

# Starlington Road Tract

Starlington Rd, Georgiana, Alabama 36033

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



## Sale Price

\$132,000

## Offering Summary

Acreage:	40 ± Acres
Price / Acre:	\$3,300
State:	Alabama
City:	Georgiana
County:	Butler
Property Type:	Timber, Hunting and Recreational

## Property Overview

Discover an exceptional opportunity in the Georgiana area. This remarkable property offers a myriad of possibilities, boasting abundant recreational potential, prime timber resources, and superb hunting and fishing prospects. With its coveted location, this parcel presents an ideal canvas for turning visions into reality.

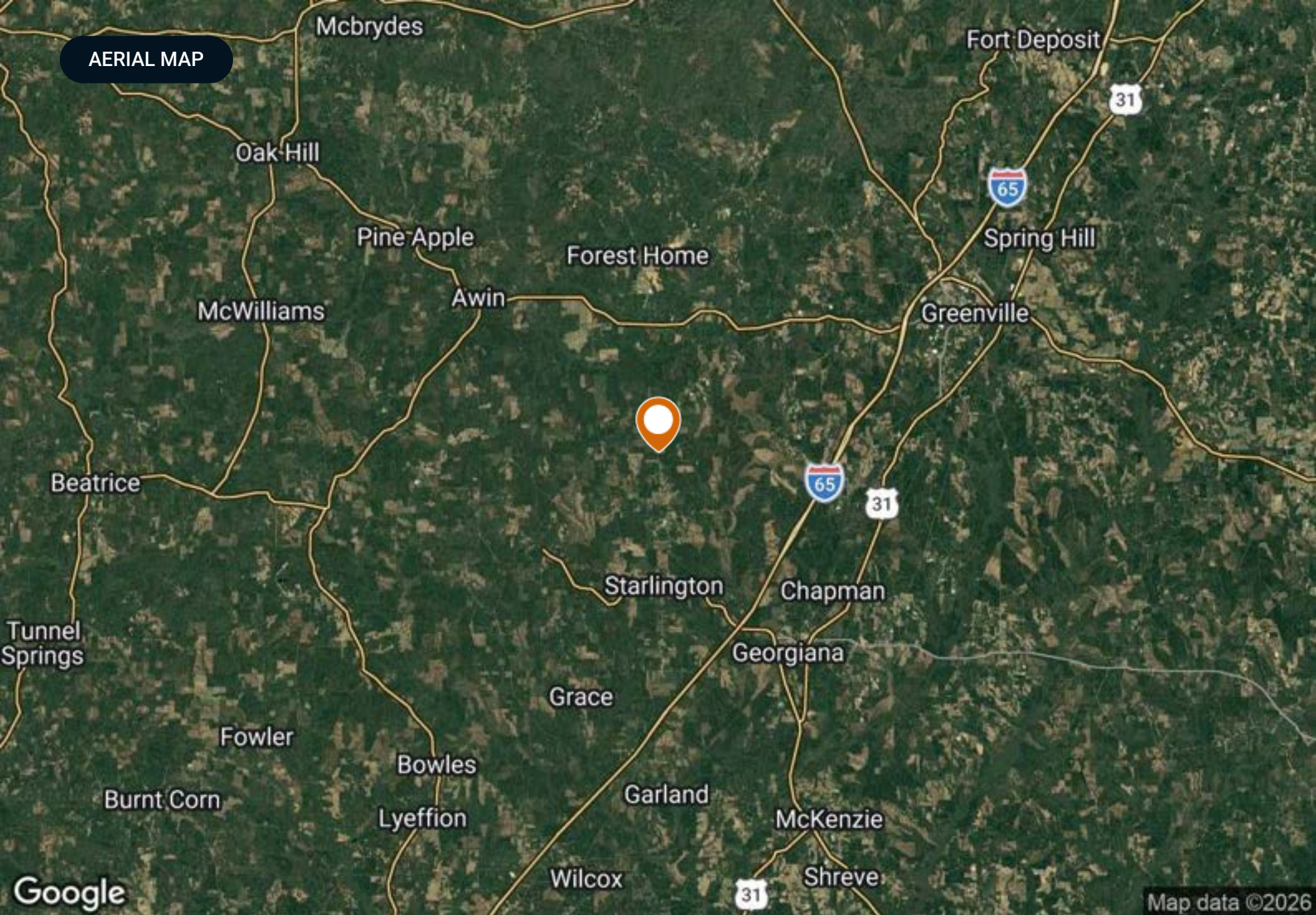
Whether you seek a serene retreat, an outdoor enthusiast's paradise, or a strategic investment, this property offers the perfect blend of natural beauty and future potential. Explore the possibilities and envision the endless opportunities that await on this unique and versatile land.

## SPECIFICATIONS & FEATURES



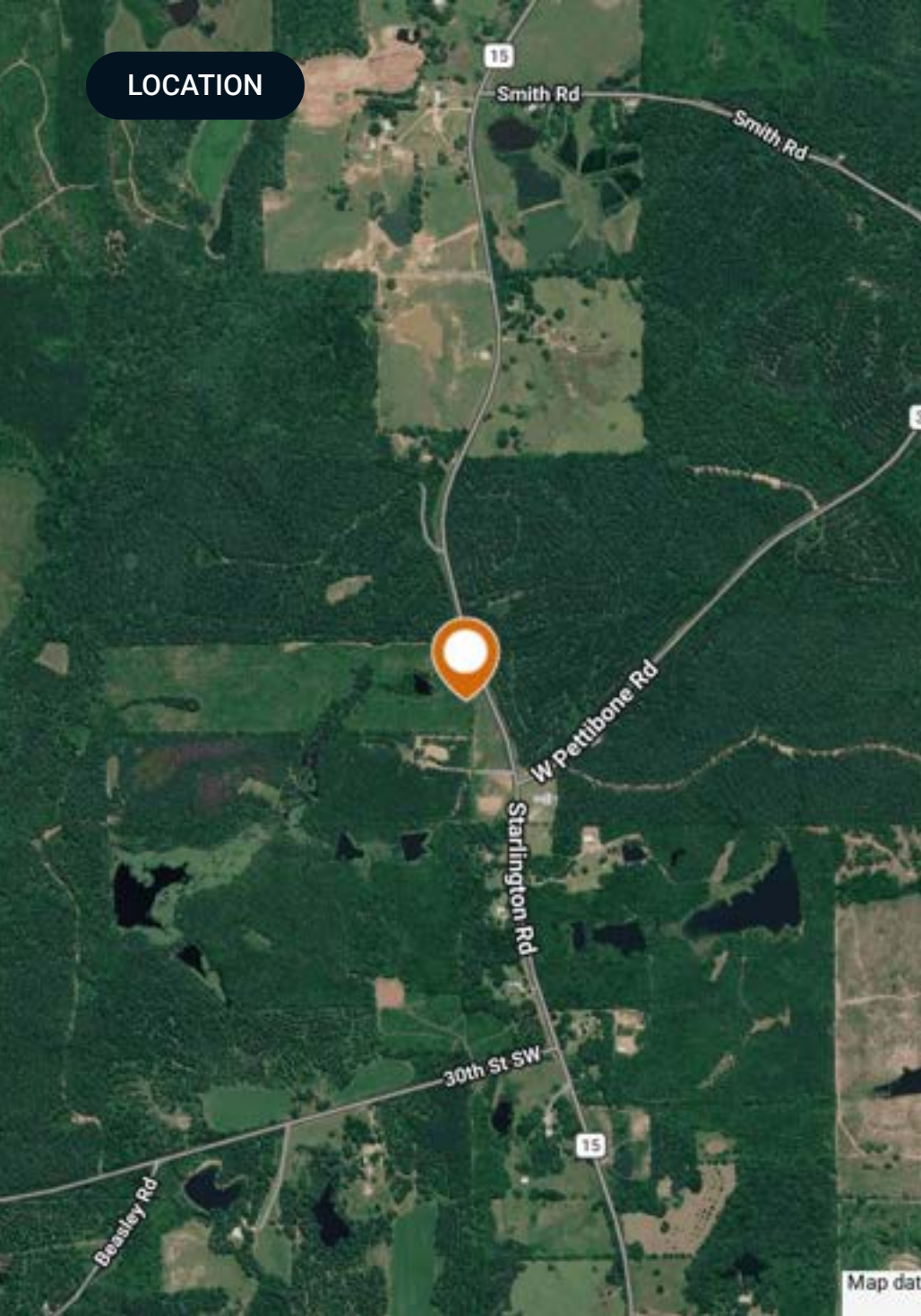
## Specifications & Features

<b>Taxes &amp; Tax Year:</b>	\$86.20 - 2025
<b>Lake Frontage / Water Features:</b>	Pond on Site
<b>Road Frontage:</b>	Paved Road Frontage
<b>Nearest Point of Interest:</b>	RTJ Golf Trail at Cambrian Ridge: 14 miles
<b>Current Use:</b>	Timber



AERIAL MAP

## LOCATION



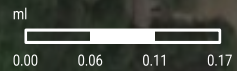
## Location & Driving Directions

Parcel:	101506140000009000
GPS:	31.7460311, -86.8289823
Driving Directions:	Contact listing agent for driving directions
Showing Instructions:	Contact listing agent for showing instructions

# PROPERTY OUTLINE

## Starlington Road Tract

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



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



## ADVISOR BIO 1



### Mike Hutcheson, RF

Senior Advisor

[hutcheson@saundersrealestate.com](mailto: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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