SAUNDERS LAND

Greenville Airstrip Estate

6819 Luverne Highway, Greenville, Alabama 36037

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PROPERTY OVERVIEW

Sale Price $1,200,000

Offering Summary

Acreage:	177 ± Acres
Price / Acre:	$6,780
State:	Alabama
City:	Greenville
County:	Butler
Property Type:	Acreage and Estates, Ranches and Pastureland, Farms and Cropland, Timberland, Hunting and Recreational Land

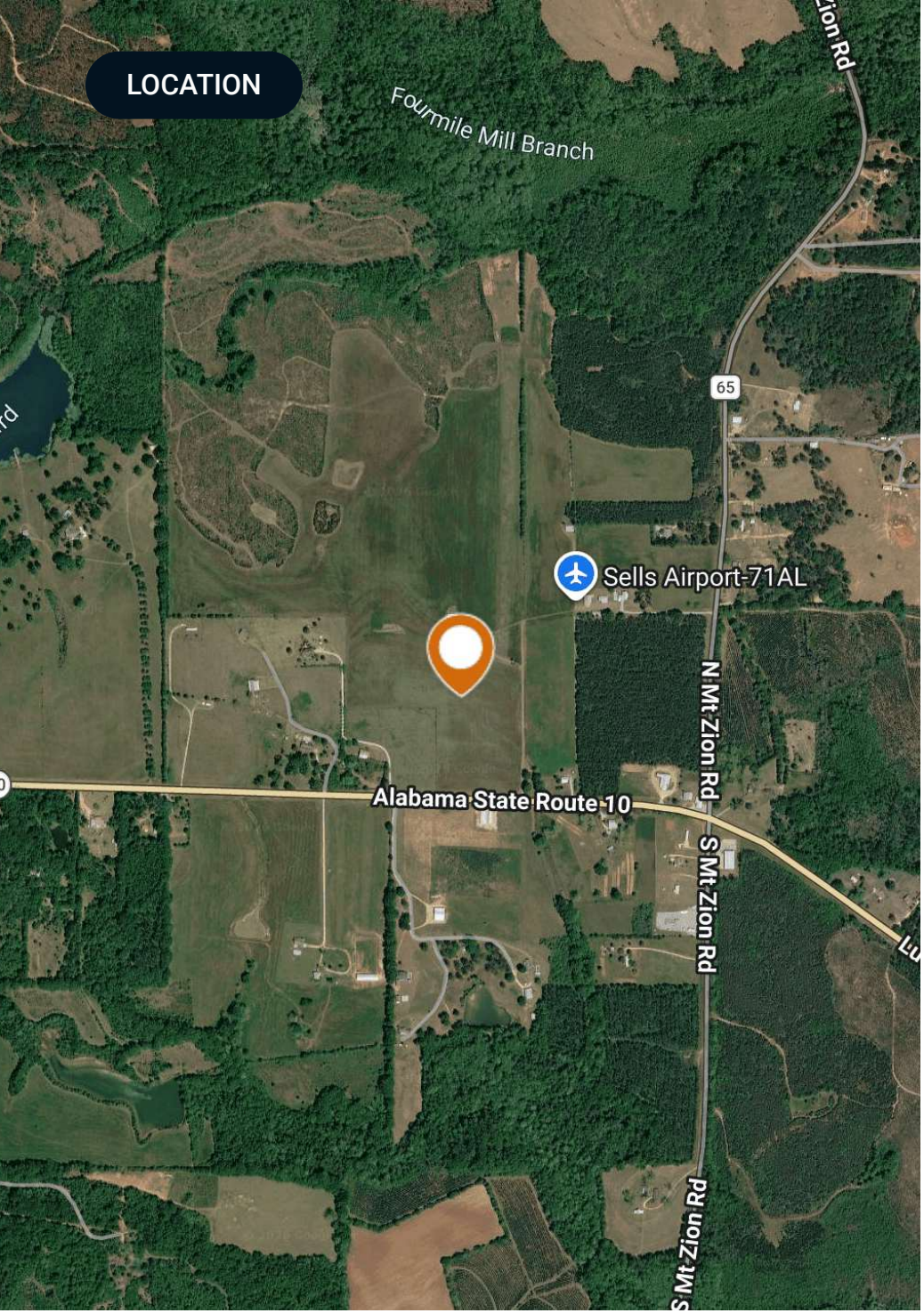
Property Overview

Discover a prime investment opportunity in the Greenville area! This expansive property offers abundant potential with its picturesque surroundings and convenient location. Boasting generous acreage, the site presents a canvas for crafting a dream estate site. The property's proximity to Greenville provides easy access to urban amenities while maintaining a serene, countryside setting. Invest in the promise of this sought-after location, where growth potential and natural beauty intersect.

The property contains a beautiful home, 2,000 FT airstrip, 60 acres of Loblolly Pine Plantation, and 102 acres of hayfields/open land currently leased (income producer). It features several potential pond sites, shooting range up to 200 yards, lots of trails for hunting access and recreational UTV riding, unlimited sites to plant spacious game plots, and 2 hardwood strips within the pine plantation to help feed wildlife. Highway access from State Hwy 10.

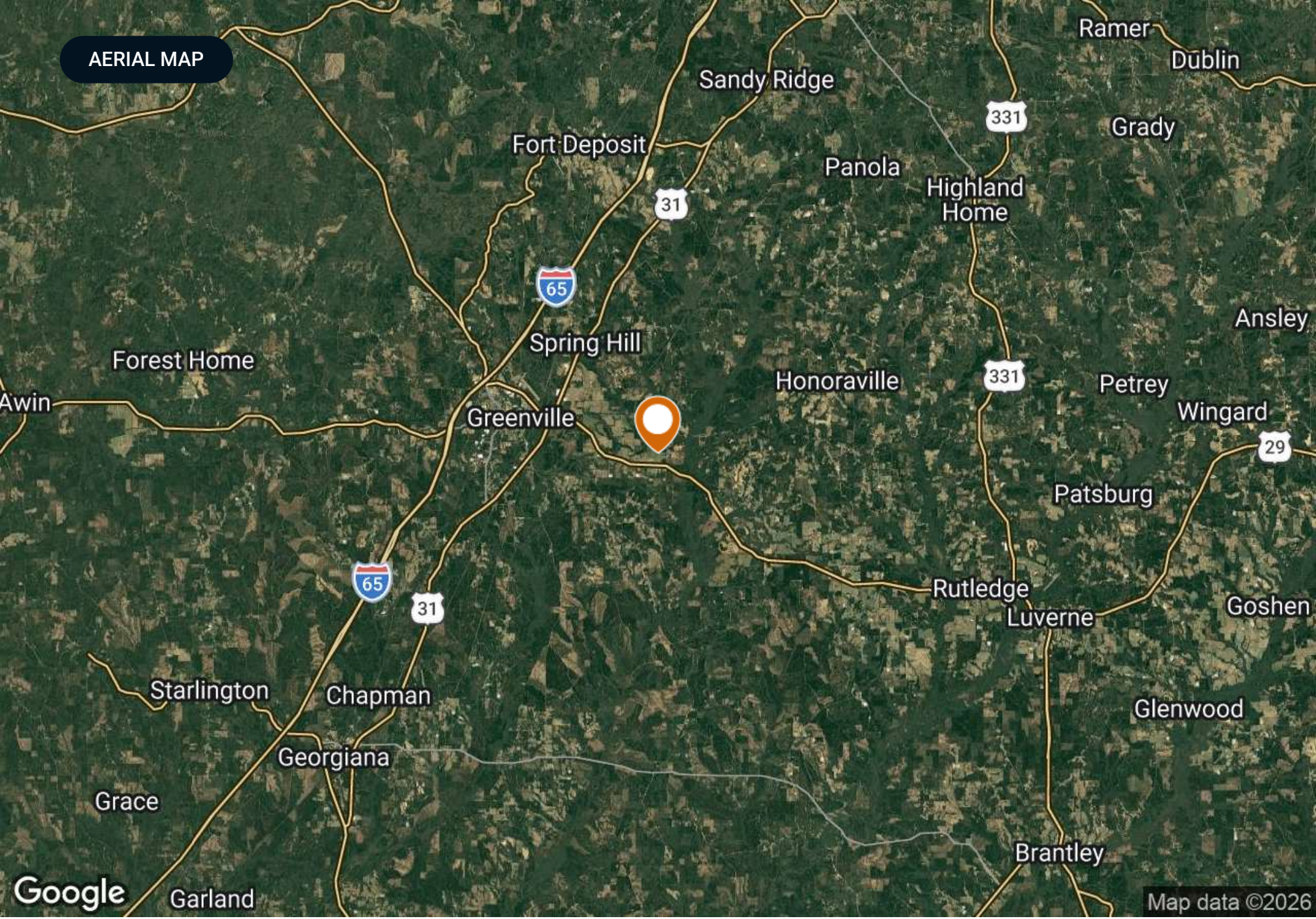
Specifications & Features

Soil Types:	High Site for Loblolly Pine
Taxes & Tax Year:	$1,042 - 2024
Lake Frontage / Water Features:	Multiple ponds
Road Frontage:	620 feet on State Route 10
Nearest Point of Interest:	Greenville, AL = 6 miles
Fencing:	Good fence on west and south sides, marginal fence on the north side
Current Use:	Acreage and Estates, Hunting and Recreational Land
Land Cover:	Homesite: 3 ± acres Airstrip: 9 ± acres Hardwood Strips: 3 ± acres Pine Plantation: 60 ± acres Hayfield/Open Land: 102 ± acres
Structures & Year Built:	• 2470 sq ft home built in 1997 • 3000 sq ft airport hangar: 50'x60'x12' with a 40' BiFold Door • Airport Locator Number: 68AL



Location & Driving Directions

Parcel:	100907260000002007 100907260000002008
GPS:	31.8056097, -86.5258489
Driving Directions:	• From Montgomery, AL, take I-65 south to Greenville exit 130 turn left onto Ft Dale road, go ¼ mile, turn left on Greenville Bypass, go 2.6 miles, turn left onto Hwy 10 East, go 5.5 miles, tract is on the left • From Mobile, AL, take I65 North to Greenville exit 128, turn right on Hwy 10 East, go 9.1 miles, tract is on the left.
Showing Instructions:	Contact agent for showings.


AERIAL MAP
Ramer
Dublin
Sandy Ridge
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Grady
Fort Deposit
Panola
Highland Home
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65
Ansley
Spring Hill
Forest Home
Honoraville
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Petrey
Awin
Greenville
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Airstrip Estate

- Polygon
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- County Roads
- State Roads
- Highways

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ADDITIONAL PHOTOS

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ADVISOR BIOGRAPHY

Mike Hutcheson, RF

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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

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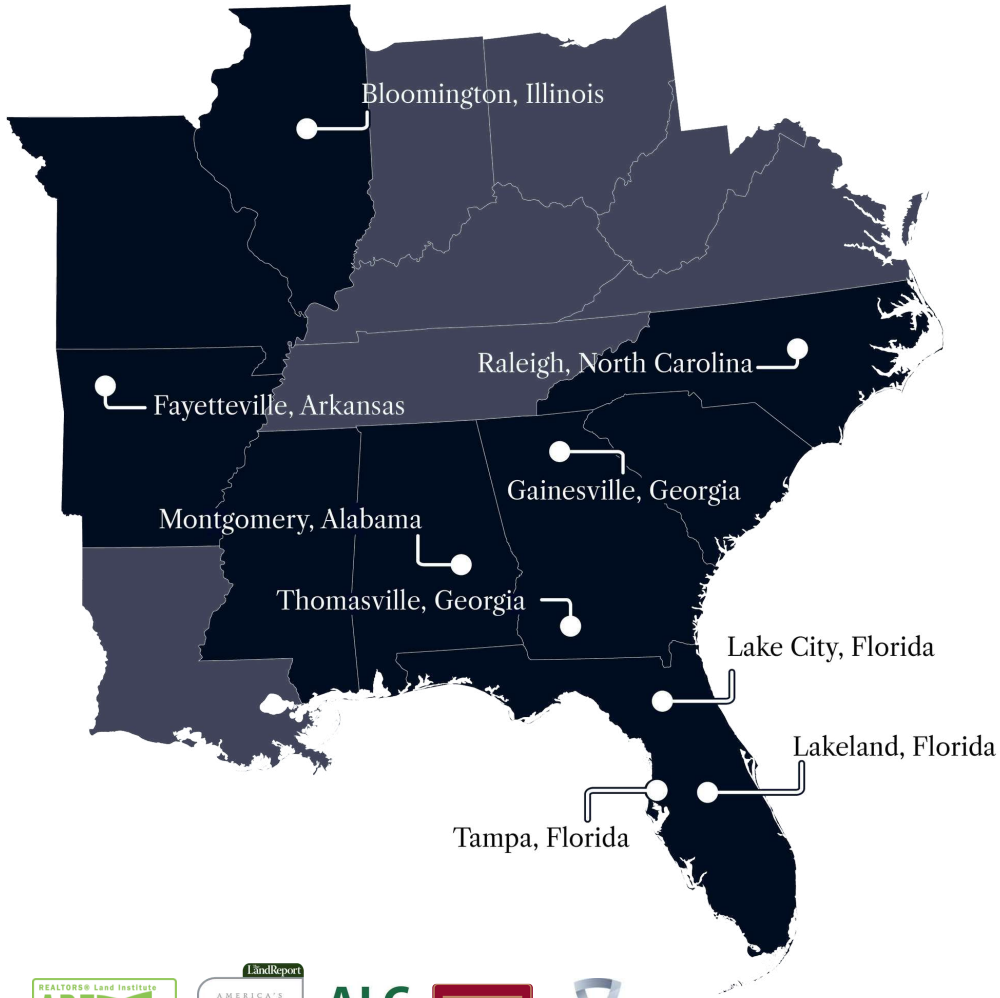

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