

**40+/-acres Henry Co Rd 46**  
**Henry Co Rd 46**  
**Shorterville, AL 36373**

**\$190,000**  
**40± Acres**  
**Henry County**



**40+/-acres Henry Co Rd 46  
Shorterville, AL / Henry County**

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**SUMMARY**

**Address**

Henry Co Rd 46

**City, State Zip**

Shorterville, AL 36373

**County**

Henry County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

31.608853 / -85.105654

**Acreage**

40

**Price**

\$190,000

**Property Website**

<https://farmandforestbrokers.com/property/40-acres-henry-co-rd-46-henry-alabama/94098/>



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**PROPERTY DESCRIPTION**

**For Sale: 40± Acres – Henry County, Alabama**

Located on County Road 46 between **Shorterville, AL** and **Fort Gaines, GA**, this beautiful 40-acre tract offers exceptional recreational and investment potential just minutes from **Lake Eufaula**.

**Property Highlights:**

- **Utilities Ready:** Power available along the paved county road.
- **Great Access:** Convenient entry directly from County Road 46. Good internal road system.
- **Water Feature:** Over **1,500 ft of McRae Mill Creek** winding through the property—excellent wildlife corridor and scenic backdrop.
- **Hunting Ready:** Two well-established food plots already in place.
- **Diverse Timber:** Mix of pine plantation and mature hardwoods, including several larger hardwood stands along the creek—ideal for hunting beyond the plots.
- **Prime Location:**
  - Less than **1 mile from Lake Eufaula**
  - Only **3 miles from Highland Park Boat Landing**

This property offers the perfect combination of recreation, privacy, and would make an excellent homesite.



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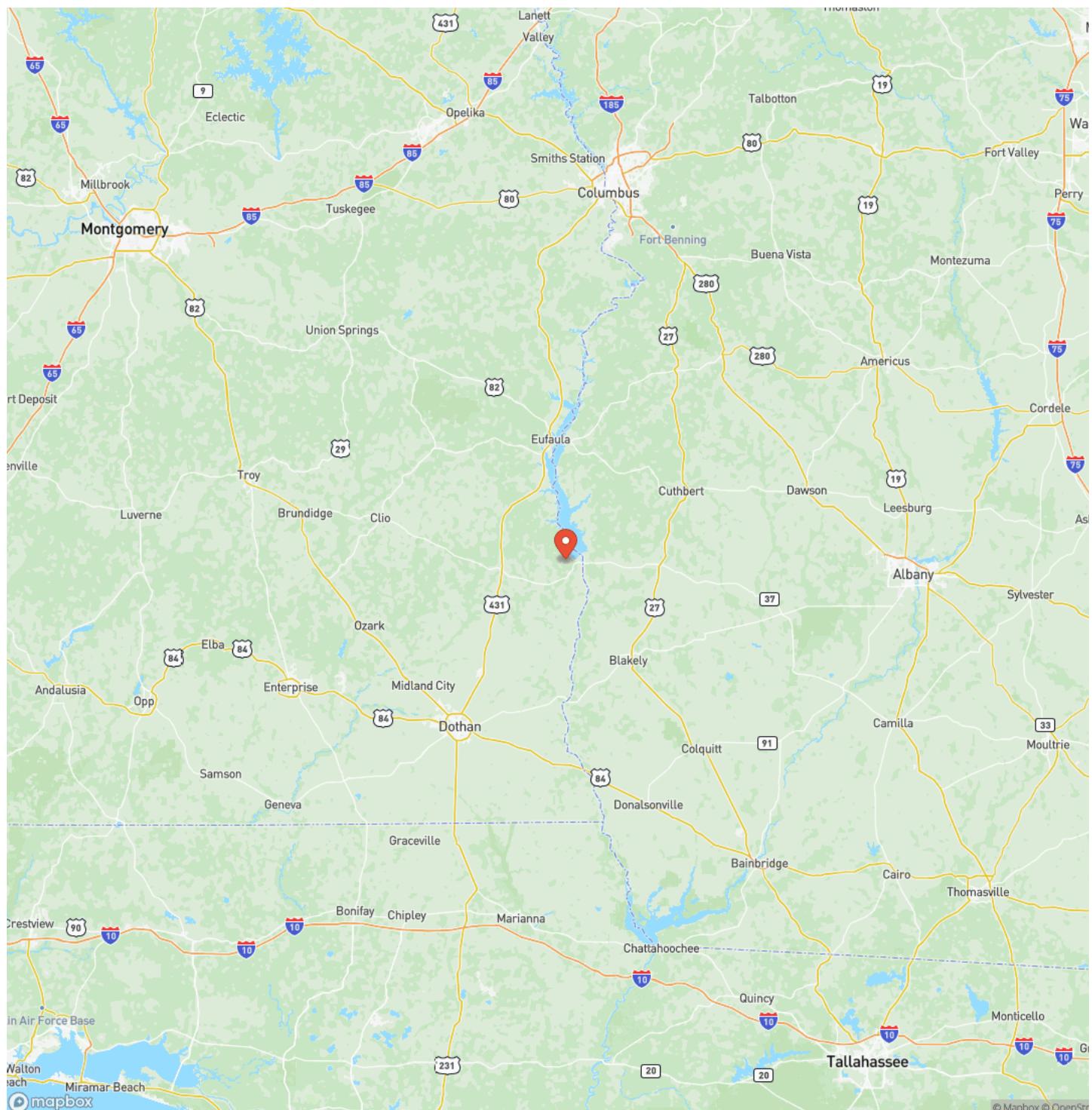
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## Locator Map

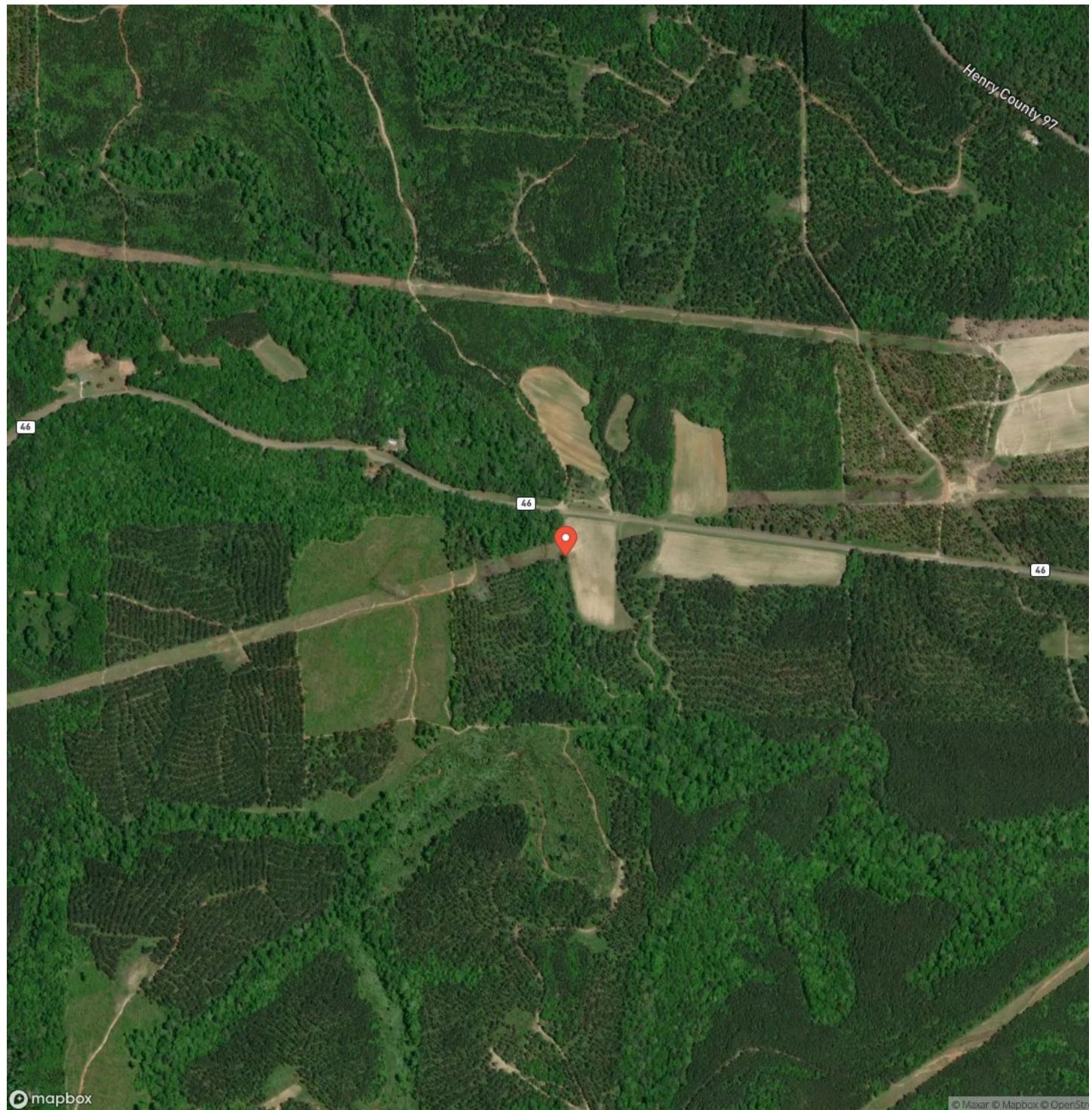


## Locator Map



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## Satellite Map



**40+/-acres Henry Co Rd 46  
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## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Rick Bourne

## Mobile

(251) 978-5455

## Email

rick@farmandforestbrokers.com

## Address

**City / State / Zip**

## NOTES



## **MORE INFO ONLINE:**

[farmandforestbrokers.com/](http://farmandforestbrokers.com/)

## NOTES



## **DISCLAIMERS**

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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.

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