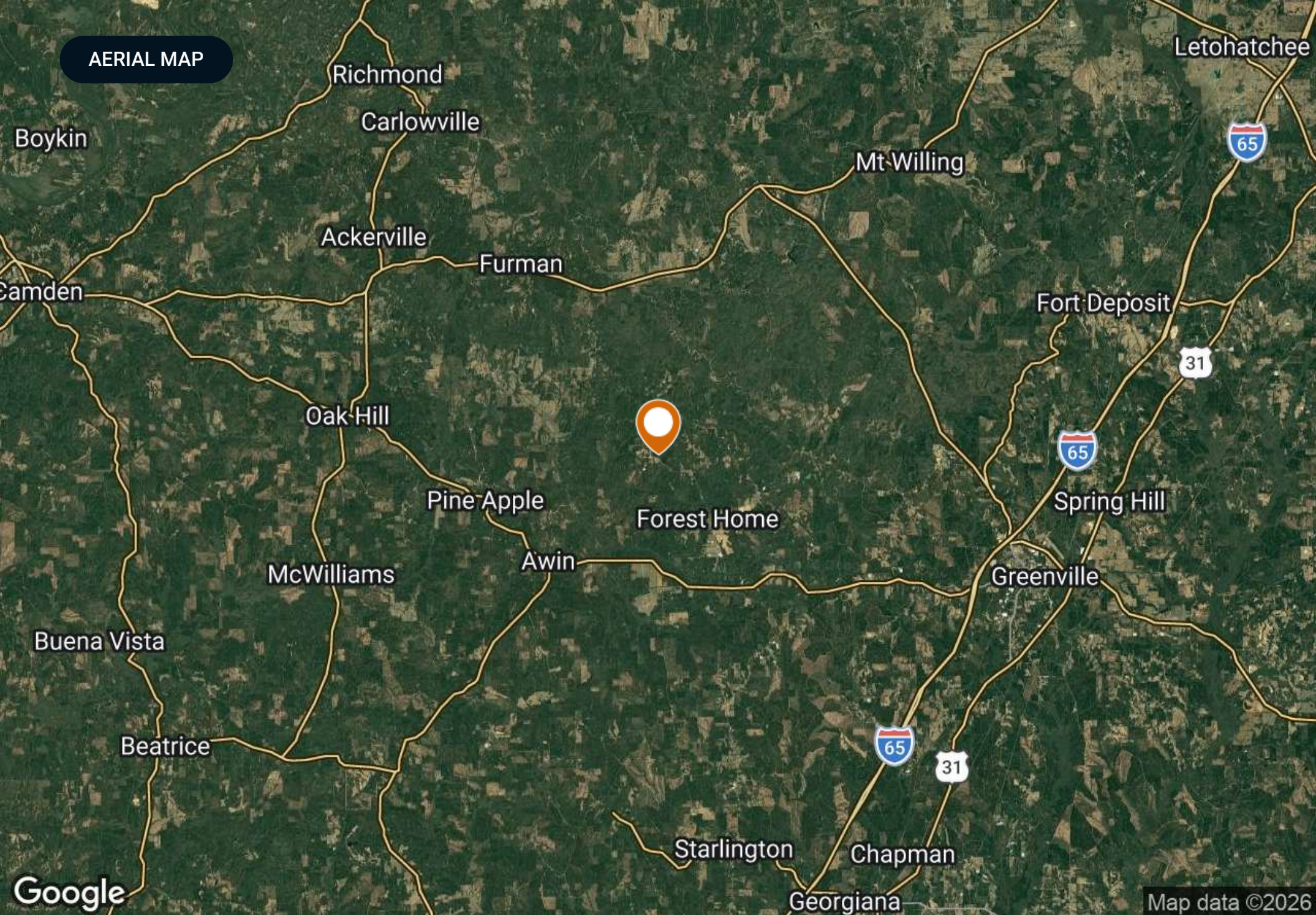
SPECIFICATIONS & FEATURES



Specifications & Features

Road Frontage:	313' of road frontage
Nearest Point of Interest:	Greenville: 25 minutes
Land Cover:	Mix of open land and timber

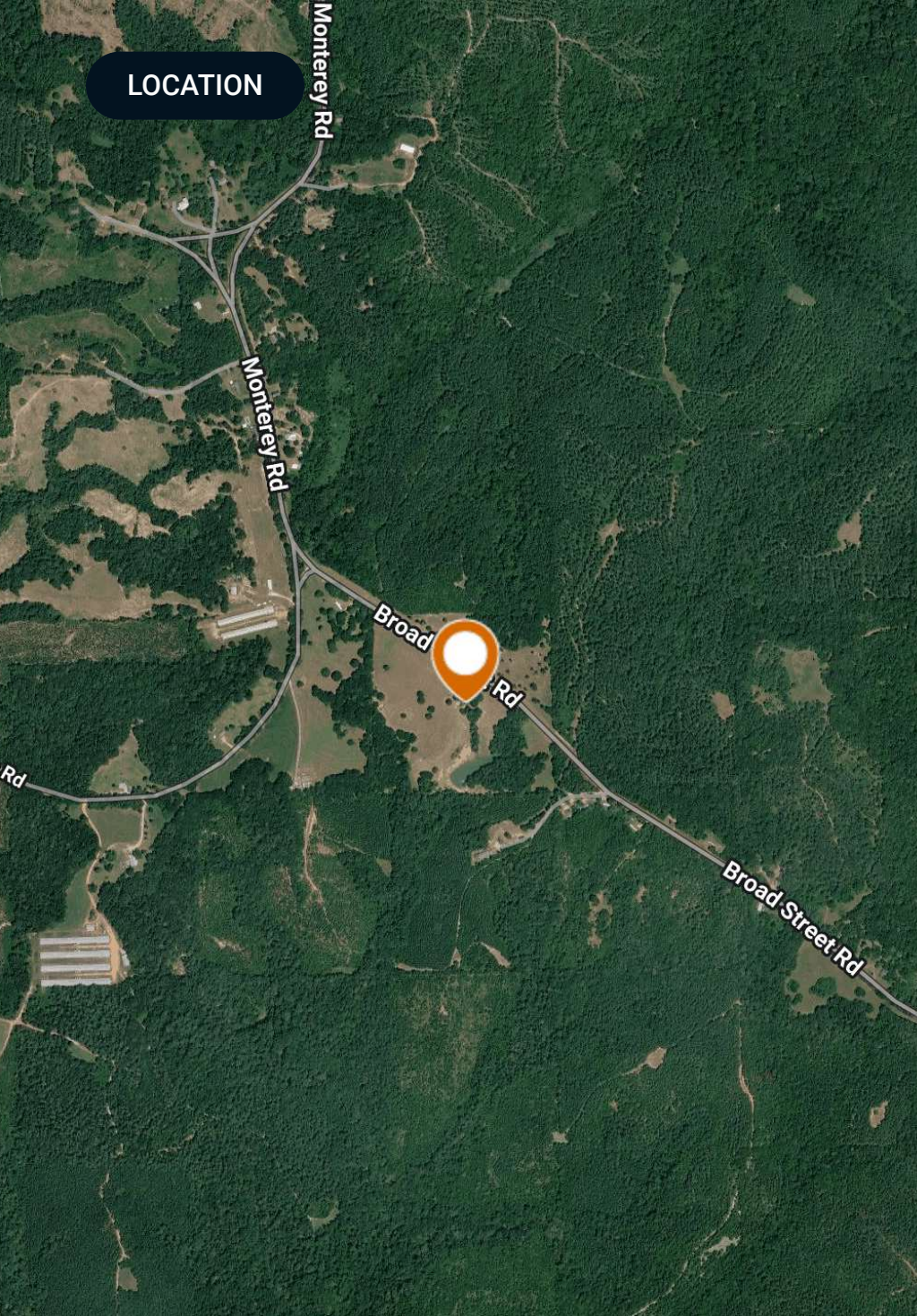
AERIAL MAP



Google

Map data ©2026

LOCATION



Location & Driving Directions

Parcel: Portion of 100509290000013001

GPS: 31.8960884, -86.8760854

Driving Directions:

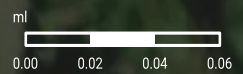
- From Forest Home, AL, head north on Monterey Road for 3 1/2 miles
- The property will be on the right.

Showing Instructions:

Contact listing agent for showing instructions.

Monterey Road

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



SURVEY

STATE OF ALABAMA
BUTLER COUNTY

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief; the property described as follows:

PARCEL A:

Commencing at the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 29, Township 11 North, Range 12 East, Butler County, Alabama, said point being an existing concrete marker, and run thence South 88°49'51" West along the North line of said forty for a distance of 194.55 feet to a 1/2" rebar with cap (Bush 25293); thence continue South 88°49'51" West along said North line for a distance of 343.023 feet to a 1/2" rebar with cap (Bush 25293) and the point of beginning of the parcel herein described; thence leaving said North line run South 24°47'43" West for a distance of 329.74 feet to a 1/2" rebar with cap (Bush 25293) on the Northerly right of way of Monterey Road; thence run North 58°26'53" West along said right of way line for a distance of 548.43 feet to a 1/2" rebar with cap (Bush 25293) on the North line of said Northeast Quarter of the Southeast Quarter; thence leaving said right of way run North 88°49'51" East along said North line for a distance of 605.77 feet to the point of beginning. Said parcel lying in and being a part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 11 North, Range 12 East, Butler County, Alabama and containing 2.06 acres more or less.

PARCEL B:

Commencing at the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 29, Township 11 North, Range 12 East, Butler County, Alabama, said point being an existing concrete marker, and run thence South 88°49'51" West along the North line of said forty for a distance of 194.55 feet to a 1/2" rebar with cap (Bush 25293) and the point of beginning of the parcel herein described; thence leaving said North line run South 24°47'43" West for a distance of 517.66 feet to a 1/2" rebar with cap (Bush 25293) on the Northerly right of way of Monterey Road; thence run along said right of way and a curve turning to the left with an arc length of 74.89', with a radius of 1803.31', for a chord bearing of North 57°31'36" West for a chord distance of 74.88 feet to an existing concrete right of way marker; thence run North 58°26'53" West along said right of way line for a distance of 235.83 feet to a 1/2" rebar with cap (Bush 25293); thence leaving said right of way run North 24°47'43" East for a distance of 329.74 feet to a 1/2" rebar with cap (Bush 25293) on said North line of the Northeast Quarter of the Southeast Quarter; thence run North 88°49'51" East along said North line for a distance of 343.02 feet to the point of beginning. Said parcel lying in and being a part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 11 North, Range 12 East, Butler County, Alabama and containing 3.00 acres more or less.

PARCEL C:

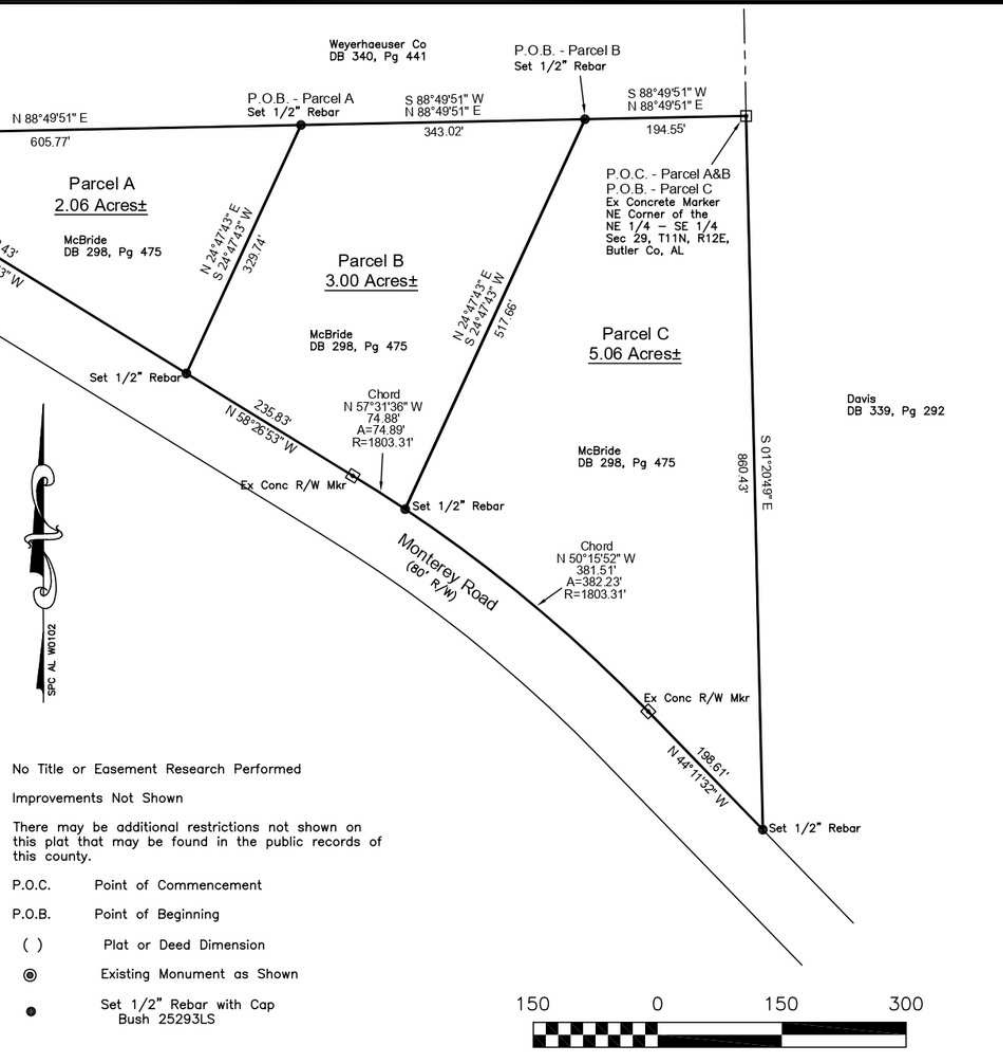
Beginning at the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 29, Township 11 North, Range 12 East, Butler County, Alabama, said point being an existing concrete marker, and thence run South 01°20'49" East along the East line of said forty for a distance of 860.43 feet to a 1/2" rebar with cap (Bush 25293) on the Northerly right of way of Monterey Road; thence leaving said East line run North 44°11'32" West along said right of way line for a distance of 198.61 feet to an existing concrete right of way marker; thence continue along said right of way and a curve turning to the left with an arc length of 382.23', with a radius of 1803.31', for a chord bearing of North 50°15'52" West for a chord distance of 381.51 feet to a 1/2" rebar with cap (Bush 25293); thence leaving said right of way run North 24°47'43" East for a distance of 517.66 feet to a 1/2" rebar with cap (Bush 25293) on the North line of said Northeast Quarter of the Southeast Quarter; thence run North 88°49'51" East along said North line for a distance of 194.55 feet to the point of beginning. Said parcel lying in and being a part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 11 North, Range 12 East, Butler County, Alabama and containing 5.06 acres more or less.

according to my survey this 3rd day of November, 2025.

Jon J. Bush
Jon J. Bush, P.L.S.

11/03/2025

Date



No Title or Easement Research Performed

Improvements Not Shown

There may be additional restrictions not shown on this plat that may be found in the public records of this county.

- P.O.C. Point of Commencement
- P.O.B. Point of Beginning
- () Plat or Deed Dimension
- ⊙ Existing Monument as Shown
- Set 1/2" Rebar with Cap Bush 25293LS



SCALE : 1" = 150'

JON J. BUSH, PLS
BOUNDARY - SUBDIVISIONS - TOPOGRAPHIC - ALTA/NSPS - CONSTRUCTION STAKING
P.O. Box 485
102 Cherokee Lane
Brantley, AL 36009
Cell 334.313.6894
PLS#25293
bushsurvey@troycable.net

BOUNDARY SURVEY FOR
MICHAEL MARTIN

SCALE: 1"=150'	FIELD BOOK: ELECTRONIC
DATE: 11/03/25	DRAWN BY: JJB
REVISED: _____	CHECKED BY: JJB

PLS-250128

ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Kent McNaughton

Senior Advisor

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.

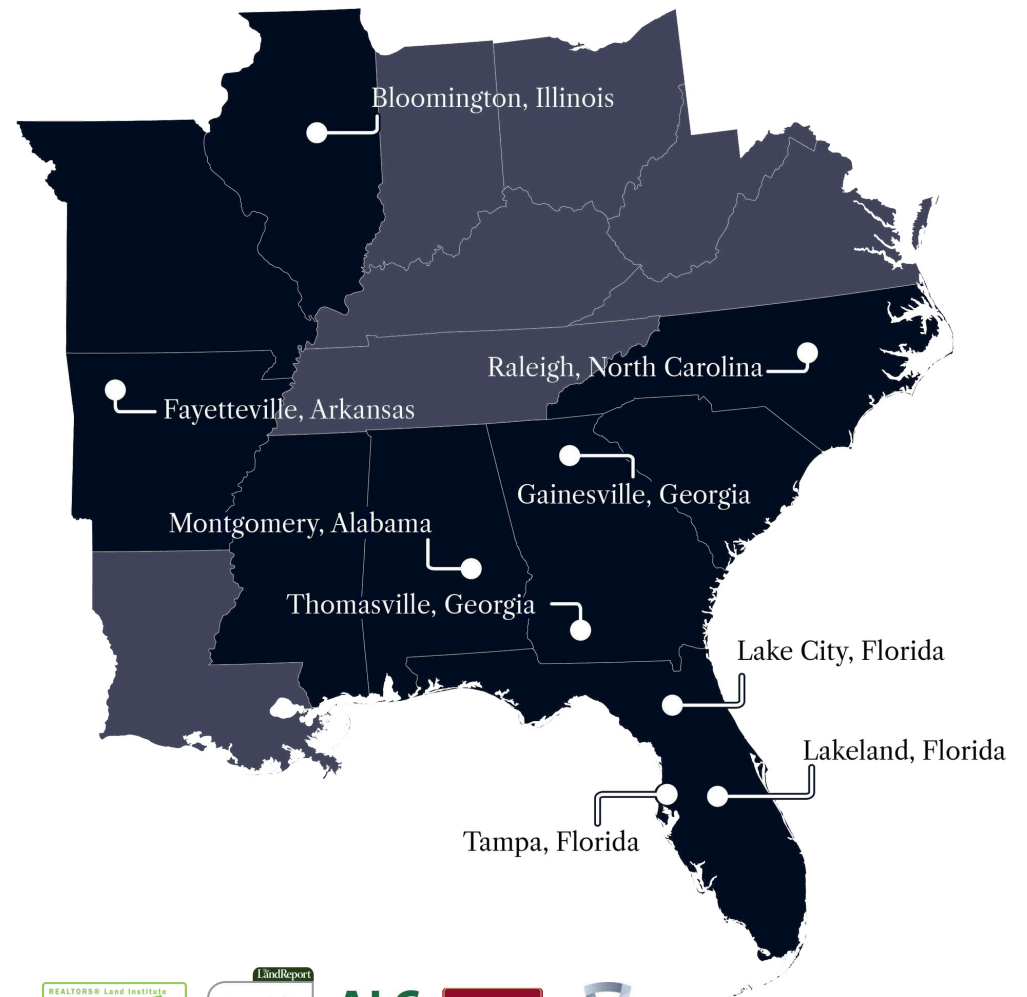
Kent resides in Greenville with his wife, Chanda, and has four children: Erica, Madison, Parker and Caden.

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.



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