

70+/- acres Henry Co  
AL-10  
Shorterville, AL 36373

**\$304,500**  
70± Acres  
Henry County





**70+/- acres Henry Co**  
**Shorterville, AL / Henry County**

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**SUMMARY**

**Address**

AL-10

**City, State Zip**

Shorterville, AL 36373

**County**

Henry County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

31.603202 / -85.074769

**Acreage**

70

**Price**

\$304,500

**Property Website**

<https://farmandforestbrokers.com/property/70-acres-henry-co/henry/alabama/94023/>



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**PROPERTY DESCRIPTION**

**For Sale – 70± Acres in Henry County, Alabama**

Located on AL-10 between **Shorterville, AL** and **Fort Gaines, GA**, this 70±-acre tract offers an excellent mix of accessibility, and recreational opportunity. Power is already available on the property, and access from the paved road is convenient and well-maintained.

The land features a blend of pine plantation and mature hardwood timber, including several stands of mature hardwoods ideal for hunting beyond the established plots. There are two well-maintained food plots already in place, making this property ready for outdoor and wildlife enthusiasts.

Situated less than one mile from **Lake Eufaula**, this tract is perfectly positioned for those who enjoy both land and water recreation. **Highland Park Boat Landing** is located just 3 miles north, providing quick and easy lake access.

This property offers an outstanding opportunity for hunting, timber investment, or building your private retreat near the lake.





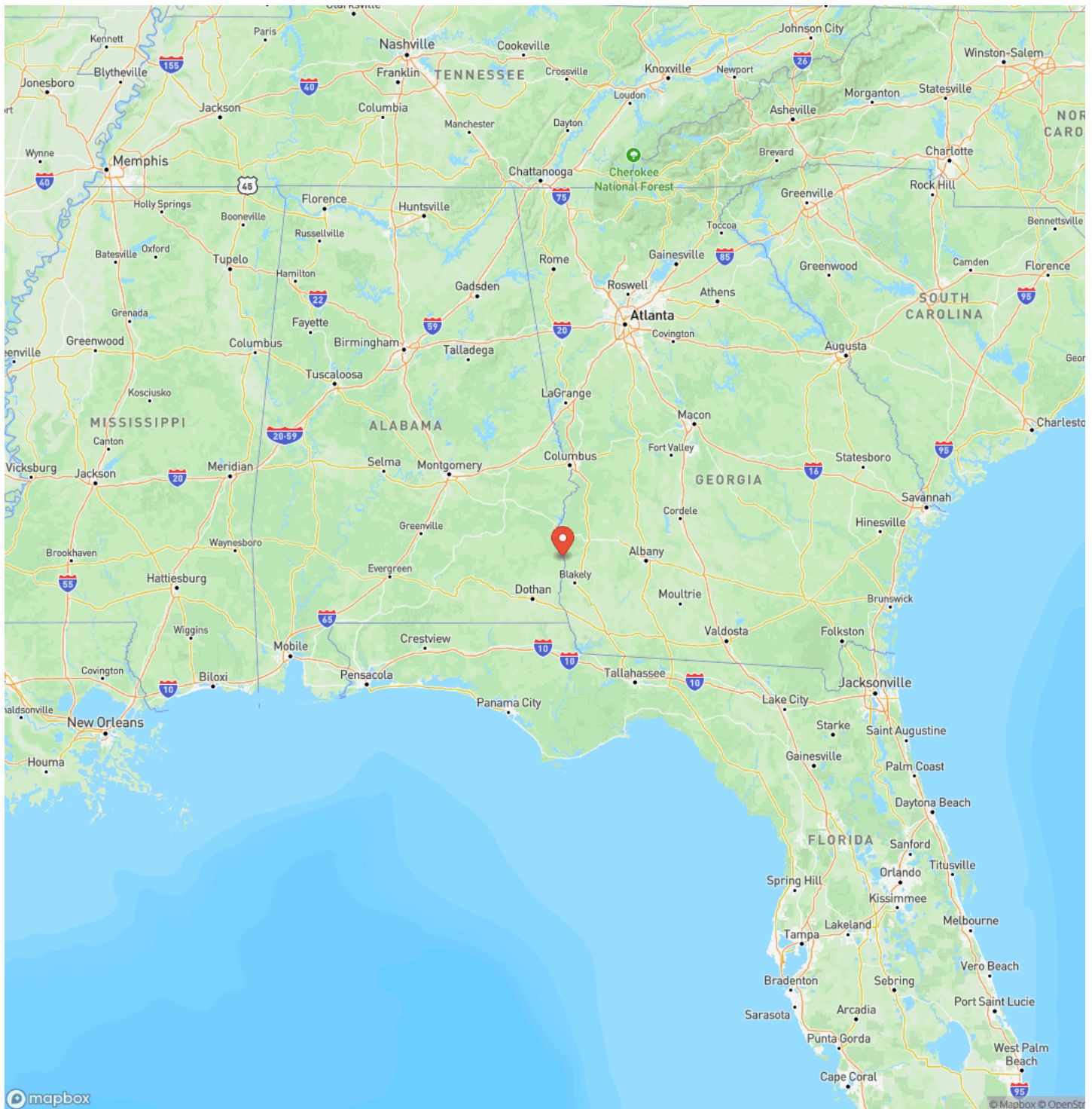
70+/- acres Henry Co  
Shorterville, AL / Henry County

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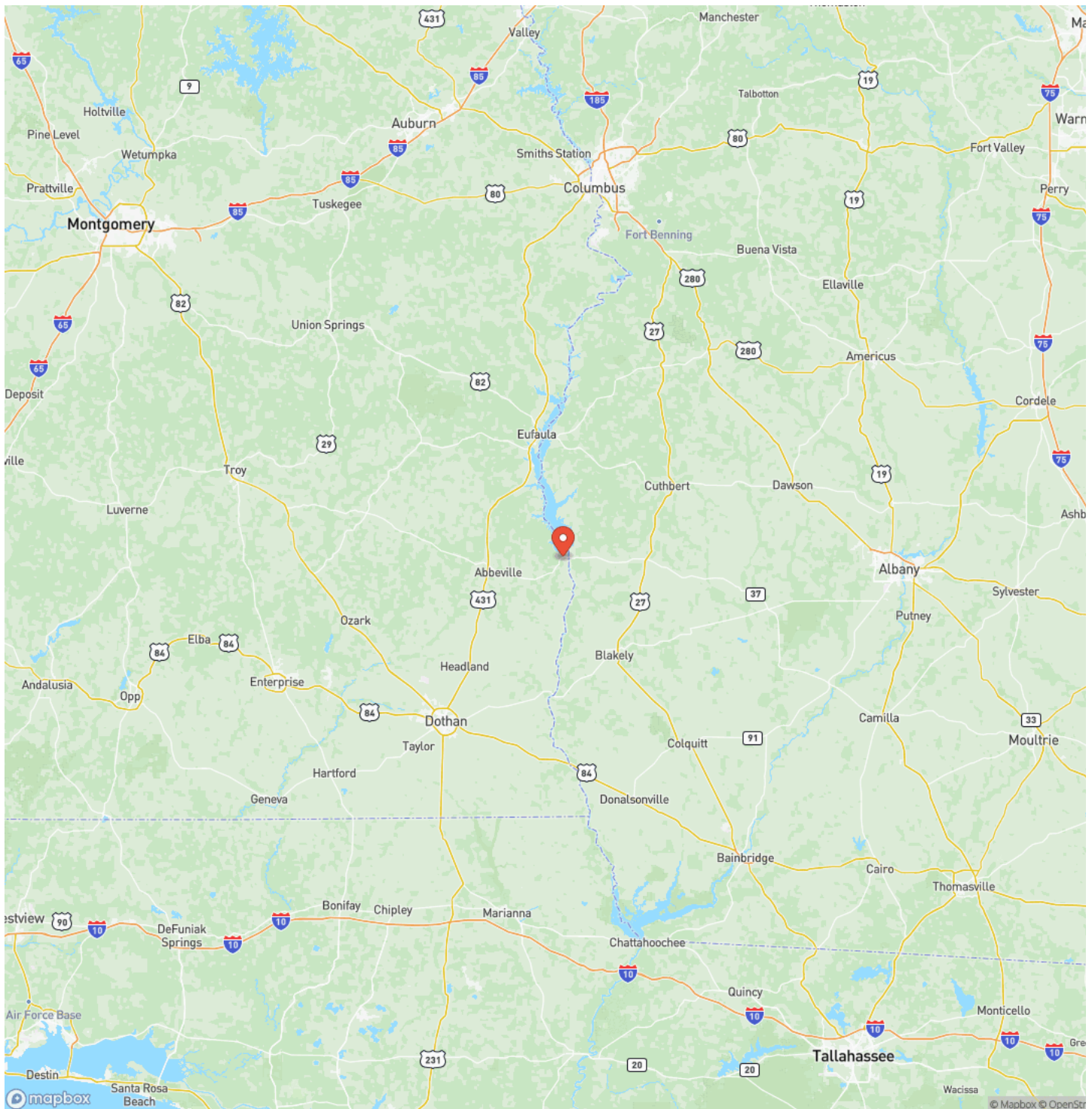


## Locator Map



**70+/- acres Henry Co**  
**Shorterville, AL / Henry County**

## Locator Map





70+/- acres Henry Co  
Shorterville, AL / Henry County

## Satellite Map



**70+/- acres Henry Co**  
**Shorterville, AL / Henry 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

[illegible]

**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.





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