

**Dawson Landing is a spectacular 617 acre  
Dallas County Alabama River property  
Dawson Landing  
Minter, AL 36761**

**\$2,750,000**  
617 +/- acres  
Dallas County



## Dawson Landing is a spectacular 617 acre Dallas County Alabama River property Minter, AL / Dallas County

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### **SUMMARY**

**Address**

Dawson Landing

**City, State Zip**

Minter, AL 36761

**County**

Dallas County

**Type**

Recreational Land, Residential Property

**Latitude / Longitude**

32.1124 / -87.2276

**Dwelling Square Feet**

4000

**Acreage**

617

**Price**

\$2,750,000

**Property Website**

<https://thelandcrafters.com/detail/dawson-landing-is-a-spectacular-617-acre-dallas-county-alabama-river-property-dallas-alabama/12738/>





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### **PROPERTY DESCRIPTION**

Dawson Landing is a spectacular 600 acre Dallas County Alabama River property (over 1 mile of water front) with beautiful lodge and gorgeous, high dollar pine, hardwoods, cypress bottoms and long view greenfields. This is a furnished lock & key property with everything included that you could want, just bring your clothes & toothbrush. The Lodge sits on a point with spectacular mile long panoramic views of a big slough just off the river, perfect for fishing. The lodge is over 4,000 sq. ft. with high end finishes throughout. It currently sleeps 10 but could accommodate more. Boat house and pier, decks, specimen trees that surround the lodge, it just doesnt get any better than this. The property is drop dead gorgeous with great diversity, lots of edge with big mature hardwood, varying age but mostly big pines, all mixed throughout the property. Includes 18 shooting houses and 13 ladder stands. Great security on site. Year-round road system. Artesian springs flow strong currents of crystal clear water. Put in at the boat ramp and ride your boat all the way to the Gulf of Mexico. Hunting on this property is outstanding. For 20 years it was part of the corporate hunting and filming property for Mossy Oak and was where many Outdoor shows were filmed. Trophy bucks, turkey, quail, gobs of duck, a few hogs and all sorts of small game. This is one that you really need to see. Great investment as there is big timber and 17 big platted waterfront lots ready to sell. Please take a look at both videos including drone footage of the property

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## Locator Maps

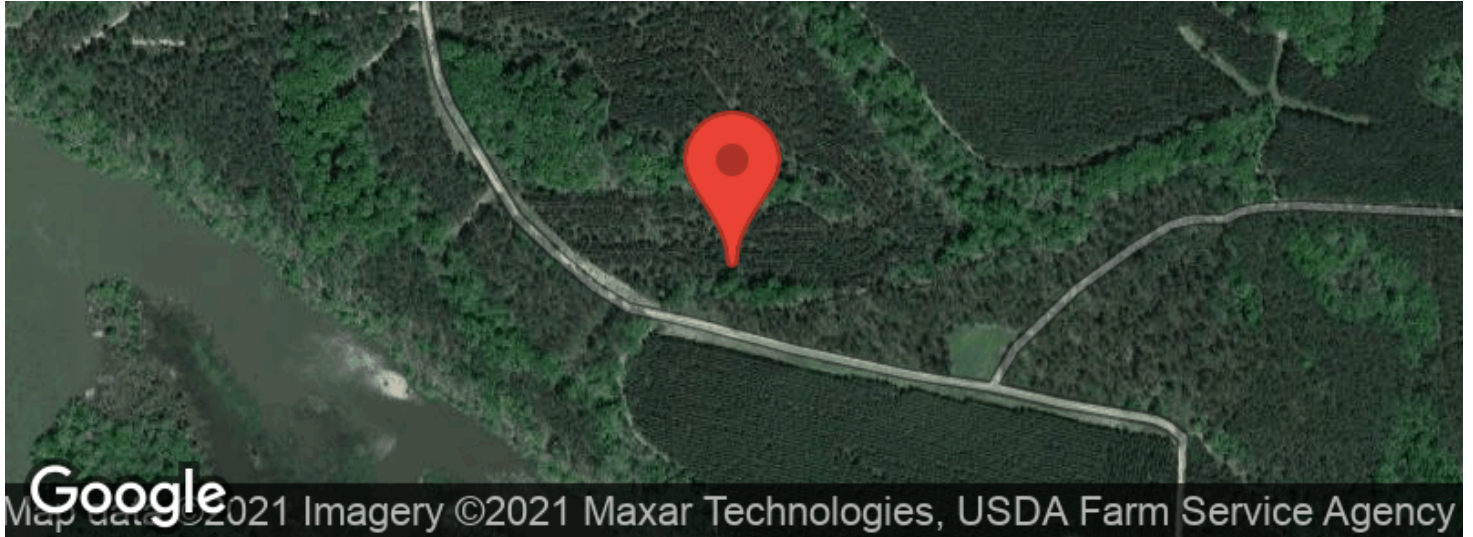




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## Aerial Maps



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**LISTING REPRESENTATIVE**

For more information contact:



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**Email**

dwalker@mossyoakproperties.com

**Address**

10519 Vaughn Road

**City / State / Zip**

Pike Road, AL, 36064

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**NOTES**

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## This image shows a blank 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.





## **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 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 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 fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence 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 fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. 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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**Mossy Oak Properties Alabama Landcrafters**

**10519 Vaughn Road**

**Pike Road, AL 36064**

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**[www.thelandcrafters.com](http://www.thelandcrafters.com)**

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