

32 acres in Dallas County, Alabama
Dallas County Road 85
Minter, AL 36761

\$99,000
32± Acres
Dallas County



32 acres in Dallas County, Alabama
Minter, AL / Dallas County

SUMMARY

Address

Dallas County Road 85

City, State Zip

Minter, AL 36761

County

Dallas County

Type

Hunting Land, Recreational Land

Latitude / Longitude

32.088197 / -87.033068

Taxes (Annually)

122

Acreage

32

Price

\$99,000

Property Website

<https://farmandforestbrokers.com/property/32-acres-in-dallas-county-alabama-dallas-alabama/41796/>



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PROPERTY DESCRIPTION

32 acres +/- of land for sale in the Minter Community of Dallas County, Alabama. This rural property has a lot of potential for a homesite or a small recreational and hunting tract. The timber on the property was cut, and has been recently replanted in loblolly pines. The property has paved road frontage on Dallas County Road 85, and dirt road frontage along Dallas County Road 426. Power and county water are available along CR 85. A small stream flows through the property, and a nice stand of hardwoods called a Streamside Management Zone (SMZ) lines both sides of the stream. Those pretty hardwoods would make a nice hunting area. This is in an area with good hunting for deer and turkey. The terrain rolls on this place, and would set up well for adding a couple of well-placed food plots for the wildlife. *The aerial maps may still show this property as being completely covered in timber. That is not accurate. The timber has been cut and replanted.

Legal Description- This parcel is part of a larger tract, and is being sold subject to the land lying east of Dallas County Road 85. The land is lying in Township 13N, Range 11E, Section 16. The property is part of Dallas County Tax Assessor Parcel ID# [35-05-16-0-000-010.0000](#). Property taxes for 2022 were approximately \$122.

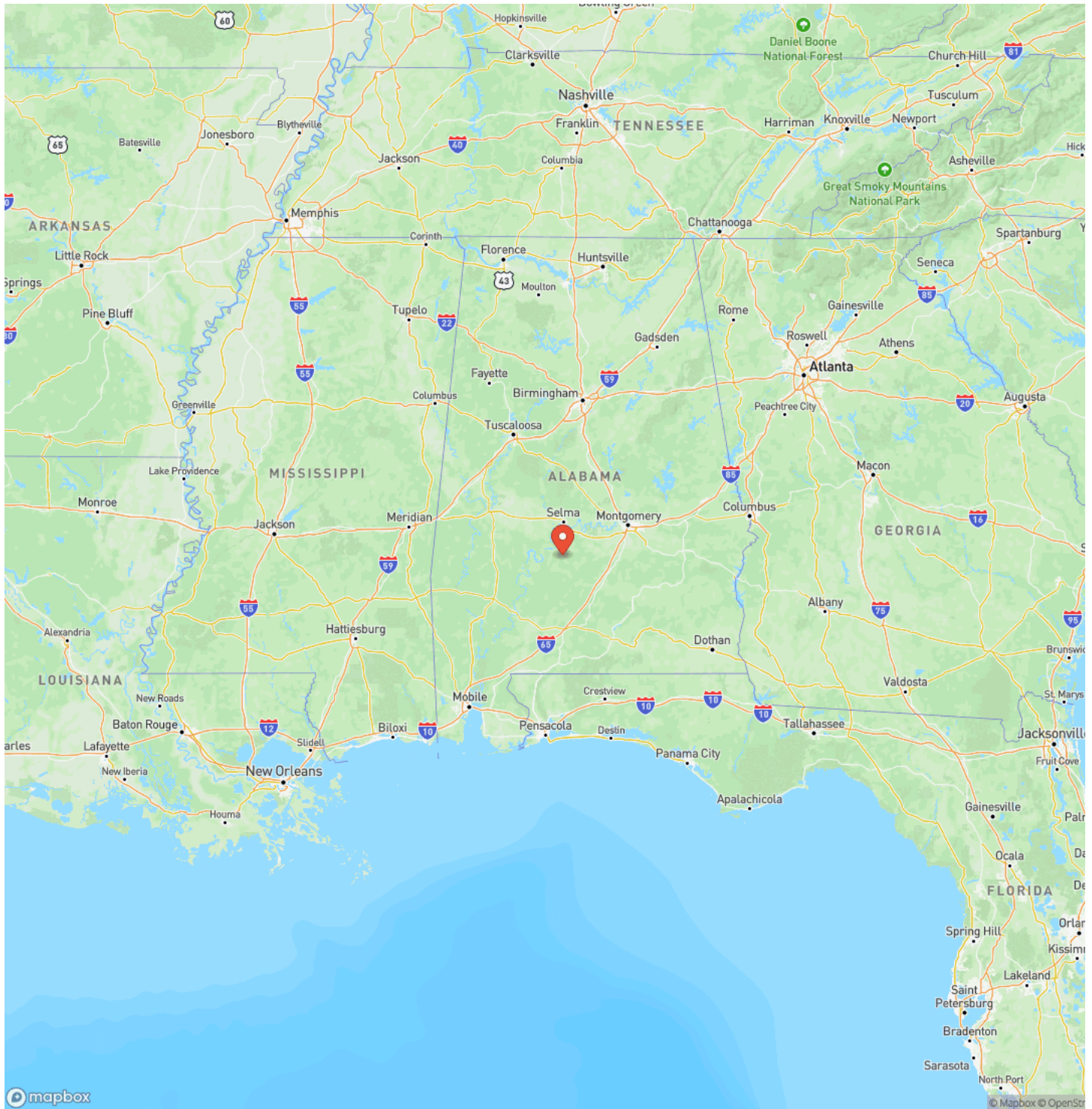
Location- This property is located at the intersection of Dallas County Roads 85 and CR 426. The property is located 20 miles south of Selma, 56 miles to Montgomery, 110 miles to Birmingham, 101 miles to Tuscaloosa, 76 miles to Demopolis, and 156 miles to Mobile. Showings by appointment please, so contact Jonathan Goode or Rick Bourne to schedule your visit to this property.



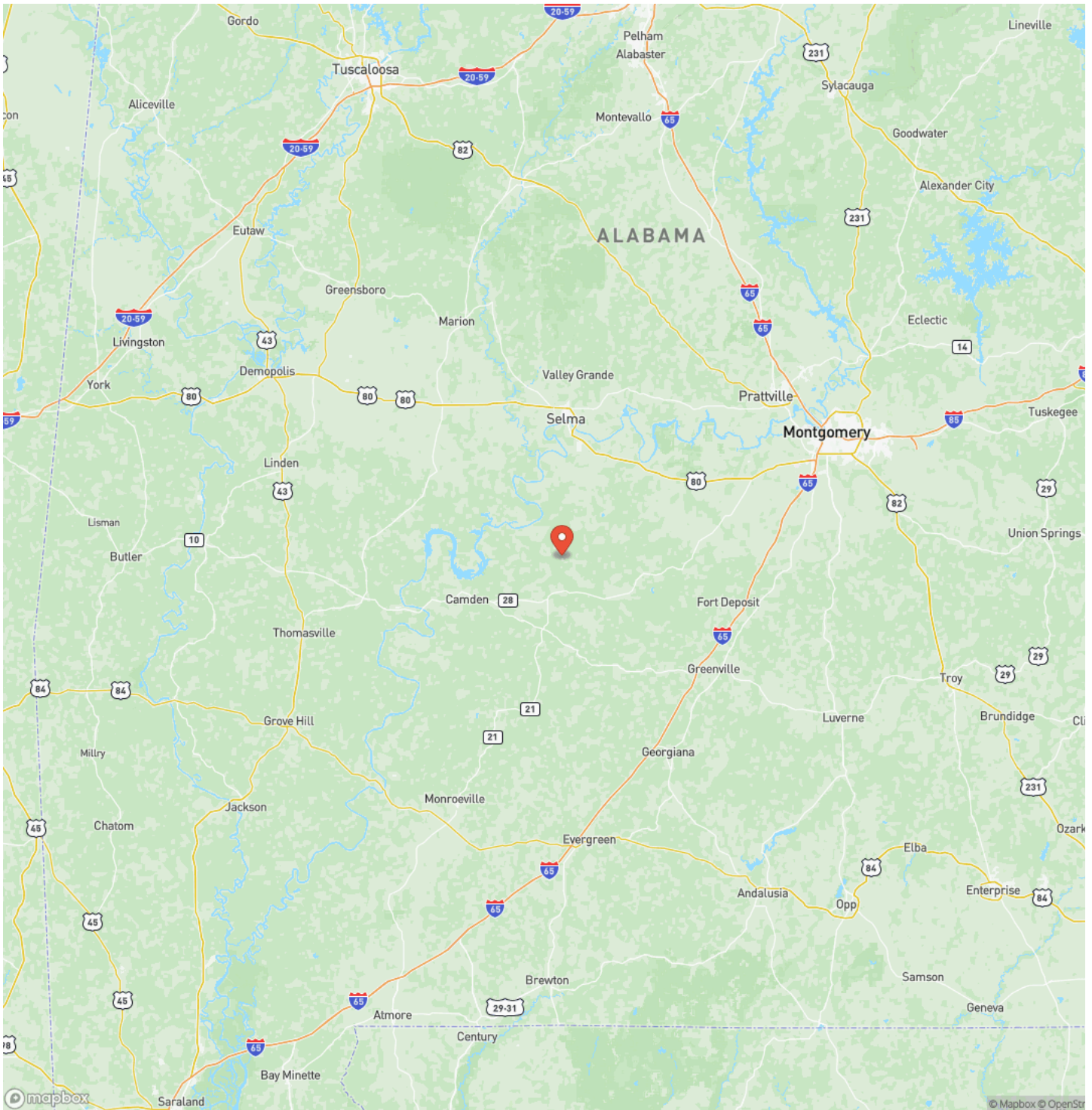
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Locator Map



Locator Map



Satellite Map



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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