

160+/-acres Butler Co
0 McKenzie Grade Rd
Greenville, AL 36037

\$408,000
160± Acres
Butler County



**160+/-acres Butler Co
Greenville, AL / Butler County**

SUMMARY

Address

0 Mckenzie Grade Rd

City, State Zip

Greenville, AL 36037

County

Butler County

Type

Hunting Land, Recreational Land, Timberland, Undeveloped Land

Latitude / Longitude

31.718577 / -86.58206

Acreage

160

Price

\$408,000

Property Website

<https://farmandforestbrokers.com/property/160-acres-butler-co/butler/alabama/94968/>



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PROPERTY DESCRIPTION

For Sale: 160± Acres – Butler County, Alabama

This 160± acre tract in Butler County offers an excellent opportunity for hunters, timber investors, or anyone seeking a well-managed recreational property. The land features **six established greenfields**, a **well-developed internal road system**, and a mix of **pine plantation** bordered by **hardwood drains**—ideal habitat for wildlife.

This region of Alabama is known for its **outstanding deer and turkey populations**, and the property's layout provides multiple hunting setups and year-round usability.

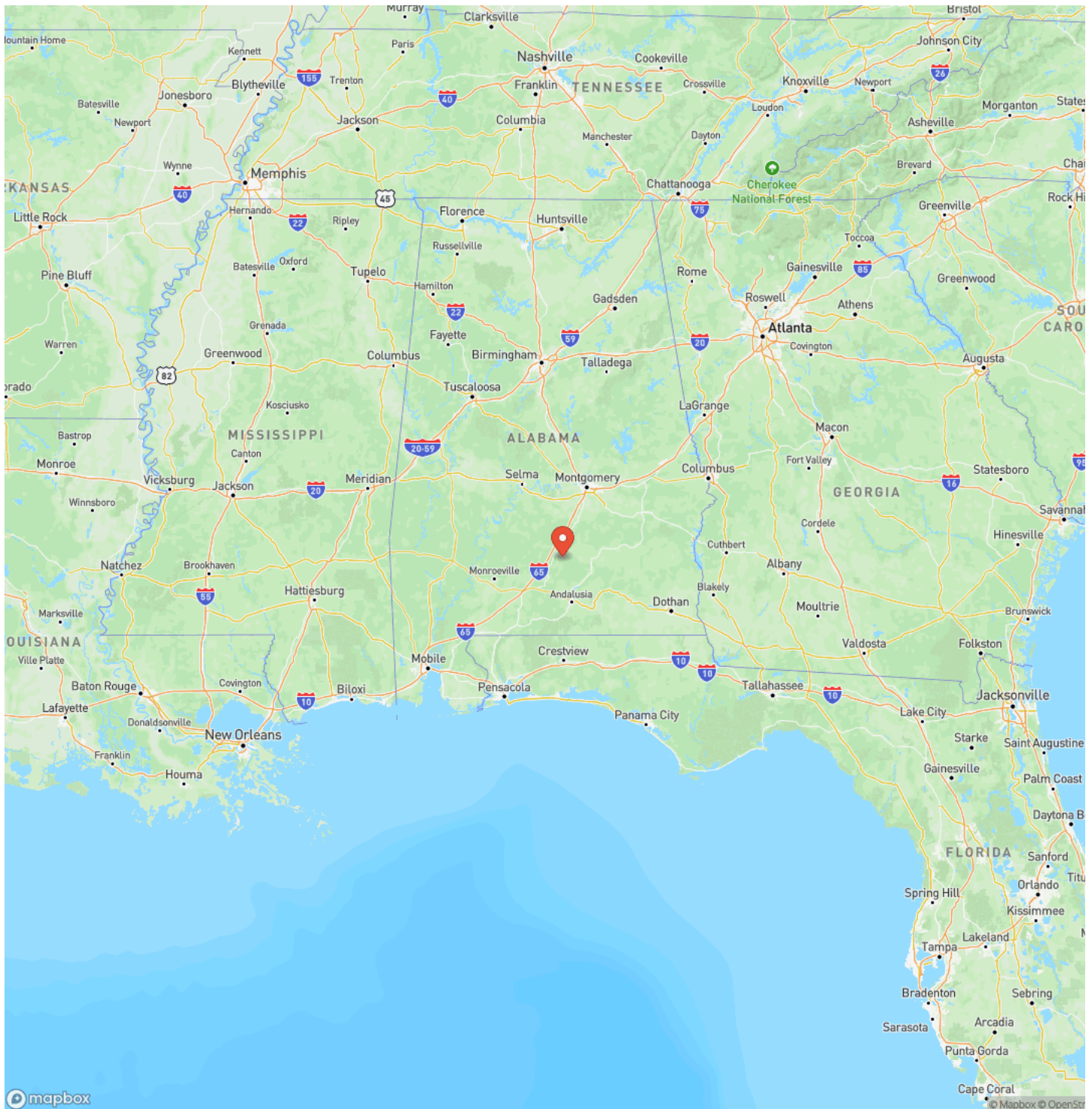
Conveniently located off **McKenzie Grade Road**, the property sits just **15 minutes from I-65** and only **10 minutes south of Greenville, AL**, making it easily accessible while still offering privacy and seclusion. Please call to set a showing.



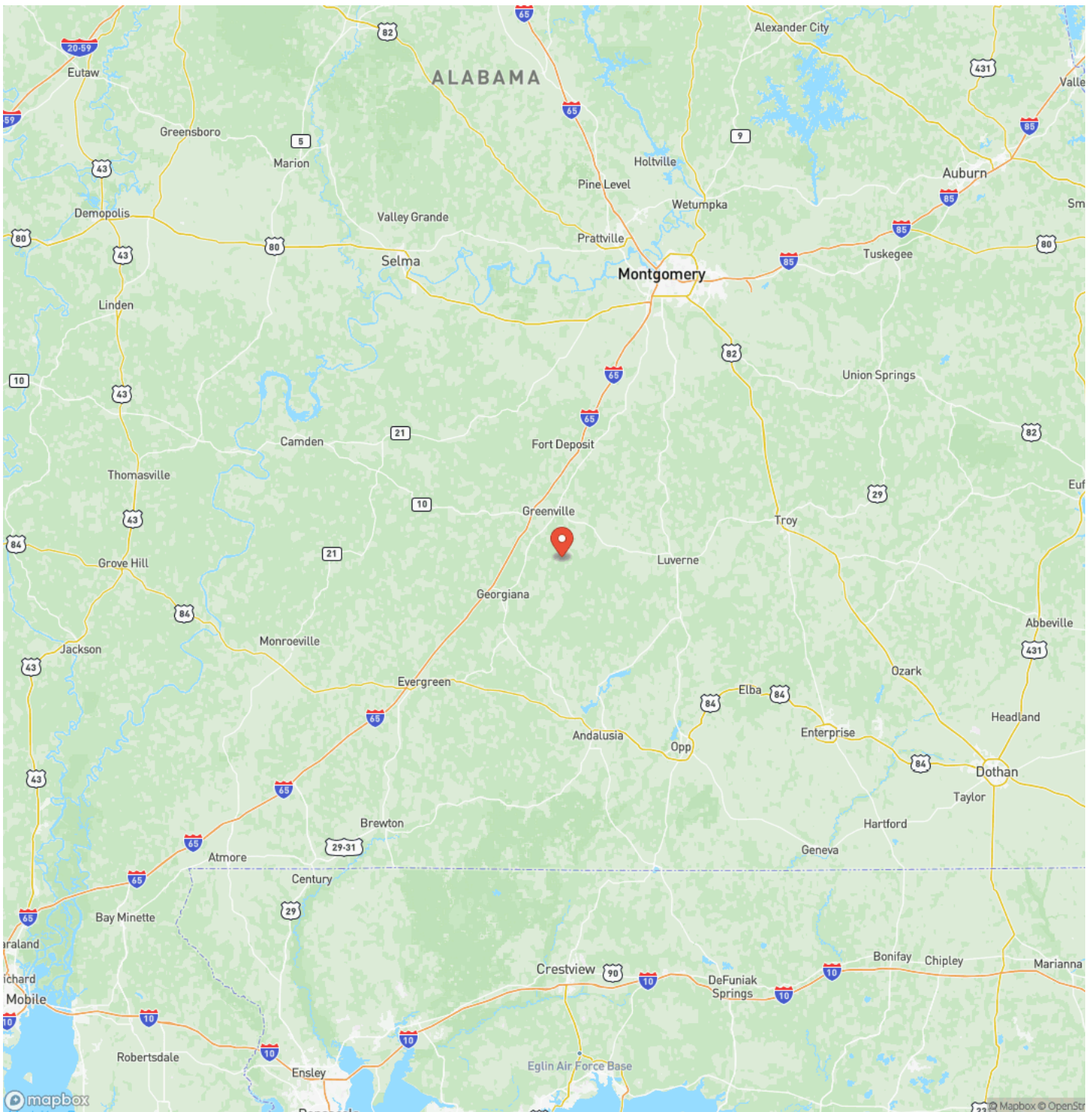
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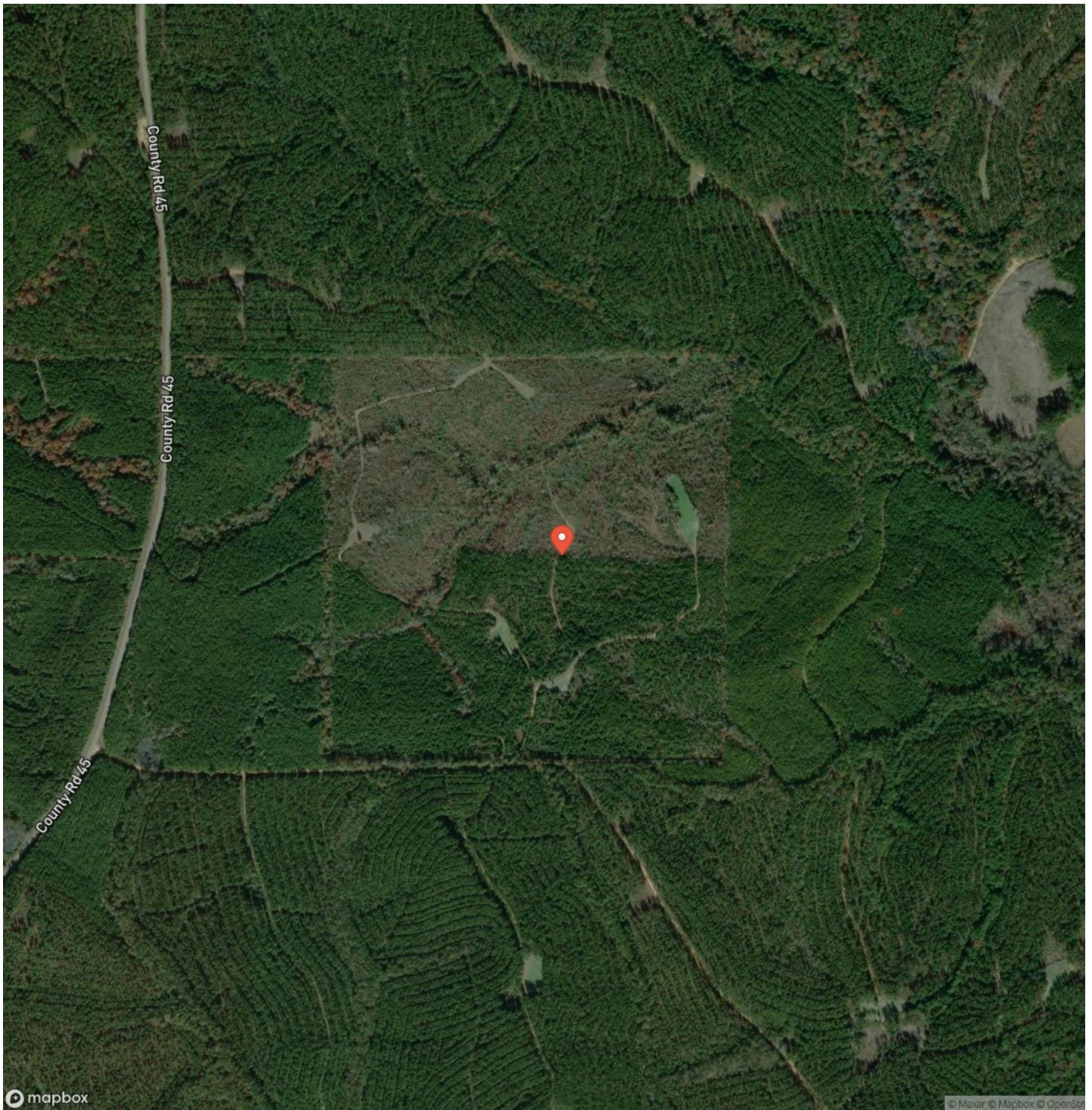
Locator Map



Locator Map



Satellite Map



**160+/-acres Butler Co
Greenville, AL / Butler County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Rick Bourne

Mobile

(251) 978-5455

Email

rick@farmandforestbrokers.com

Address

City / State / Zip

Centreville, AL 35042

NOTES

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MORE INFO ONLINE:

farmandforestbrokers.com/

NOTES

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent is licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are derived from sources believed to be accurate, but are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing boundary lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the boundary lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the property lines. Seller is selling the property in an "as is" condition. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Farm & Forest Brokers
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