

TUCKAWAY ACRES

Boasting an easement for access, unmatched seclusion and privacy as it's surrounded by other timbered tracts, and comes equipped with a pond and high caliber timber.



***+/- 63 GIS Acres
Wadley, Clay County, Alabama***

Price: \$185,000

LOCATION

Tuckaway Acres is situated in the piedmont region of mid-eastern Alabama, an area characterized by scenic rolling hills and valleys. All sides of the property are adjacent to other timberlands.

Just six miles to the east lies the town of Wadley, which boasts a couple of small family-owned restaurants and a couple of gas stations for your quick needs. If you're looking for more dining, fuel, and grocery options, both Lineville and Ashland, AL are approximately 14 miles from the tract. You can also find multiple dining options, grocery stores, and lodging in the cities of Roanoke and Alexander City, which are approximately 25 and 35 minutes away, respectively. Hospitals can also be found in Ashland, Roanoke, and Alexander City.

For those who enjoy recreational activities, the Tallapoosa River and Lake Wedowee are in very close proximity to the tract, offering many opportunities for outdoor fun.

Access to Tuckaway is provided via an easement off AL Hwy 77, approximately 30 minutes from US Hwy 280 and an hour from I-20 and I-85. If you're traveling from Atlanta, Hartsfield-Jackson International Airport is about an hour and forty-five minutes away, barring any rush hour traffic.

ACCESS

Tuckaway Acres is accessible by an easement off of AL Hwy 77, a well-maintained state highway. The property boasts a driveway cut following the easement into the property which ends at the pond. In addition, there are other interior trails that have been used to access timber on the tract that cross other landowners, with the option remaining for interior roads and trails to be built to create an entirely internal road system. Direct access to power is also available on the property.

Directions to the property: Starting in the town of Wadley at the intersection of AL Hwy 22 and AL Hwy 77, follow Hwy 77 north toward Lineville/Ashland for about six and one quarter miles and the access will be on your right.

SITE DESCRIPTION

Tuckaway Acres features rolling terrain with well-drained soils that are ideal for timber production. The elevation ranges from around 840 feet above sea level, where the creek runs the northern border, to its highest point of about 980 feet. Additionally, there is a lovely perennial stream that flows from south to north across the property's northern edge, which enhances the land's overall beauty and ecological worth. With old hardwood trees for hard mast forage, early successional habitat in the young plantation for browse, cover, and ample water, this tract provides abundant opportunities for wildlife.



Looking west at the access point on AL Hwy 77.



To access the tract, there's an easement that runs alongside this year and features a pipe installed off of AL Hwy 77.



A nice stand of mixed mature hardwoods lines the interior road to the pond.

TIMBER

In 2019, the upland merchantable timber of the tract was harvested. The tract has additional merchantable timber within the natural bottomland hardwood stands that follow the run of the drainage system. However, state best management practices limit the amount of harvest that can take place within these areas to protect the integrity of the streams. No merchantable timber volume or value is currently assigned to this tract.

The upland areas were replanted with genetically improved loblolly pine in the winter of 2021. The acreages total approximately 40 and should grow vigorously over the next several years for timber management.

A thinning should take place at or near age 15, generating some timber income, but primarily to keep the plantation healthy and growing and help it transition into higher-value timber products such as saw timber. Timing this thinning at or near age 15 is very important to gain these benefits. Additionally, the thinning will contribute significantly to wildlife value and diversity.

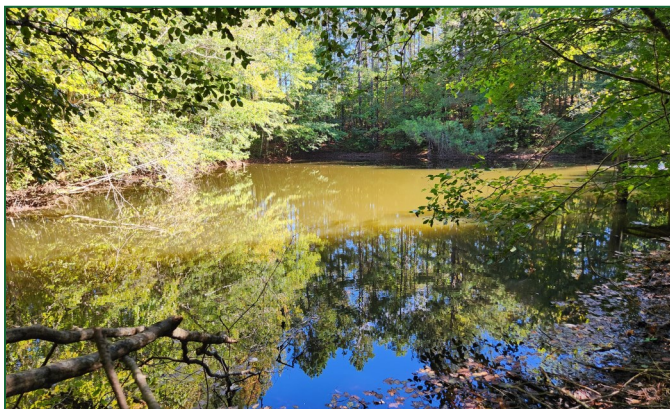
To maximize return on timber value, a woody release and fertilizing post-thinning can be conducted. The plantation should be ready for a second thin at or near age 21 and reach full financial maturity between the ages of 25 and 28, at which time a final harvest can be conducted to capture its value if that is the landowner's objective.



The hardwood bottoms have a nice mix of oaks and hickories, which are very valuable for wildlife.



The pine plantation is thriving thanks to its superior genetics and strong growth and development.



A serene spot to play or build awaits at the tucked away and secluded pond with a dock.

TIMBER (Cont.)

Alternatively, if the landowner's objective is to enhance aesthetics and wildlife value after age 15, thinning and a prescribed burning regimen can begin every two or three years. Conducting control burns will enhance wildlife value, reduce the risk of loss to wildfire, improve aesthetics, and control undesired species within the plantation.

While the hardwood-dominated acreage that follows the creek has marketable value, most landowners choose to leave these stands intact to protect the integrity of the stream and add diversity to the property. This tract has a good representation of white oak within this area that produces acorns, which provide an excellent wildlife food source during the fall of the year.



The creek marks the boundary between this parcel and the tract to the north.

TAXES & TITLE

Tuckaway Acres is owned by Anthony C. Drake and Eleanore Drake. In 2022, the property taxes were estimated at \$1.67 per acre. The property boundaries are marked in purple paint. The property is currently enrolled into the Current Use program for tax savings.

The sale includes all of or part of the three parcels:

- All of parcel #17 19 07 36 0 000 007.000 (24.7 deeded acres) Recorded in the Clay County Courthouse; Deed Book 489, Page 149.
- All of parcel #17 19 07 36 0 000 008.000 (20 deeded acres) Recorded in the Clay County Courthouse; Deed Book 489, Page 149.
- Only that part of parcel #17 19 07 36 0 000 001.000 that lays south and east of the creek as shown on the maps (estimated to be 18.3 acres by GIS measurement) Recorded in the Clay County Courthouse; Deed Book 489, Page 145.



This nice perennial stream holds water nearly all year.

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.

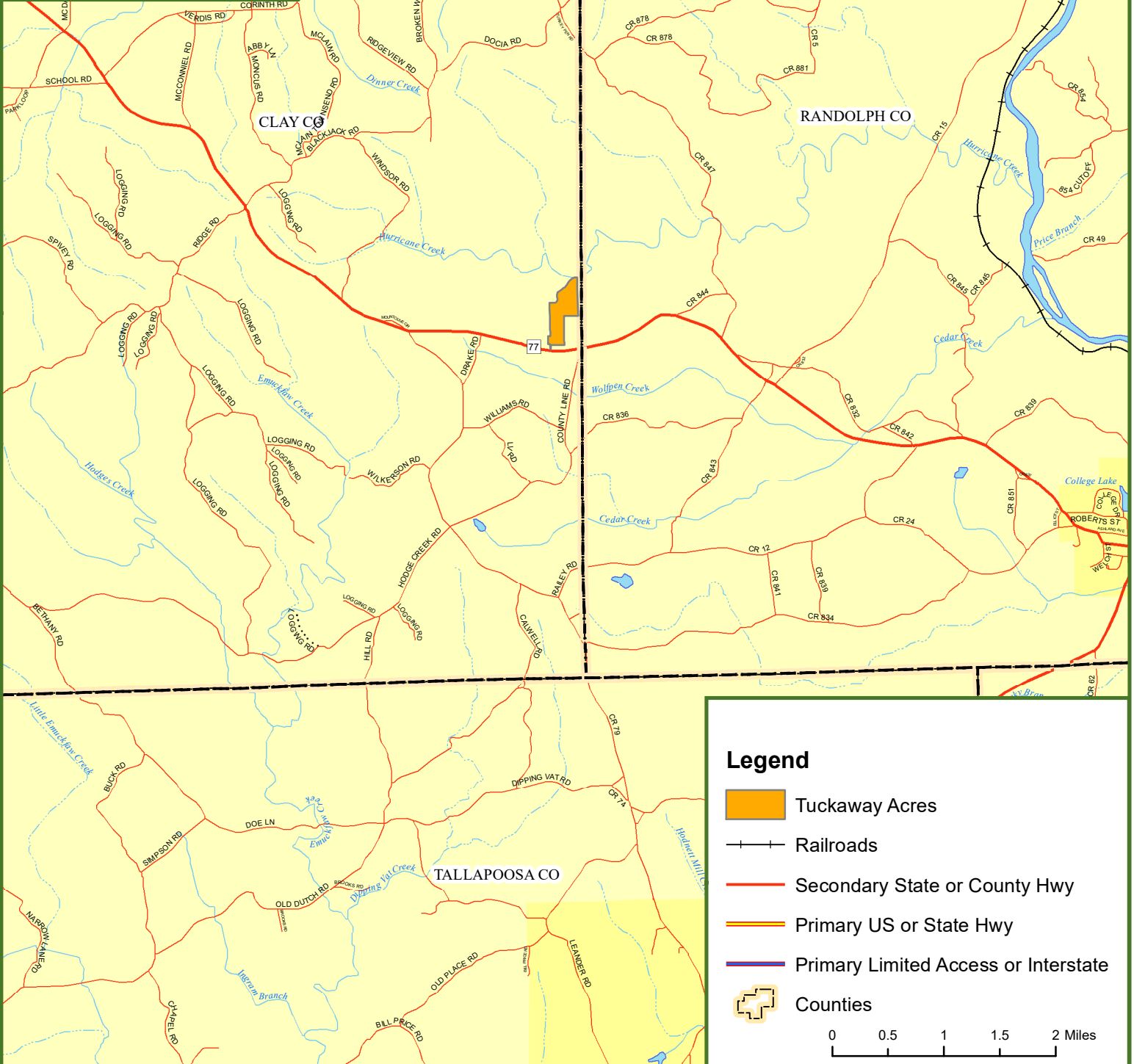


Locus Map

Tuckaway Acres Tract

Clay County, AL

63 ± Acres

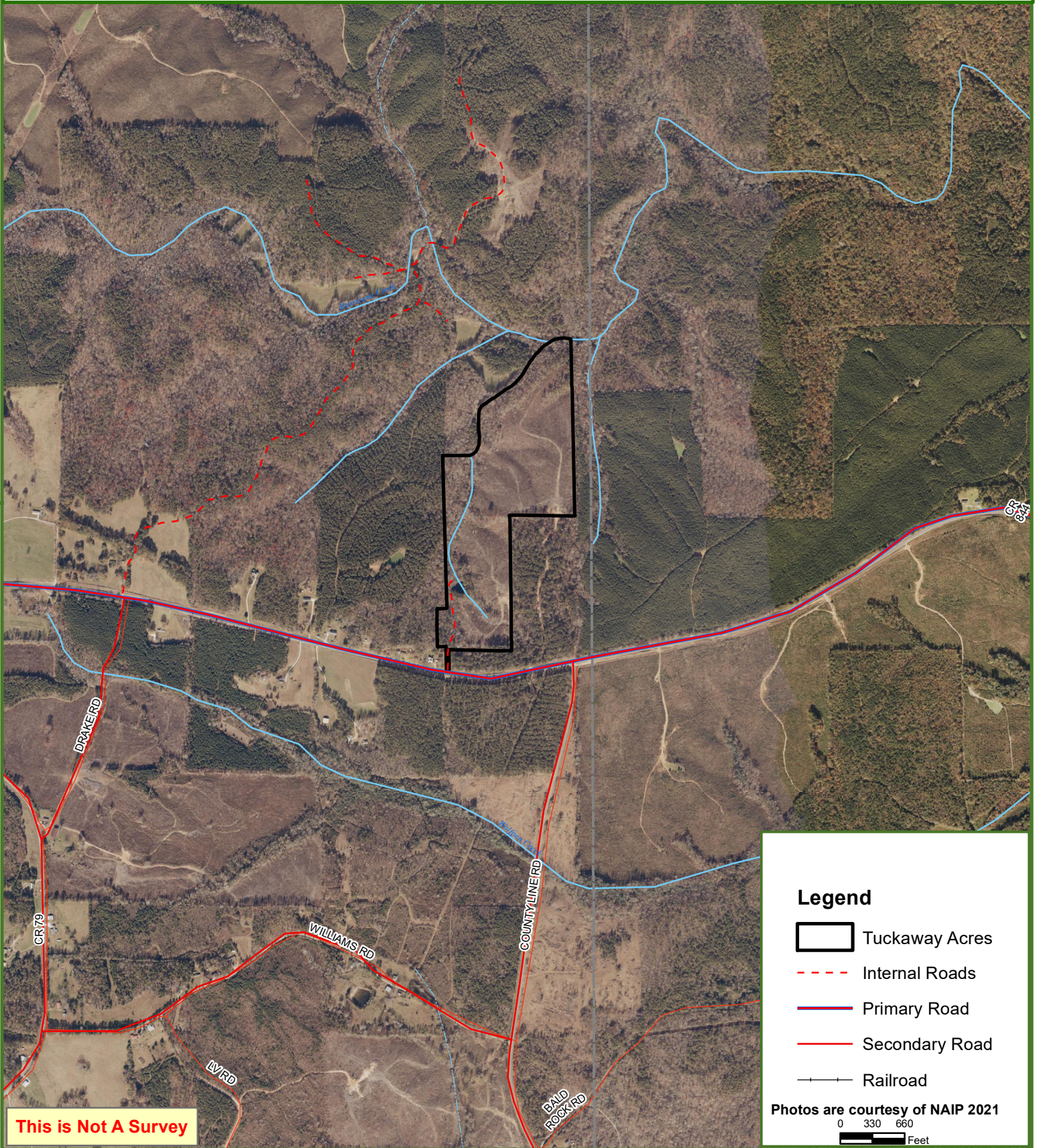




Tuckaway Acres Tract

Clay County, AL

63 ± Acres



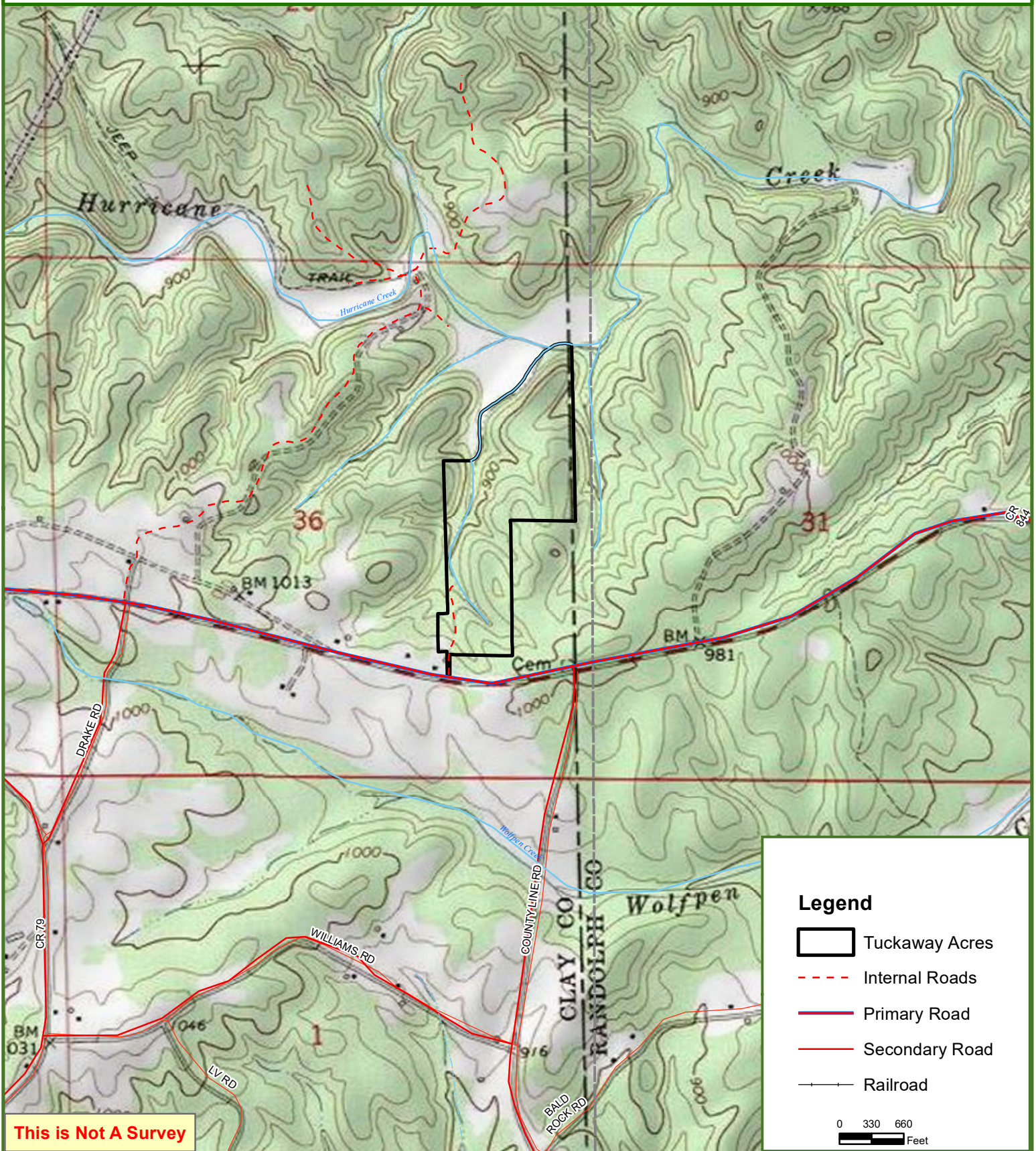
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Tuckaway Acres Tract

Clay County, AL

63 ± Acres



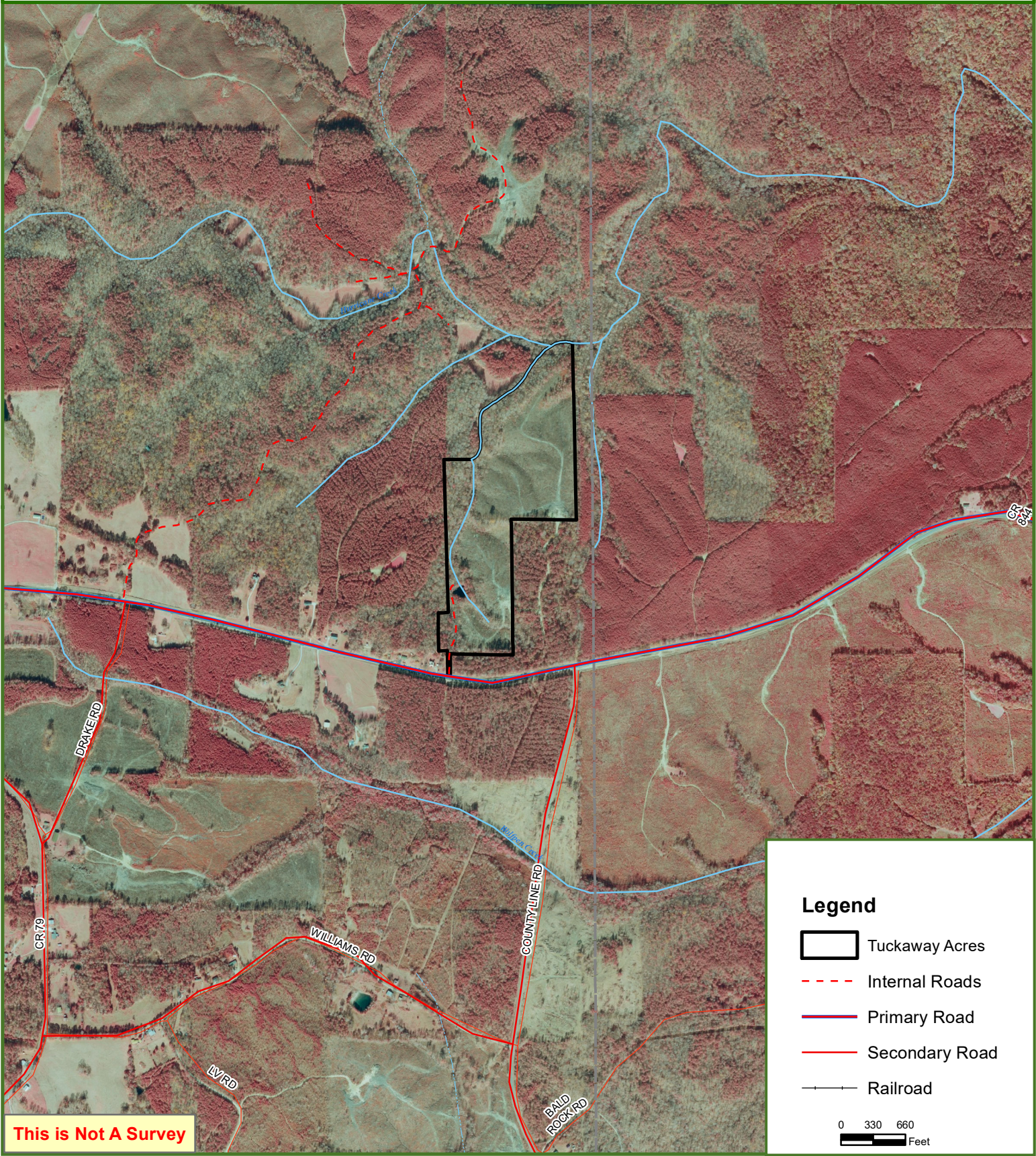
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Clay County, AL

63 ± Acres



Legend

- Tuckaway Acres
- Internal Roads
- Primary Road
- Secondary Road
- Railroad

0 330 660
Feet

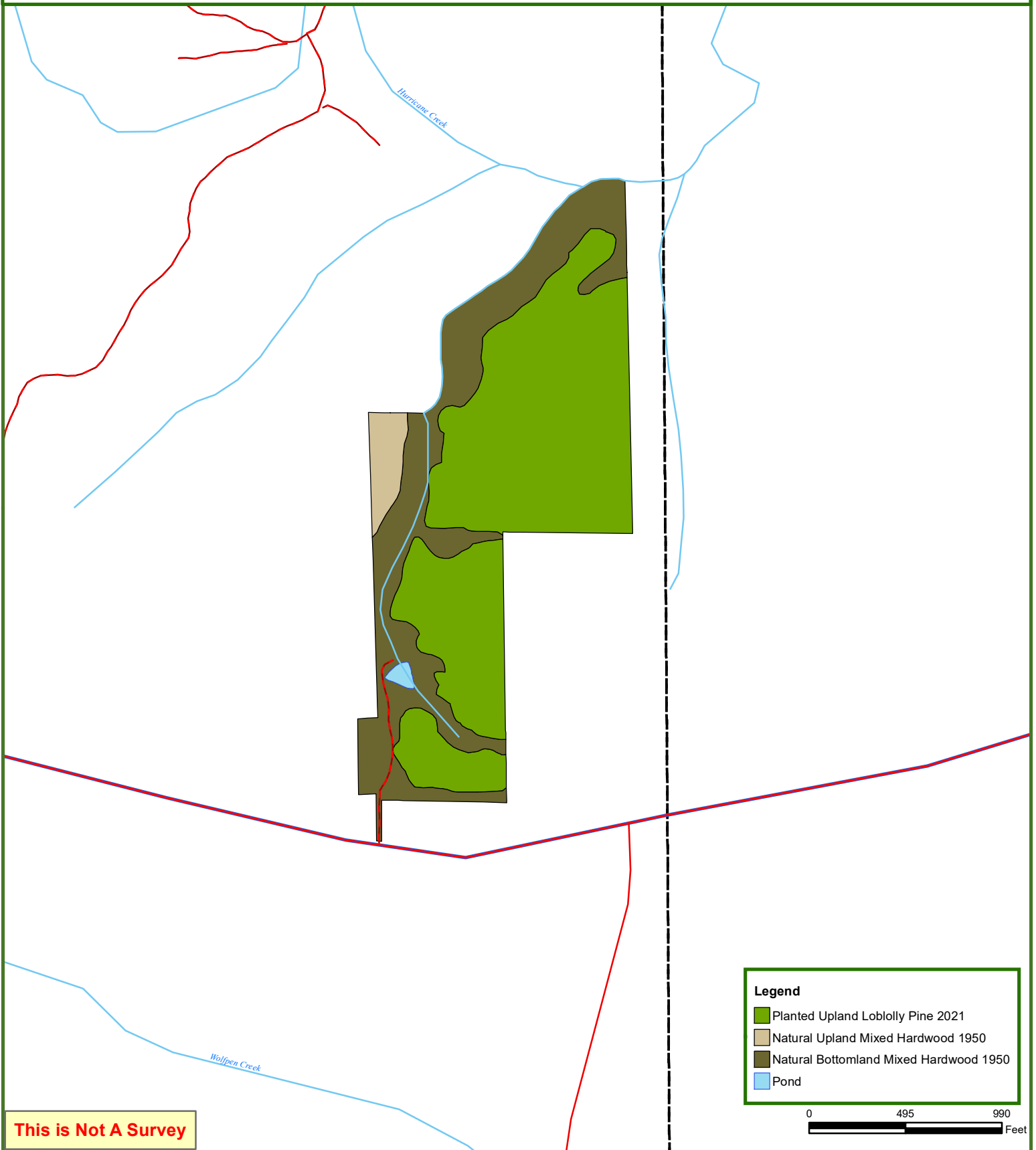
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