

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

\$304,500
70± Acres
Henry County



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

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.



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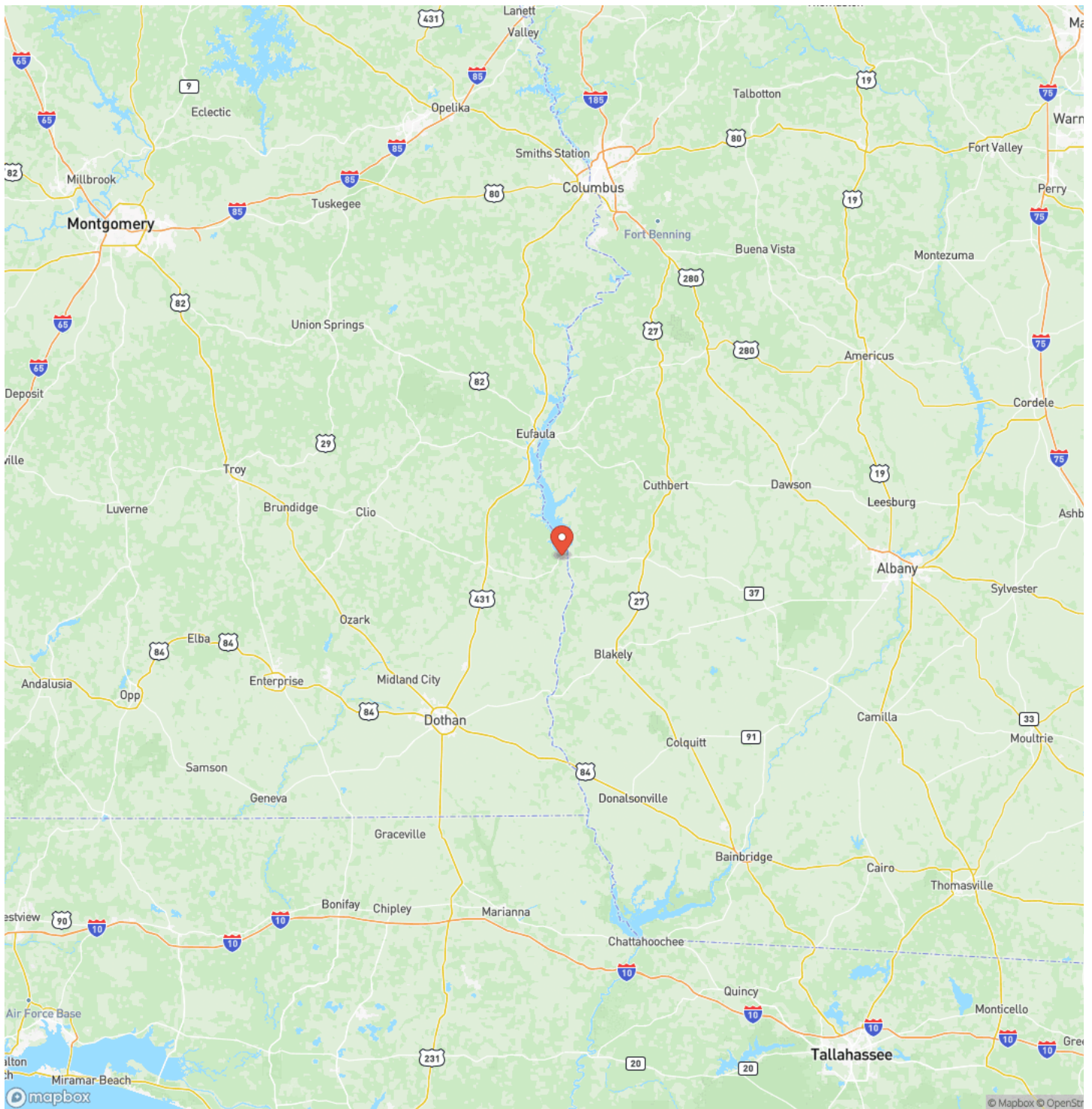


Locator Map



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

Locator Map



70+/- acres Henry Co
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Satellite Map



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

LISTING REPRESENTATIVE

For more information contact:



Representative

Rick Bourne

Mobile

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Email

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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

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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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