

STINKING CREEK NORTH

Don't let the name fool you, this tract is a balanced and diverse wildlife-friendly property with excellent water resources, accessibility, and timber potential for the future!



***+/- 102 GIS Acres
Glenwood, Coffee County, Alabama***

Price: \$295,108

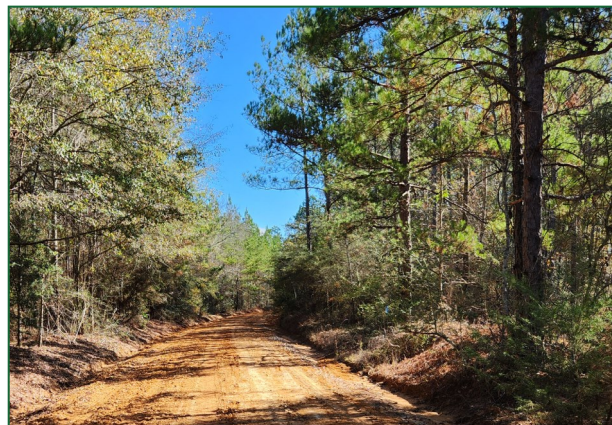
LOCATION

Stinking Creek North is located in the upper coastal plain of southeast Alabama, where you begin to have some rolling hills but not to the extent of further north. This area can have very productive sandy loam soils and is often the most sought-after land for timber production.

This tract is on County Road 312, just about six-tenths of a mile off County Road 21. It lays roughly at the halfway point between the towns of Troy and Elba, Alabama.

The neighboring properties on all sides are rural timberlands with a small bit of pastureland to the west. There are very few residences within a mile radius of this property. Most nearby residences have a Glenwood address, as this small community has a post office about 6 miles from the property. For quick provisions and fuel, the small community of Henderson has a gas station at the intersection of County Roads 6 and 21, about 5.5 miles to the northeast of the tract. The city of Troy is 17 miles to the northeast, and County Road 21 will take you directly to the "main drag" of US 231. Troy offers hotels, multiple dining options, a major hospital, and a small-scale airport.

Located 65 miles to the east is Lake Eufaula, one of the southeast's premier fisheries. The Dothan Regional Airport and the Montgomery Regional Airport are just over an hour's drive from the property. The closest major airport is in Columbus, Georgia, which is only 2.5 hours away.



At the entrance on CR 312 facing southeast.



Internal trail planted and eaten to the ground by deer.

ACCESS

Most recently, Stinking Creek North has served as a timber-producing property, providing a system of woods roads and trails that make it accessible.

The tract has approximately 900 feet of frontage along Coffee County Road 312. There is currently one access point to the property on CR 312. While not directly accessible now, power is available less than a quarter of a mile from the tract on CR 312.

Approximately 0.5 miles of logging roads exist on the tract for internal access. Most of this distance is traversable by 2x4 with good ground clearance but may require 4x4 during wet periods. Some portions of these roads may now require ATV or UTV but are still accessible for such. In addition, there are also multiple ATV or UTV trails running through the tract. These trails and paths make the existing merchantable timber accessible and provide easy access to hunting areas.

Directions to the property: Starting from US 231 in Troy, turn south onto S 3 Notch Street (which will become CR 21). There is a Circle K store on the southeast corner of this intersection. Follow this road about 10.5 miles to a stop sign in the community of Henderson. Turn west (right) to continue following CR 21. You will travel just over three-quarters of a mile and then turn south (left) to continue following CR 21. Follow this route for another 4.25 miles – you will see CR 312 on the left – turn left (east) onto CR 312. Stinking Creek North will be on your right after about six-tenths of a mile from the turn. Look for our "for sale" sign on the right.

SITE DESCRIPTION

Stinking Creek North features rolling terrain with elevations ranging from about 310 feet above sea level along the East fork of Stinking Creek up to 420 feet at the highest points. The soils are well-drained and very productive for timber.

The east fork of Stinking Creek runs diagonally across the lower portions of this tract from northwest to southeast. This stream holds water during all seasons and eventually feeds into the Pea River. The acreage around Stinking Creek is bottomland hardwood with a strong representation of acorn-producing white oak timber.

With power not too far from this tract, opportunities for a residence, cabin, or "high class" hunt camp are real possibilities.



East Fork of Stinking Creek, this creek holds water all year.

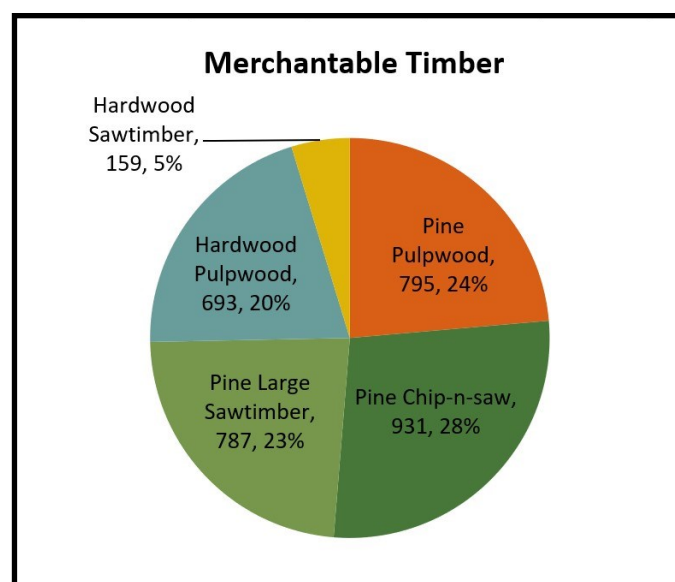
This tract is exceptionally well balanced for wildlife and recreational experience. Diversity is key for land to be preferred by wildlife. This tract has everything required to be an exclusive home for the critters. Stinking Creek provides water, the two-year-old cut-over provides cover habitat, and plenty of food sources headlined by the nut-bearing species throughout the lowland hardwood stands.

In addition to wildlife, this tract can offer nature walks through various environmental types, trail riding, camping, etc.

TIMBER

The Stumpage values were assigned by F&W Forestry Services, Inc. in December of 2022, producing a property-wide merchantable timber value estimate of \$64,000.

Merchantable Timber Summary	
Land Type	Tons
Pine Pulpwood	795
Pine Chip-n-saw	931
Pine Large Sawtimber	787
Hardwood Pulpwood	693
Hardwood Sawtimber	159
Total Acres	3,365



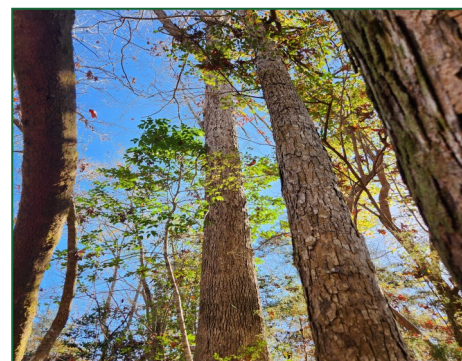
TIMBER (Continued)

The property has both immediate and future potential if timber production is part of an owner's objectives.

The property has about 34 acres of 31-year-old loblolly pine plantation along CR 312 on the north side of the tract. In terms of financial readiness, this timber stand is fully mature and can be harvested anytime. Since it is roadside and on good ground, it would be attractive to the market for its volume, ease of access, and operability for wet periods. If a buyer wants to sell the timber, it should provide a nice profit. This stand could also be thinned or placed in a burning program to enhance its wildlife value. At present, it serves to add visual security to the interior of the tract.

In 2021 an approximately 55-acre portion of this tract was clear-cut. The reforestation process is currently in motion. This area was treated with herbicide to control woody competition and will be planted with improved loblolly pine this winter. The current plan is to deploy a loblolly family native to the area with a high probability of producing sawtimber and pole quality timber. It will be planted at 545 trees per acre. This plantation should be ready for commercial thinning at or near age 15 (or the year 2038). Thinnings are indeed income-producing events. However, their purpose is typically geared toward keeping the plantation healthy and growing well. A second thinning may be considered if needed at age 21 or 22. Loblolly stands in this region reach full financial maturity between the ages of 25 and 32. We believe this regional timber market will be pine dominated for the foreseeable future. We recommend following any final harvests with loblolly reforestation for the best returns in the long run. In terms of wildlife, this plantation will provide some browse and will be excellent cover habitat during the early years. After thinning, the amount of available browse will increase substantially, and burning can then be introduced to further enhance wildlife value.

As they currently stand, the hardwood-dominated areas are contributing to the diversity of this tract in a significant way and have immense wildlife value. There are approximately 13 acres of lowland hardwood-dominated stands along Stinking Creek. If timber production is one's sole objective, much of this timber is available for harvest. Keep in mind that harvesting will be restricted to some extent on some of this specific acreage due to either terrain or to protect the integrity of the streams to adhere to Best Management Practices for Forestry.



Acorn producing White Oak trees along the creek within the bottomland hardwood areas.



The 2021 harvest area, which has been treated with herbicide and is ready for planting.

TAXES & TITLE

Stinking Creek North is owned by Bar MH Timber, LLC. The deed is recorded in the Coffee County Courthouse Deed Book 148A, Page 344. This sale includes all of parcel # 19-04-01-11-0-000-002.000. The 2022 taxes were \$211.72.

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.

Property inspections shall be done during daylight hours. Seller and Fountains Land in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.

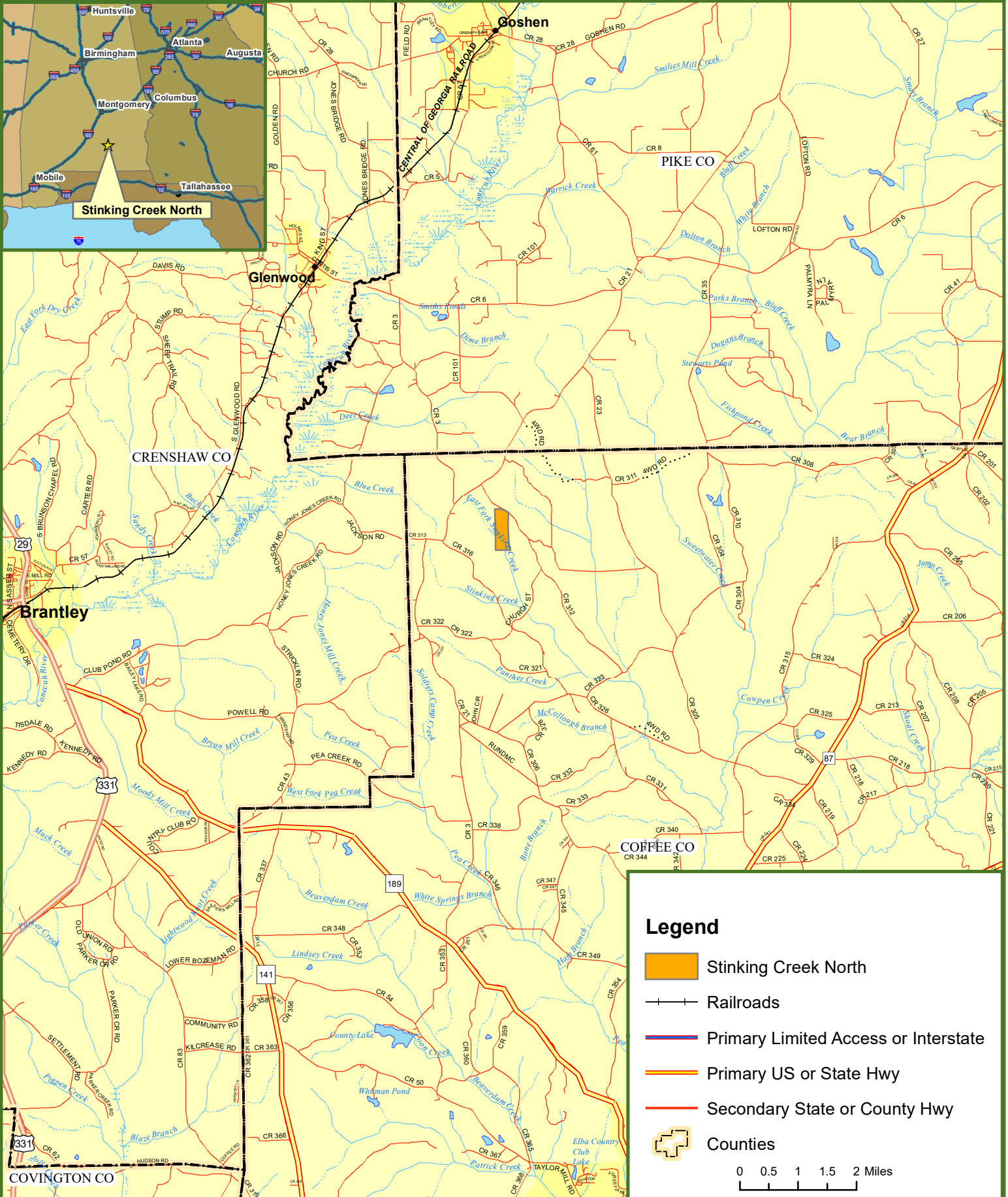


Locus Map

Stinking Creek North

Coffee County, AL

102 +/- Acres

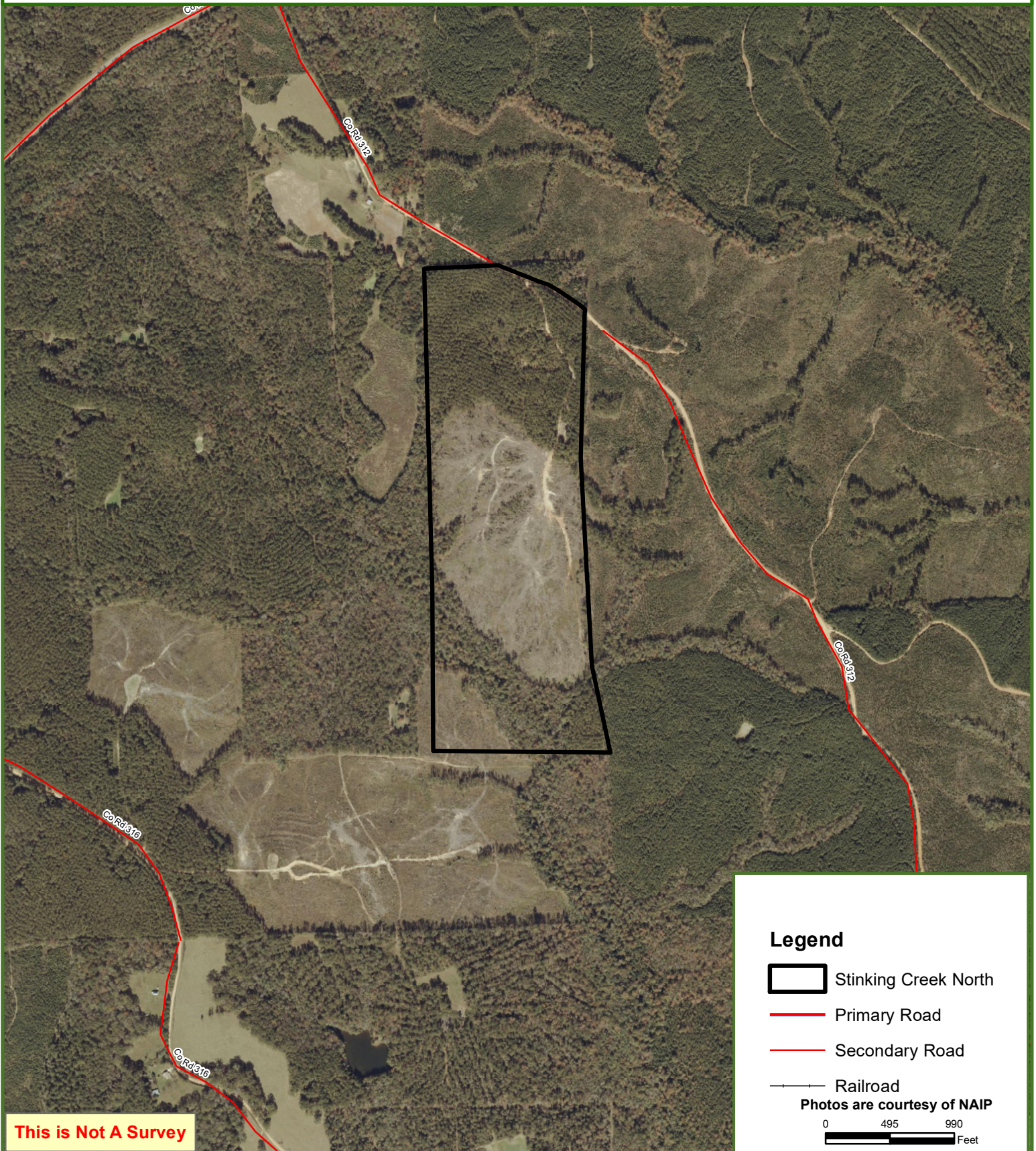




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This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



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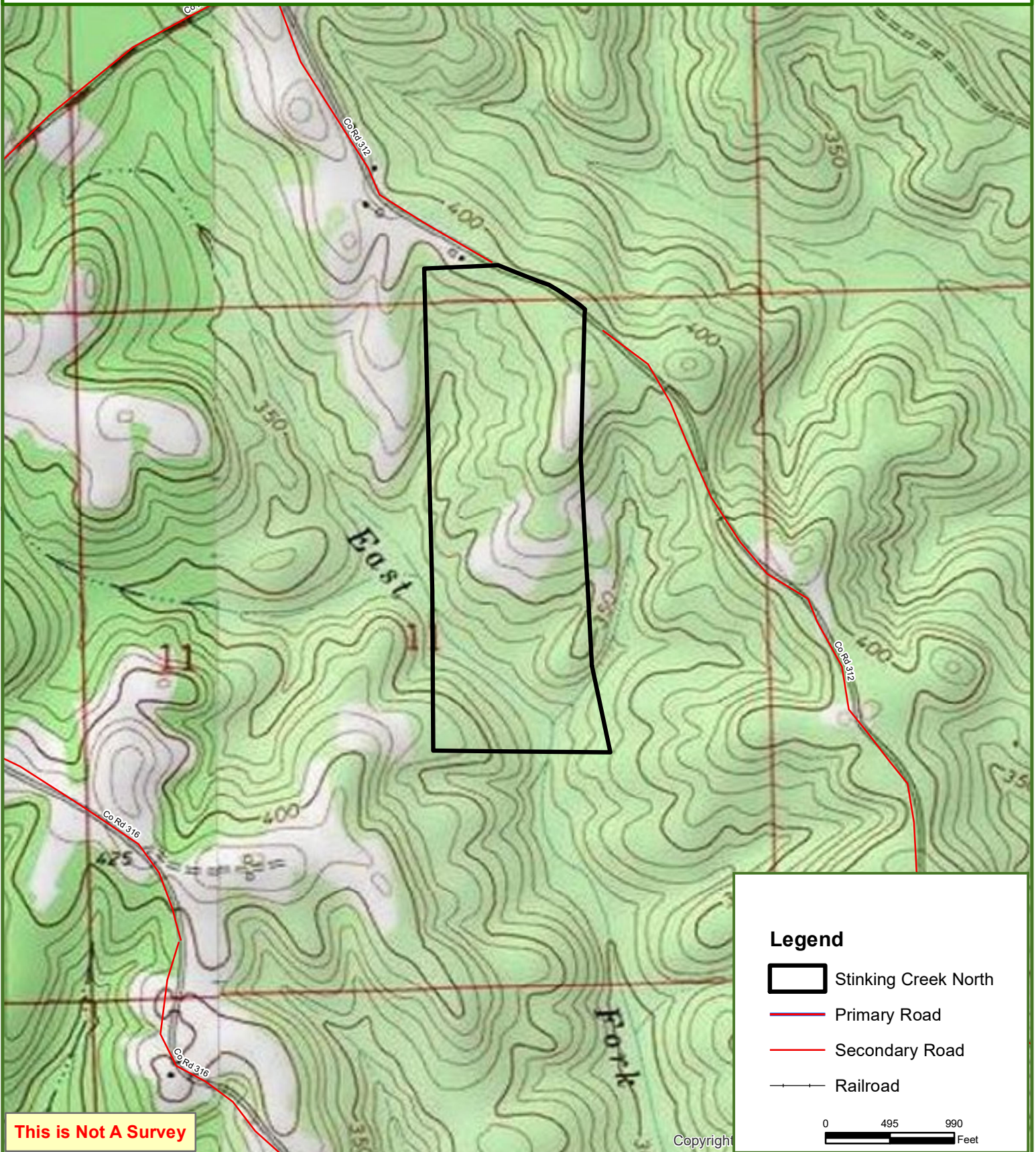
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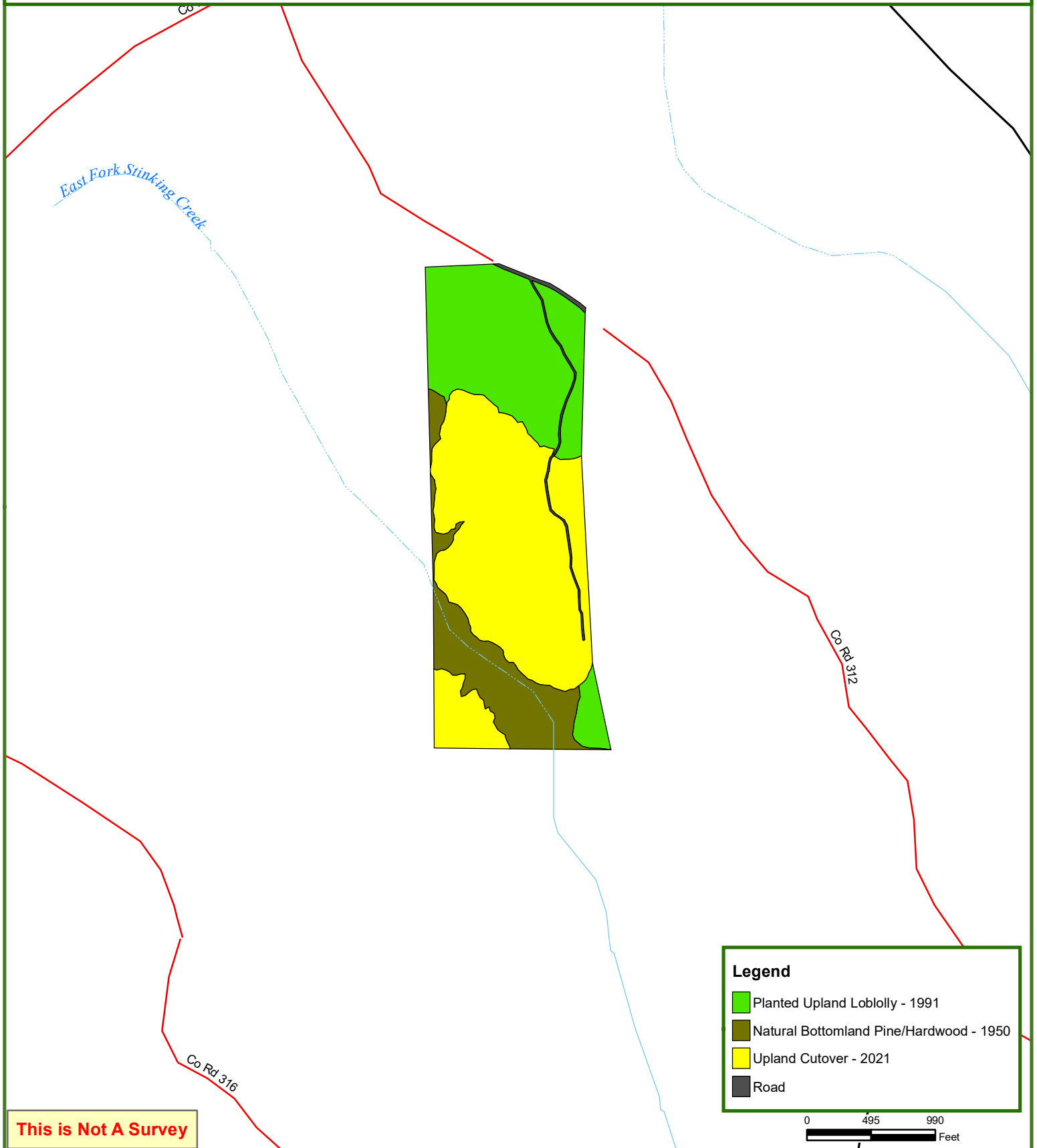


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Coffee County, TX



This is Not A Survey

Legend

- Planted Upland Loblolly - 1991
- Natural Bottomland Pine/Hardwood - 1950
- Upland Cutover - 2021
- Road

0 495 990 Feet

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