



**Fountains
Land**
AN F&W COMPANY



Big Springs Tract

A diverse tract with high-quality pine plantings, mature hardwoods, and prime wildlife habitat located in strong timber markets.

Big Springs Tract presents a secluded tract with great potential for timber production ideal for buyers seeking the following attributes:

- High quality timber investment with 120 acres of recently planted loblolly pine offering excellent long-term potential for sawtimber and pole-quality timber production in strong local market.
- Well-drained soils, gently rolling terrain, and active creeks support robust timber growth, while the bottomlands with mature hardwoods enhance ecological value and wildlife corridors.
- A mix of upland natural timber, hardwood bottomlands, and established food plots creating ideal conditions for hunting, wildlife viewing, and outdoor recreation.
- A network of interior roads and trails established after recent harvest activity provides good access throughout the property, with a deeded easement connecting to paved County Road 87, where power is available.

Property Highlights

\$ \$563,700

ac 179 Acres

Roanoke, AL

Timberland



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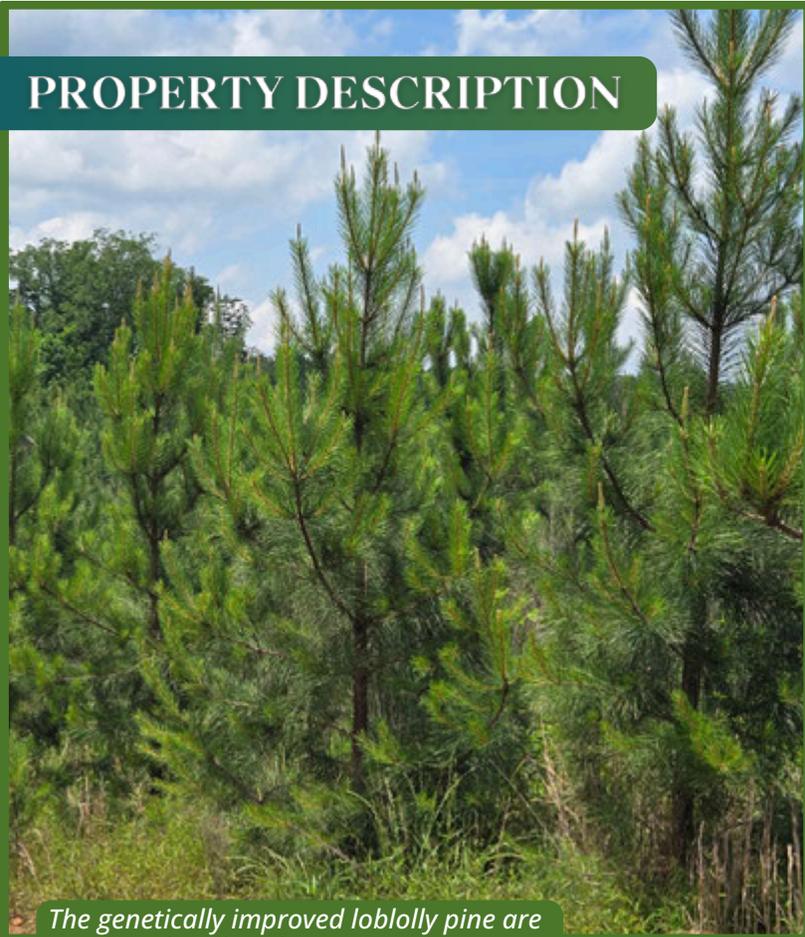
LOCATION



The gate to the property is approximately 100 yards off of the county road.

The Big Springs Tract is situated in the Piedmont region of Alabama, characterized by its rolling hills and valleys. It is surrounded by timberland on all sides. The city of Roanoke, along with US Hwy 431, is approximately 15 minutes to the south and offers dining, grocery stores, and hotel accommodations. The town of Wedowee, located about 20 minutes to the west, has a hospital available for medical needs. Both Lakes Wedowee and West Point are easily accessible for day trips. Additionally, the Atlanta Airport is about an hour and a half away.

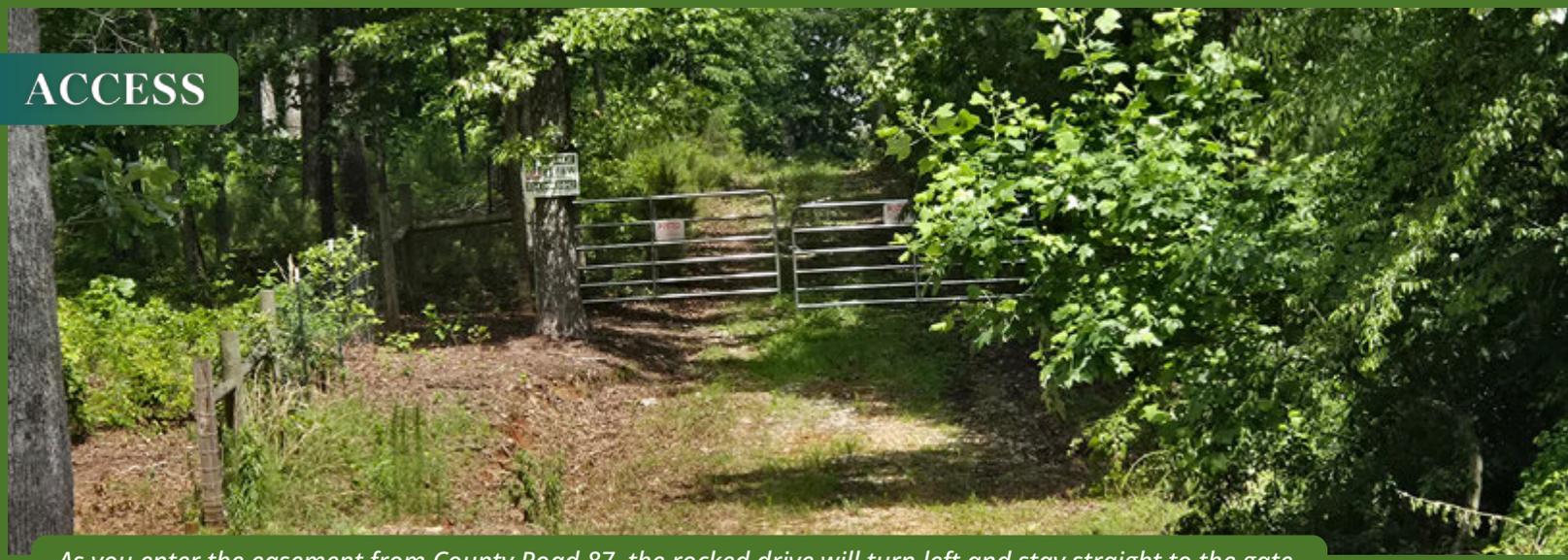
PROPERTY DESCRIPTION



The genetically improved loblolly pine are entering their fourth growing season.

This tract offers excellent recreational appeal, thanks to its diverse mix of timber types and its connection to an expansive forested landscape that enhances both seclusion and wildlife movement. The property holds strong potential for future timber production, making it equally attractive to those seeking both enjoyment and long-term investment opportunities. The terrain is gently rolling, with elevations ranging from 1,080 to 1,280 feet above sea level. The soils are well-drained and suitable for timber management. Additionally, there are several creeks running through the middle of the tract and the southern portion as well. Established food plots are also available on the property. The Tallapoosa River, West Point Lake, and Lake Wedowee are all just a short drive away.

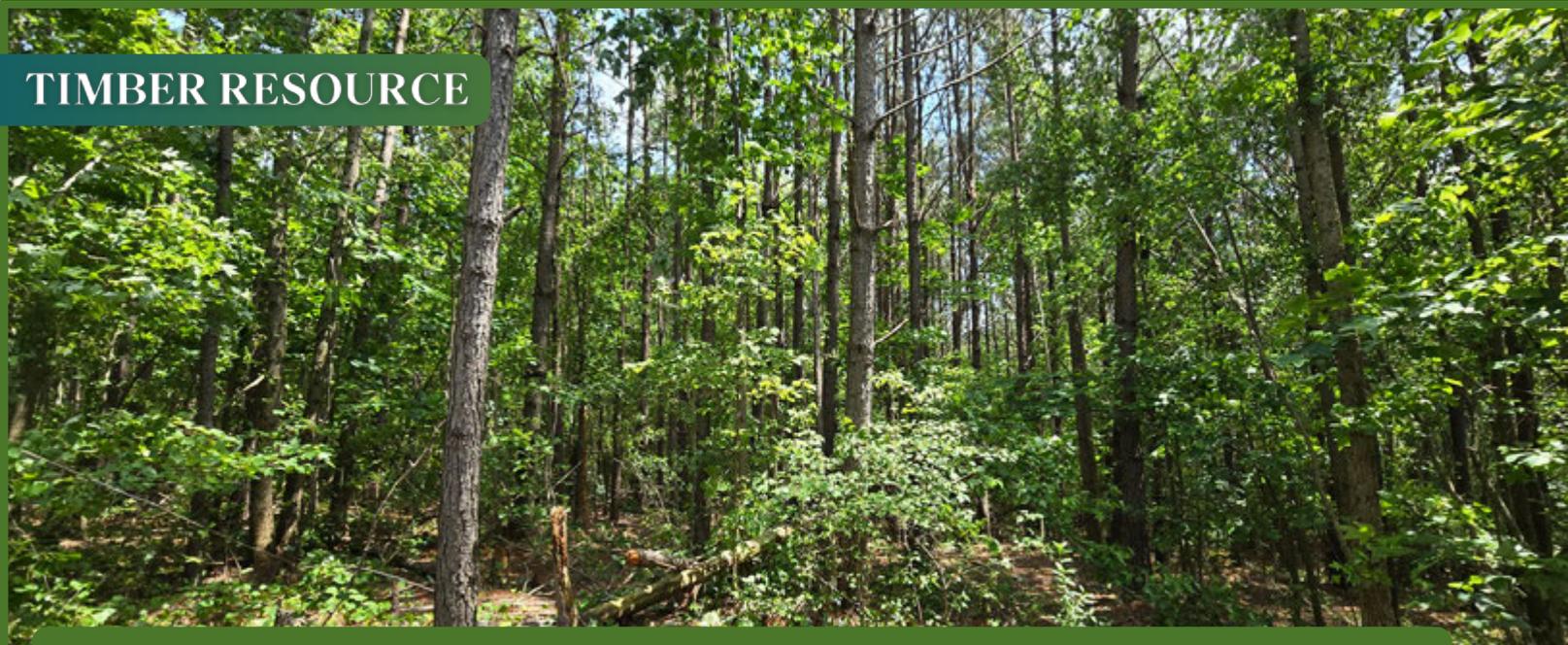
ACCESS



As you enter the easement from County Road 87, the rocky drive will turn left and stay straight to the gate.

The tract is currently accessible by an easement that crosses other ownerships to County Road 87. Thanks to recent timber harvest activity, a system of interior roads and trails has been established for interior access. Most of these are suitable for 2x4 when dry but may require 4x4 during wet periods. The easement leads to County Road 87, which is a paved county-maintained road. Power is available along the county road.

TIMBER RESOURCE



There are approximately 25 -30 acres of upland mature timber, which could provide near-term timber income if desired.

The Big Springs Tract consists of approximately 120 acres of recently planted genetically improved loblolly pine established in 2022 and 2023. The genetic stock used is expected to produce sawtimber and pole-quality timber once it reaches maturity. In this region, the typical management practice is to thin the trees around age 15 and again at age 21. They are anticipated to reach financial maturity between the ages of 25 and 30, depending on growth rates and market conditions. After thinning, other options can be considered to enhance growth and/or wildlife value, such as prescribed burning, fertilization, and herbaceous treatments. This tract is located within a strong market for pine sawtimber and poles.

TIMBER RESOURCE



The property features no shortage of oak within the representation of hardwood.

There are also about 30 acres of upland natural timber, featuring a mixture of pine and hardwood. These areas can provide near-term timber income if desired. If timber production is a primary objective, these areas should be replanted with loblolly pine after harvesting. Currently, they contribute to the property's diversity.

Additionally, the tract includes approximately 39 acres of hardwood-dominated bottomlands that follow the courses of the creeks. While some timber harvesting can be conducted in these areas, it is generally recommended to keep them intact to serve as wildlife travel corridors and to enhance the tract's diversity. This area contains a significant number of hard mast-producing trees (such as oaks), which provide valuable food sources throughout the year.

TAX & TITLE



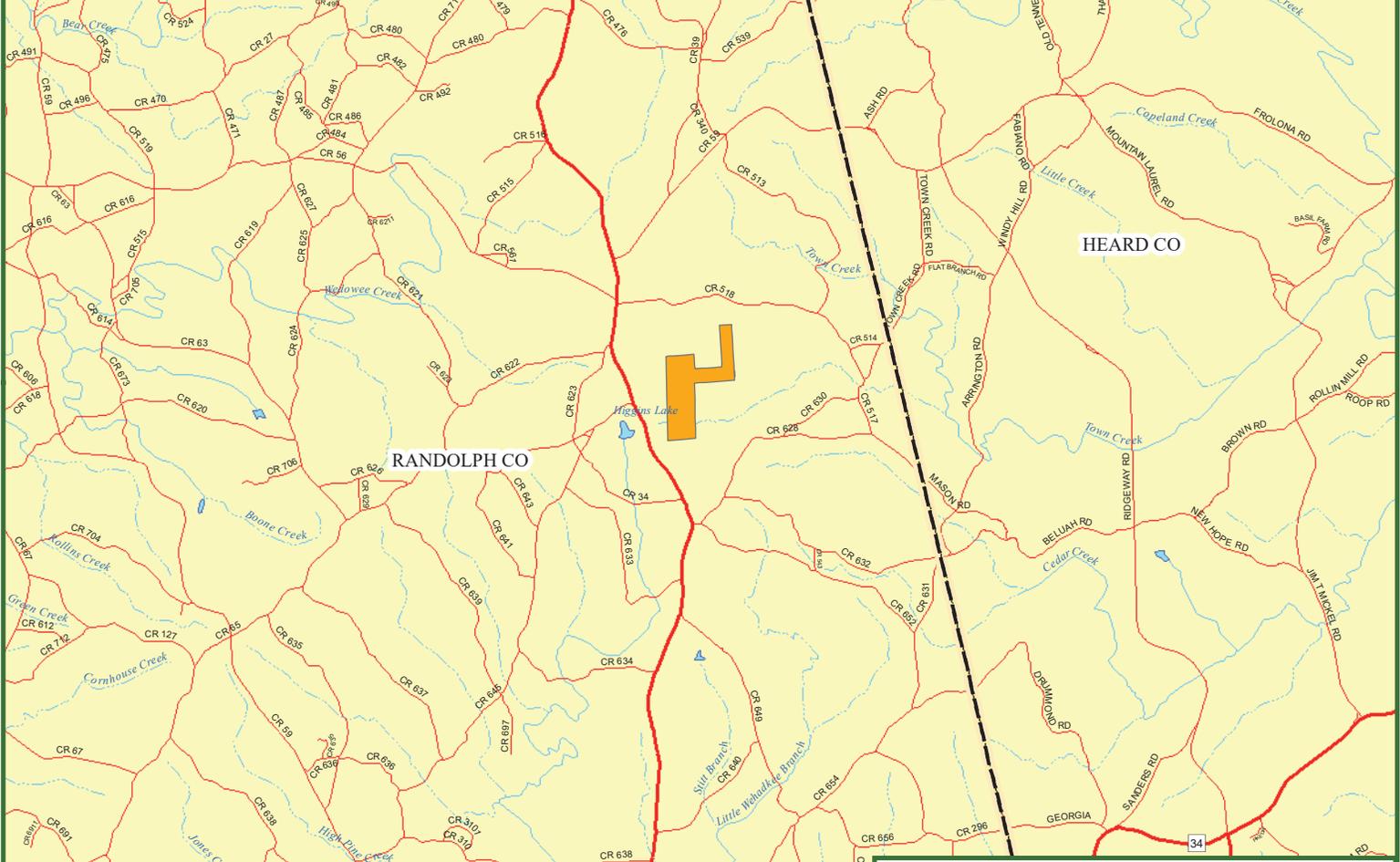
With perennial streams, there is an abundance of water.

The Big Springs Tract is owned by DTOF AL, LLC. The deed is recorded in the Randolph County Courthouse. In 2023, property taxes were an estimated \$360. This property is currently enrolled in Alabama's Current Use program for tax savings.

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains Land 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.



Locus Map Big Springs Tract Randolph County, AL 179.00 ± Acres



Legend

- Big Springs Tract
- Railroads
- Secondary State or County Hwy
- Primary US or State Hwy
- Primary Limited Access or Interstate
- Counties

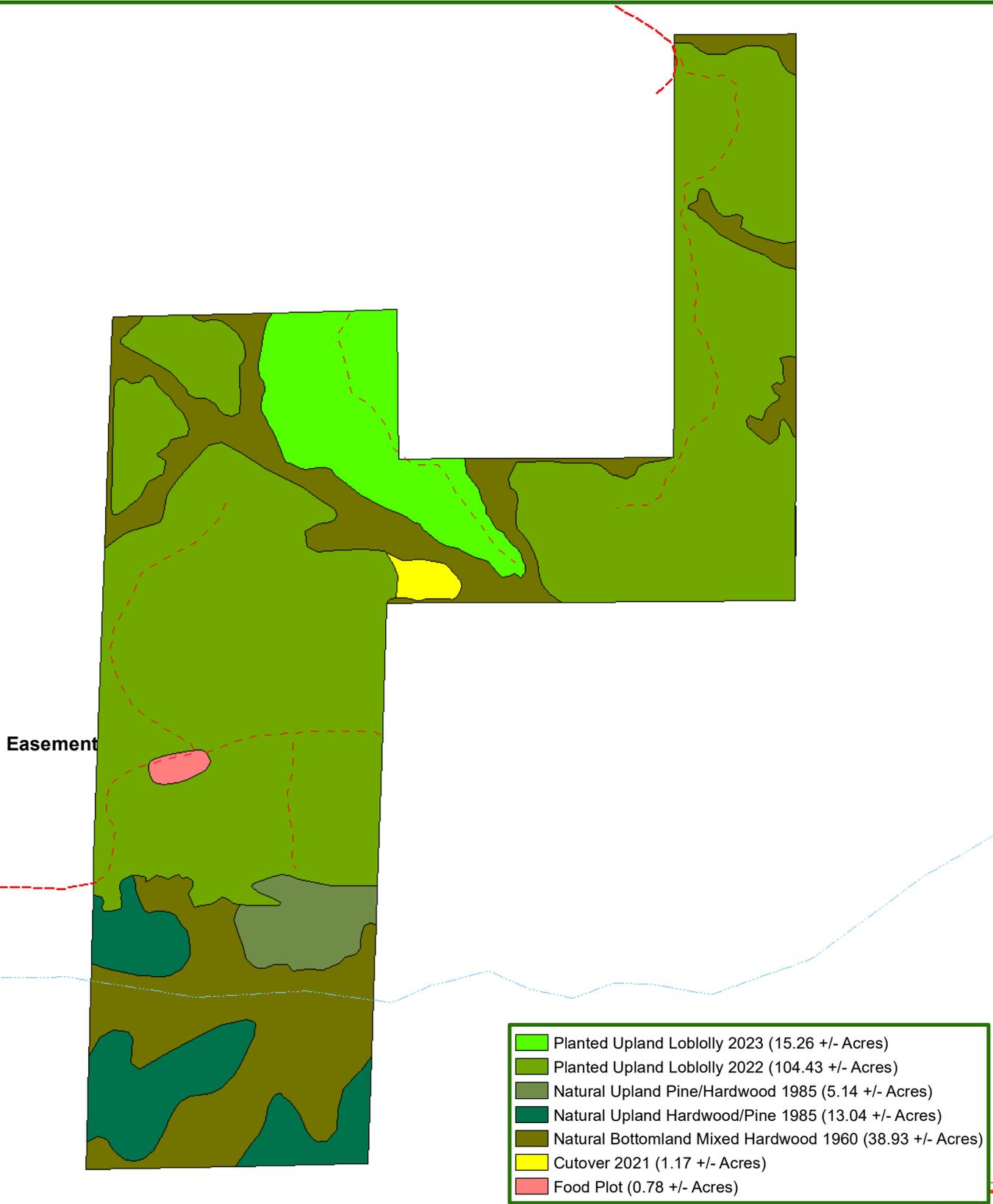
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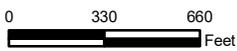
Big Springs Tract

Randolph County, AL

179.00 ± Acres



This is Not A Survey



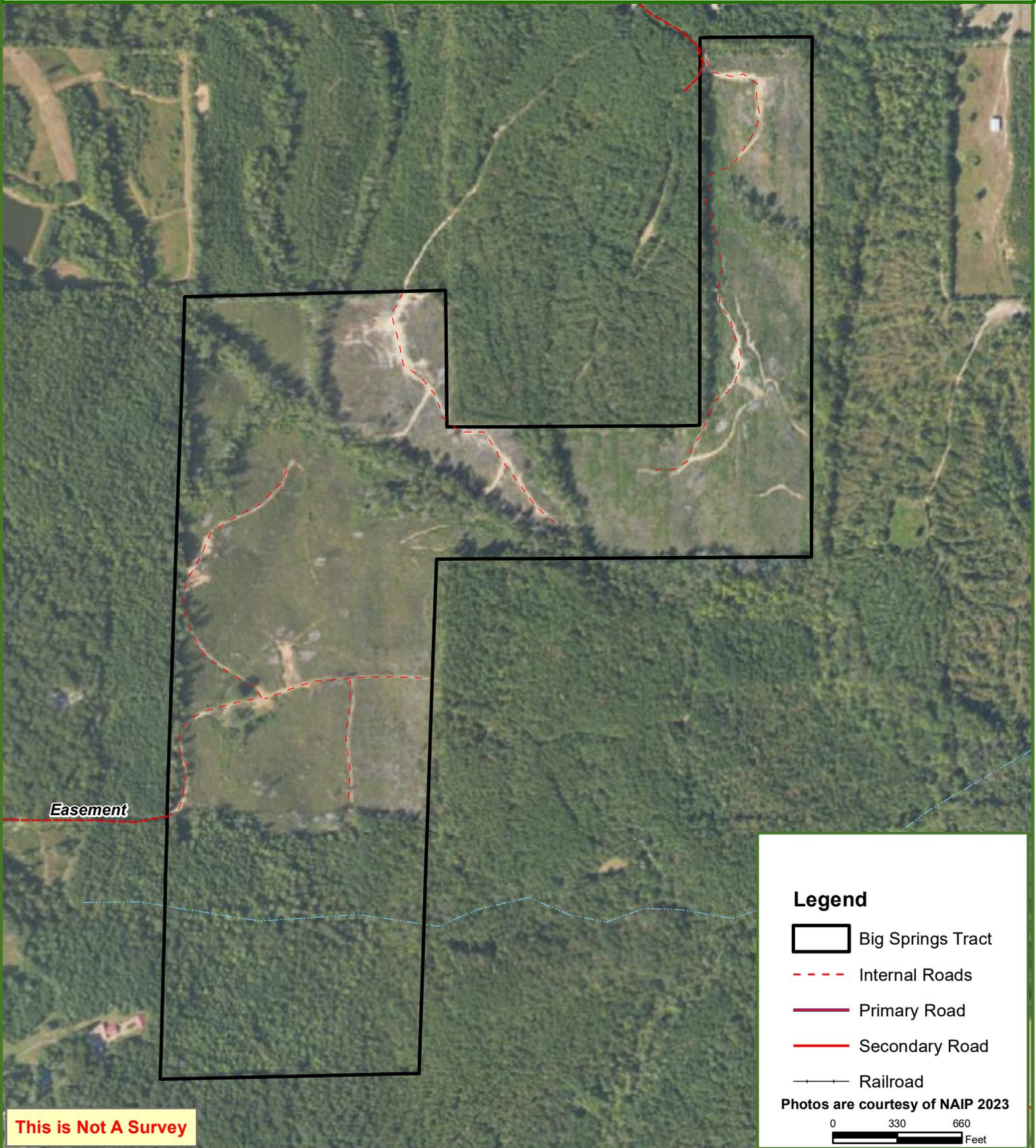
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Big Springs Tract

Randolph County, AL

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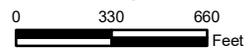


Easement

Legend

- Big Springs Tract
- Internal Roads
- Primary Road
- Secondary Road
- Railroad

Photos are courtesy of NAIP 2023



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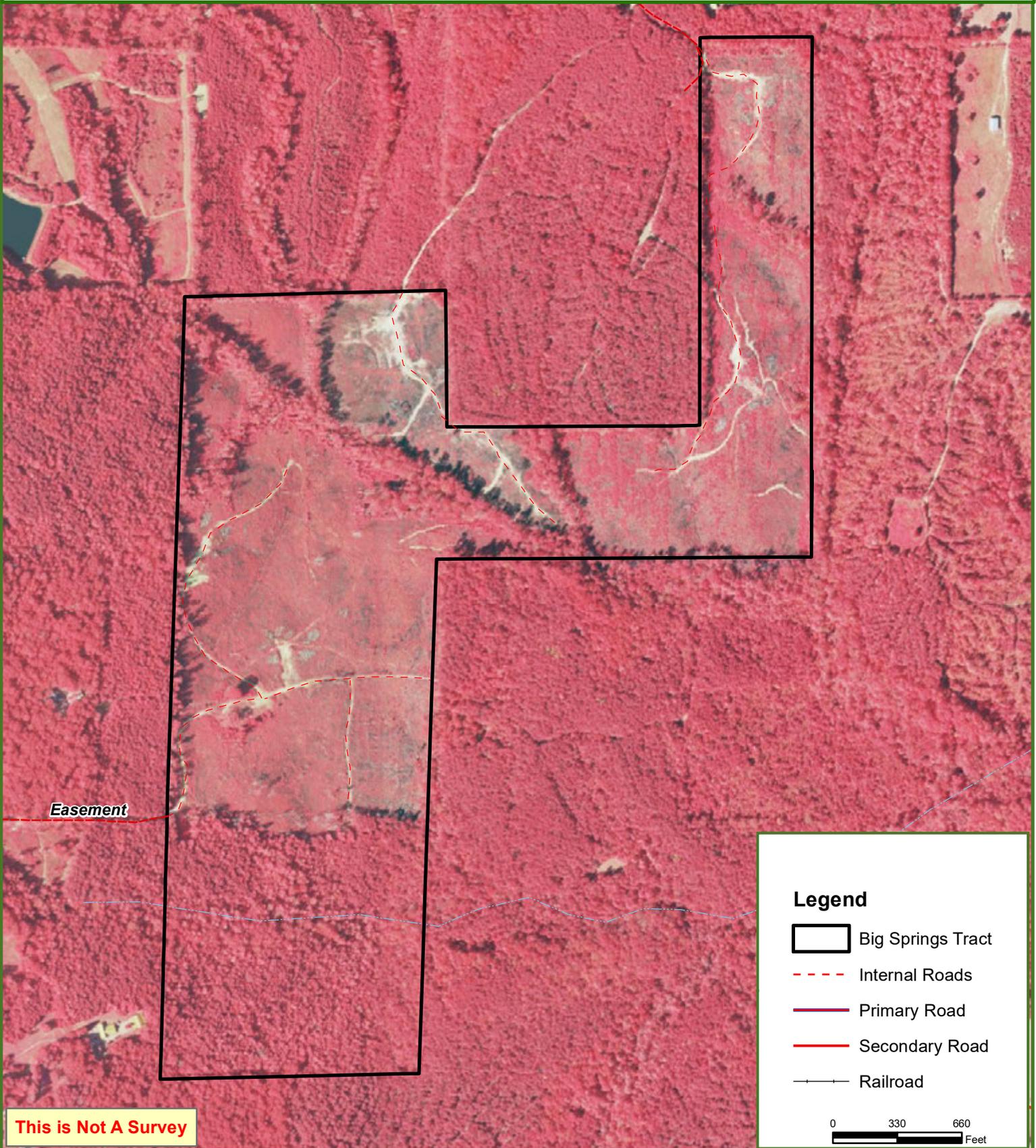
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Big Springs Tract

Randolph County, AL

179.00 ± Acres



Legend

- Big Springs Tract
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0 330 660
Feet

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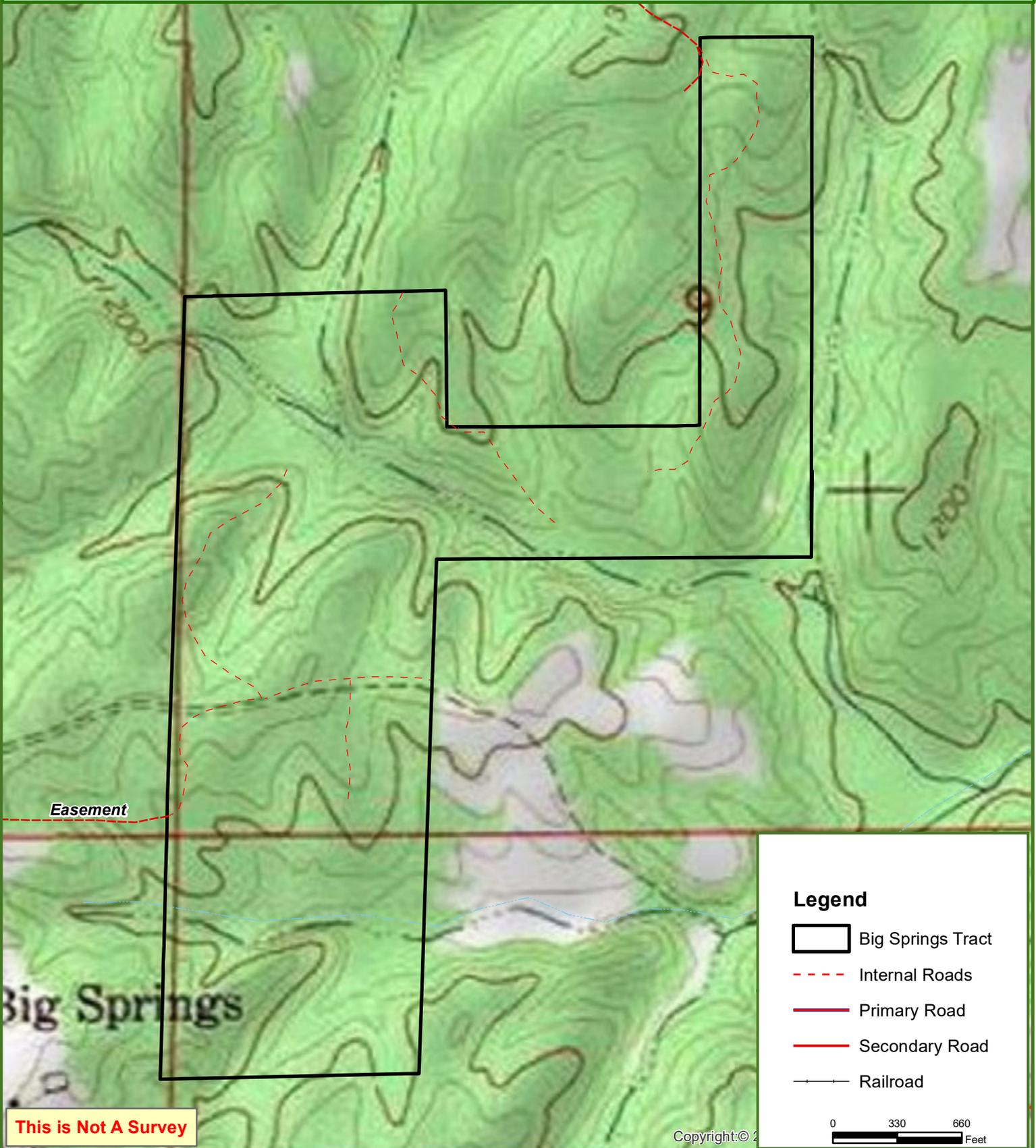
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Big Springs Tract

Randolph County, AL

179.00 ± Acres



Easement

Legend

-  Big Springs Tract
-  Internal Roads
-  Primary Road
-  Secondary Road
-  Railroad

This is Not A Survey

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0 330 660
Feet

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