

15 +/- Acres Henry Co Rd 46
Henry Co Rd 46
Shorterville, AL 36373

\$82,500
15± Acres
Henry County



15 +/- Acres Henry Co Rd 46
Shorterville, AL / Henry County

SUMMARY

Address

Henry Co Rd 46

City, State Zip

Shorterville, AL 36373

County

Henry County

Type

Hunting Land, Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

31.60813 / -85.092515

Acreage

15

Price

\$82,500

Property Website

<https://farmandforestbrokers.com/property/15-acres-henry-co-rd-46/henry/alabama/94102/>



15 +/- Acres Henry Co Rd 46
Shorterville, AL / Henry County

PROPERTY DESCRIPTION

For Sale: 15± Acres – Henry County, Alabama

Located on County Road 46 between **Shorterville, AL** and **Fort Gaines, GA**, this 15-acre tract offers excellent 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.
- **Timber:** Consists of a well-managed pre-merchantable pine plantation.
- **Prime Location:**
 - Less than **1 mile from Lake Eufaula**
 - Only **3 miles from Highland Park Boat Landing**

This property offers a great location for a future homesite.



15 +/- Acres Henry Co Rd 46
Shorterville, AL / Henry County

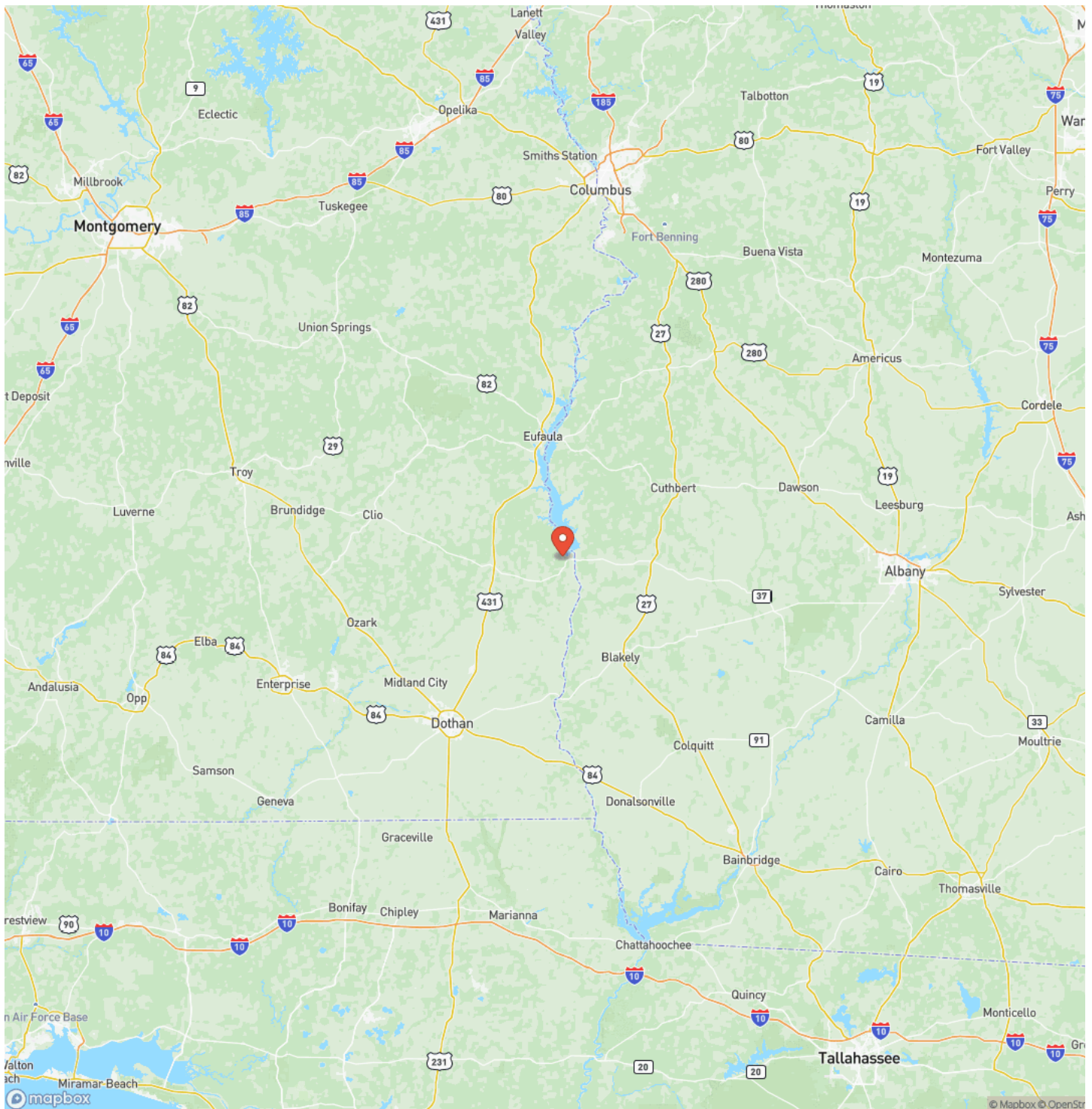


Locator Map



15 +/- Acres Henry Co Rd 46
Shorterville, AL / Henry County

Locator Map



15 +/- Acres Henry Co Rd 46
Shorterville, AL / Henry County

Satellite Map



15 +/- Acres Henry Co Rd 46
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]

[illegible]

farmandforestbrokers.com/

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
155 Birmingham Road
Centreville, AL 35042
(205) 340-3946
farmandforestbrokers.com/

