

Henderson Tract
200 County Road 411
Minter, AL 36761

\$765,000
239± Acres
Dallas County



Henderson Tract
Minter, AL / Dallas County

SUMMARY

Address

200 County Road 411

City, State Zip

Minter, AL 36761

County

Dallas County

Type

Recreational Land, Hunting Land, Timberland

Latitude / Longitude

32.105081 / -87.073184

Acreage

239

Price

\$765,000

Property Website

<https://farmandforestbrokers.com/property/henderson-tract/dallas/alabama/93822/>



Henderson Tract

Minter, AL / Dallas County

PROPERTY DESCRIPTION

The Henderson Tract is ±239 acres located in South Dallas County, Alabama, just minutes from the Carlowville community. This diverse property offers an excellent blend of timber investment, recreational opportunity, and rural charm — ideal for recreational use or building your dream country retreat.

The land types include a **±6-year-old pine plantation**, providing future income potential with well-established, healthy young timber. The property also includes areas of **natural hardwood**, offering shade, wildlife habitat, and a scenic backdrop along the creek bottoms and ridges. A **±25-acre hay field** provides ideal acreage for pasture, a dove field, or a potential home site with sweeping countryside views.

Adding to its natural appeal, the **headwaters of White Oak Creek** flow through this property, enhancing both the landscape and the habitat for abundant wildlife, including deer and turkey.

The property is improved with an older pole barn, perfect for equipment storage. Electricity and water are available to the property.

Whether you're seeking a **private hunting retreat, timber investment, or rural homestead**, this 239-acre property near Carlowville is a rare opportunity to own a versatile piece of Alabama's Black Belt countryside.

The Elm Bluff Public Use boat ramp is only 6 miles from the property, allowing for easy access to the Alabama River.

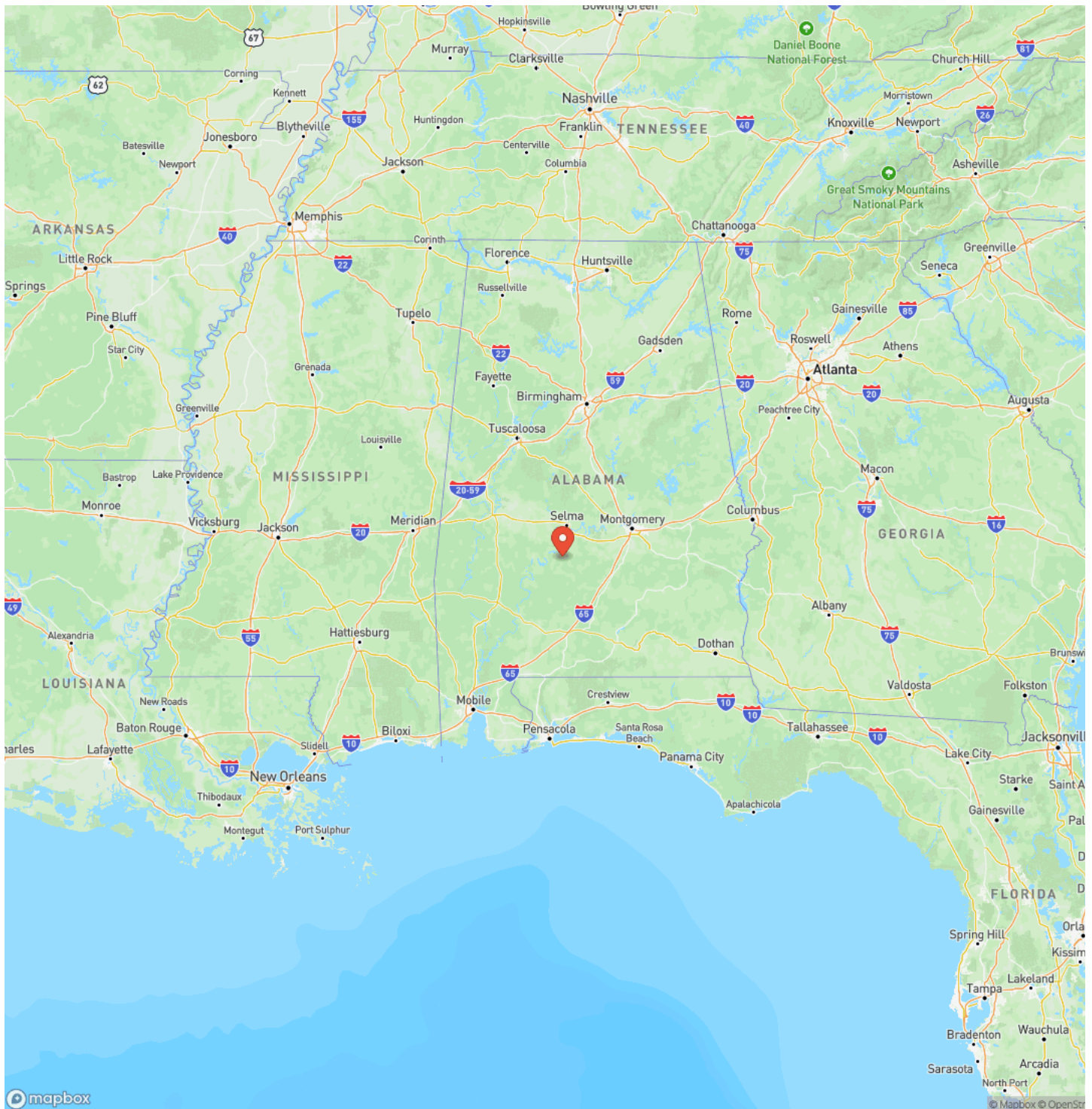
The Henderson Tract is located ±17 miles from Camden, ±24 miles from Selma, ±62 miles from Montgomery, ±112 miles from Birmingham, ±137 miles from Mobile and ±142 miles from Pensacola.



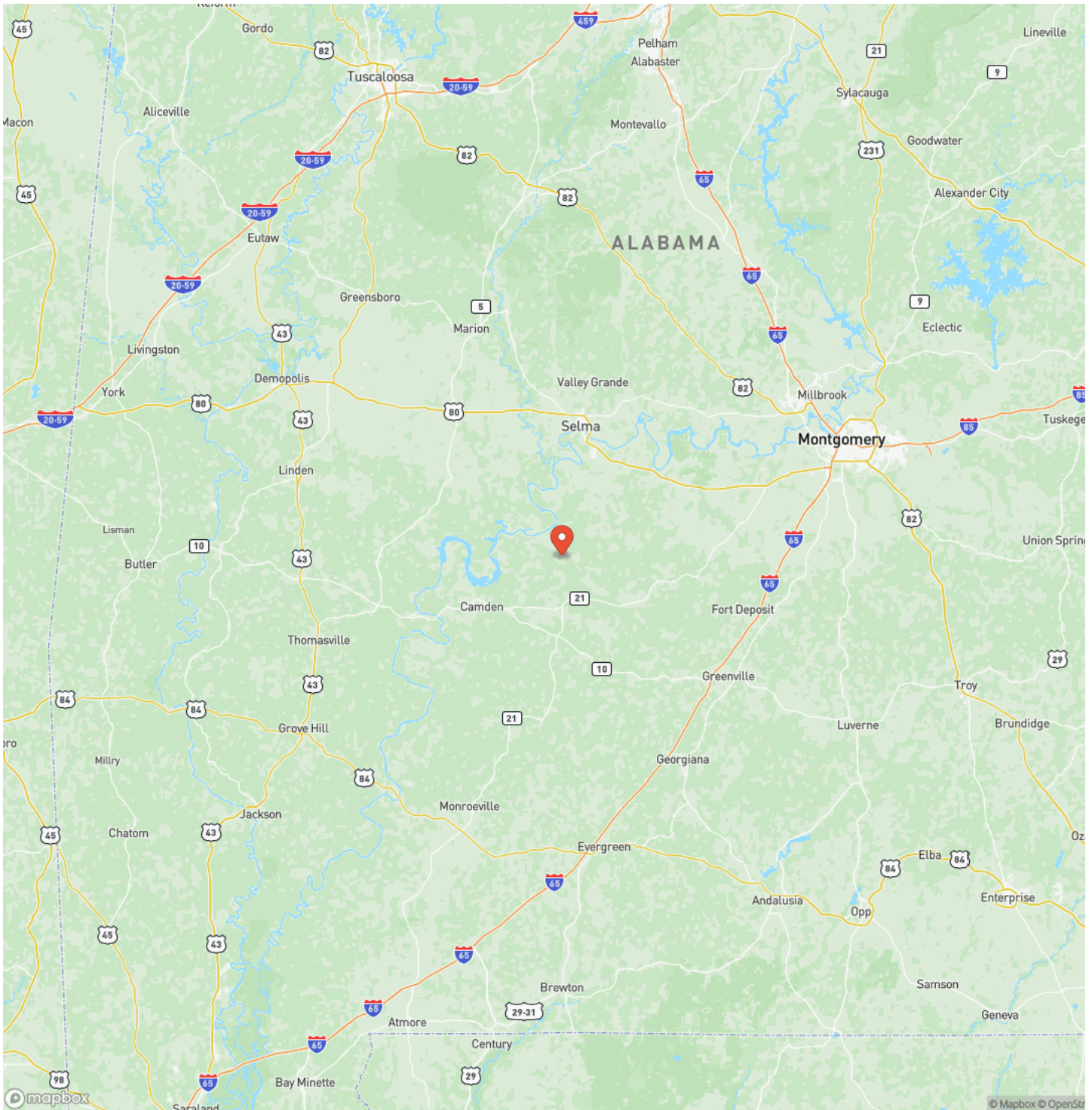
Henderson Tract
Minter, AL / Dallas County



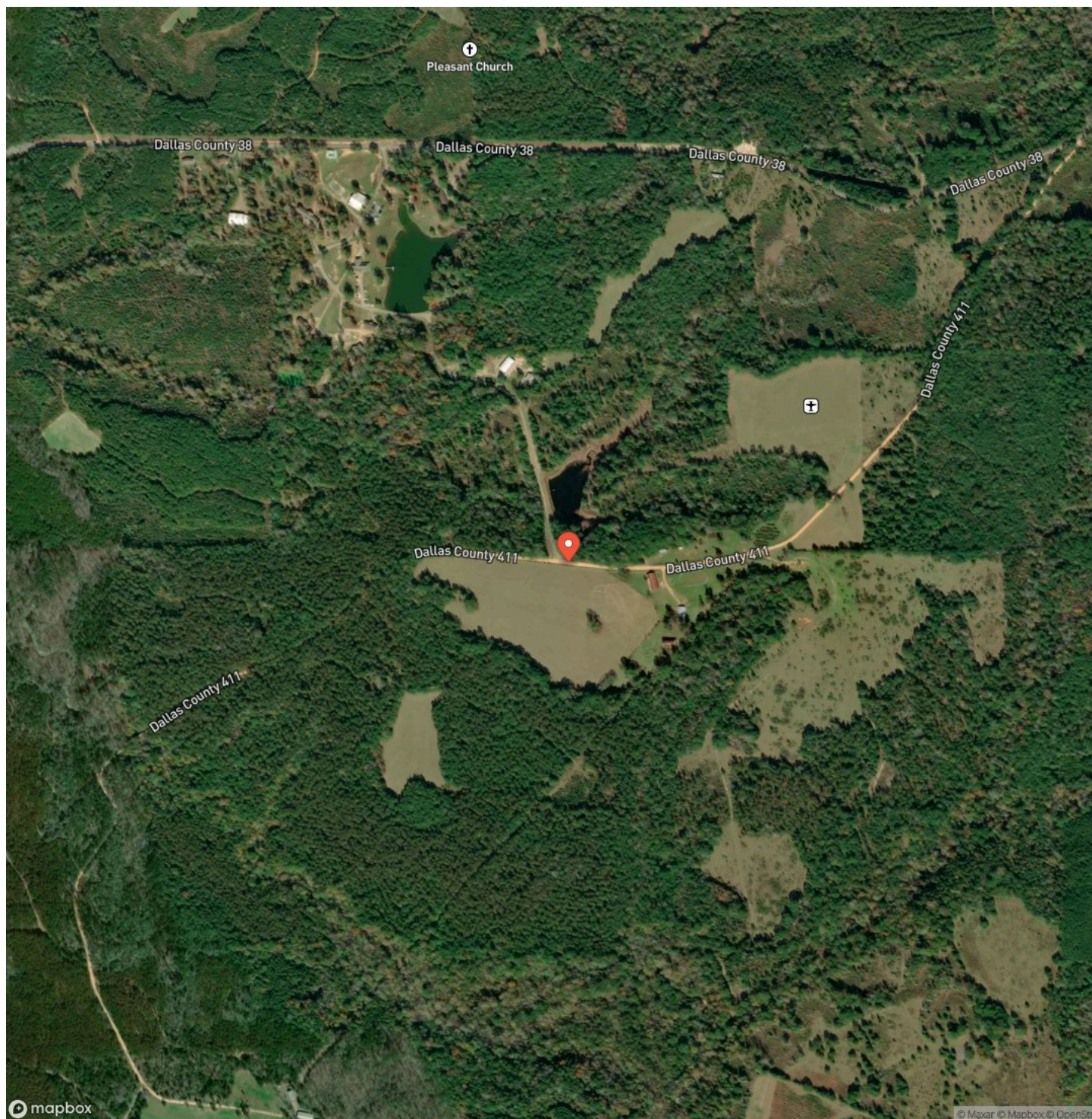
Locator Map



Locator Map



Satellite Map



Henderson Tract
Minter, AL / Dallas County

LISTING REPRESENTATIVE

For more information contact:



Representative

Calvin Perryman

Mobile

(334) 419-7277

Email

calvin@farmandforestbrokers.com

Address

City / State / Zip

Centreville, AL 35042

NOTES

This image shows a single sheet of white paper with horizontal 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.

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.



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

