

CHERRY GROVE

A perfect spot to build a rural retreat or enjoy the great outdoors in the Rosewood community, bordering the peaceful serenity of the Talladega National Forest in Cleburne, Co., Alabama.



***+/- 14.68 GIS Acres
Fruithurst, Cleburne County, Alabama***

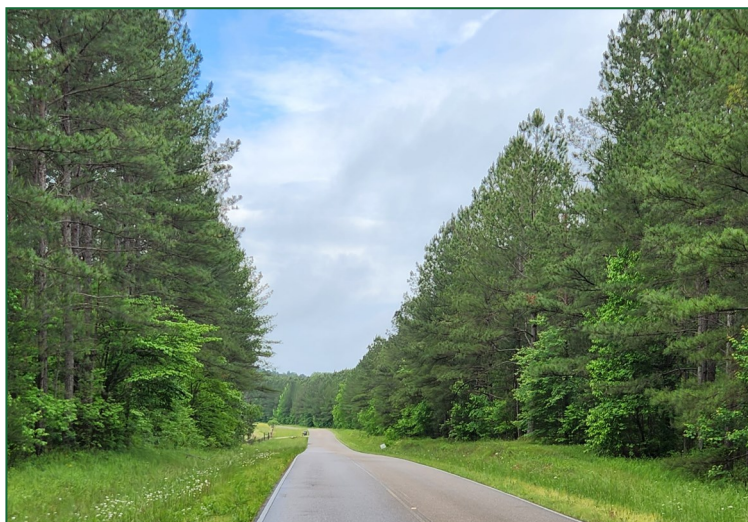
Price: \$73,500

LOCATION

Cherry Grove is in the upper Piedmont region of mid-eastern Alabama. It lies just a few miles east of the Talladega National Forest, the southernmost reaches of the Appalachian Mountains. Other timberlands immediately adjoin this property on three sides and its joined by a winery to the south. Cherry Grove is accessible from US Hwy 78, with a 10-minute drive, and only 15 minutes from I-20.

The town of Fruithurst is just 6 miles to the south of Cherry Grove. Fruithurst has a small family-owned restaurant and a Dollar General for those immediate needs.

Heflin, Alabama, and Tallapoosa, Georgia, are 12 to 13 miles from the tract. Both provide multiple dining, fuel, and grocery options. Tallapoosa also has a hotel. Bremen, Georgia, provides a hospital only 21 miles from the tract.



Standing at the entrance looking south along Cleburne County Road 65. Cherry Grove is on the left.

The Talladega National Forest is just a few miles west of Cherry Grove and provides multiple recreational opportunities.

The City of Anniston in Alabama is 33 miles away and roughly 40 minutes from Cherry Grove. Anniston is a significant town in mid-east Alabama with numerous dining, grocery, and hotel options, three hospitals, and a regional airport. Atlanta's Hartsfield-Jackson International Airport is only an hour and fifteen minutes away.

ACCESS

Cherry Grove has one small interior trail leading from County Road 65 to the small food plot in the center of the property. The trail itself is suitable for a 4x4.

This tract boasts nearly 1140 feet of frontage along County Road 65, which is well-maintained and paved.

Currently, there is one driveway cut. Power is available just a quarter mile to the south of the property.



Cherry Grove features a small creek running north to south across the entirety of the property.

Directions to the property: starting in Fruithurst from the intersection of US Hwy 78 and County Road 35, turn North onto CR 35 (also labeled 1st Street SW inside town limits). This will be a right-hand turn if you are coming from the east (from Georgia). This will be a left turn if you are coming from the west. The Fruithurst Volunteer Fire Department is located at this intersection for a point of reference. Once on CR 35, follow it for a little over 3 miles; it will merge into and become CR 49. Continue following CR 49 for about 2 miles and turn right (north) onto CR 65. The property will be on the left, past the vineyards, just under a mile after the turn.

SITE DESCRIPTION

Cherry Grove has rolling terrain but has an excellent potential building lot for a home with a basement where the current food plot is located. Soils are well-drained and productive for timber. Elevation runs from just over 1000 feet above sea level, where the creek leaves the southern border up to about 1080 feet at its highest point.

A nice perennial stream runs from north to south across the entirety of the tract adding to the overall aesthetic and ecological value.

While a small tract, it attracts wildlife as it has browse present within the plantation, food plot, and a good water source provided by the creek.



The current food plot in the center of the tract could be a great homesite.

TIMBER

Cherry Grove was inventoried for timber volume in late 2022 as part of a larger project, including other properties. As per result of that inventory, this tract currently has the following timber volumes:

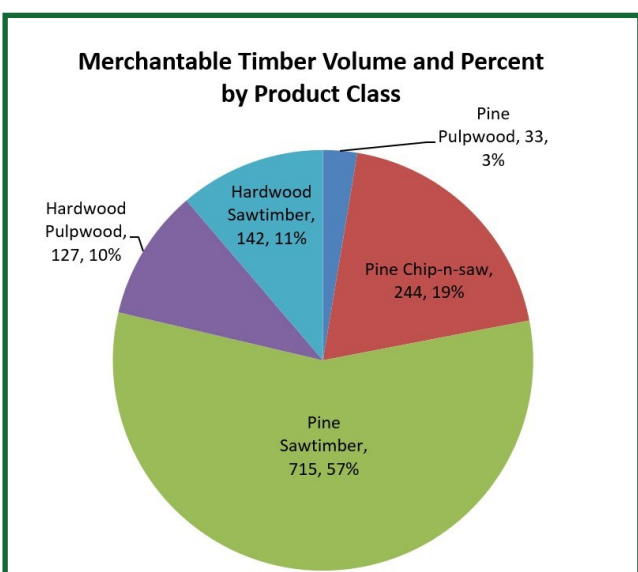
F&W assigned product values based on recent timber sales in the region and derived a total estimated timber value of \$26,000.

For timber management, there are approximately 11 total acres of 27-year-old loblolly pine plantation on this tract. This plantation has reached full financial maturity and could be harvested immediately.

Be aware that 11 acres is a small management unit in the overall scheme of forestry, but having direct paved road frontage could make this a potential attractive timber sale for loggers during wet periods when other tracts would be less accessible. If your objective is timber income, harvesting this timber soon and replacing it with another fast-growing loblolly plantation is the best option.

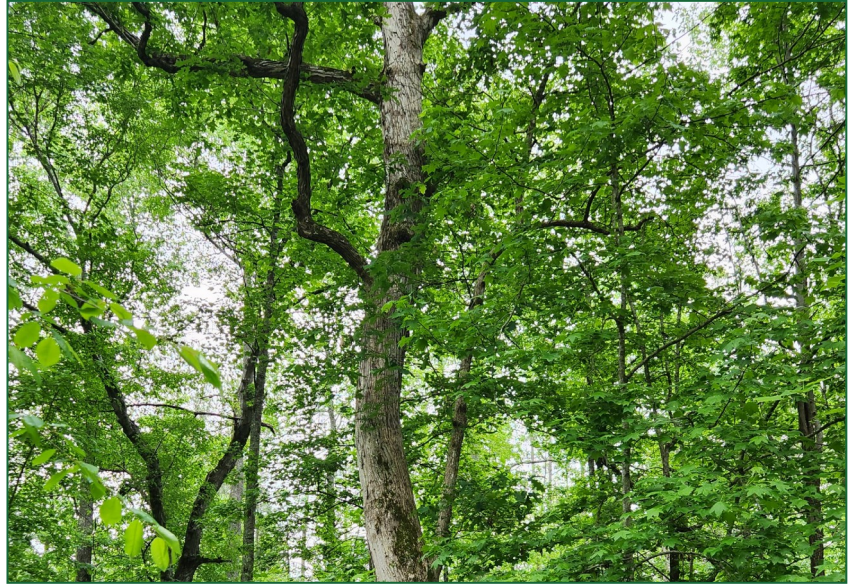
If you want to enhance aesthetics and wildlife value, the loblolly plantation can be thinned and/or set on a burning regimen. Conducting a controlled burn through the plantations every two or three years will keep them open, traversable and will enhance browse available to wildlife.

Merchantable Timber Summary Table	
Product Class	Tons
Pine Pulpwood	33
Pine Chip-n-saw	244
Pine Sawtimber	715
Hardwood Pulpwood	127
Hardwood Sawtimber	142
Total Tons	1,261



TIMBER (Cont.)

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



There as a nice acorn producing white oak by the creek.

TAXES & TITLE

Cherry Grove is owned by DTOF AL, LLC. The property is recorded in the Cleburne County Court House in Deed Book 2023 Page 225. The annual property taxes for 2022 were estimated at \$2.35 per acre.

The tract's boundaries are marked in blue paint. The property can be enrolled into the Current Use program for tax savings.



All of the tract's boundaries are marked with blue paint.

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.

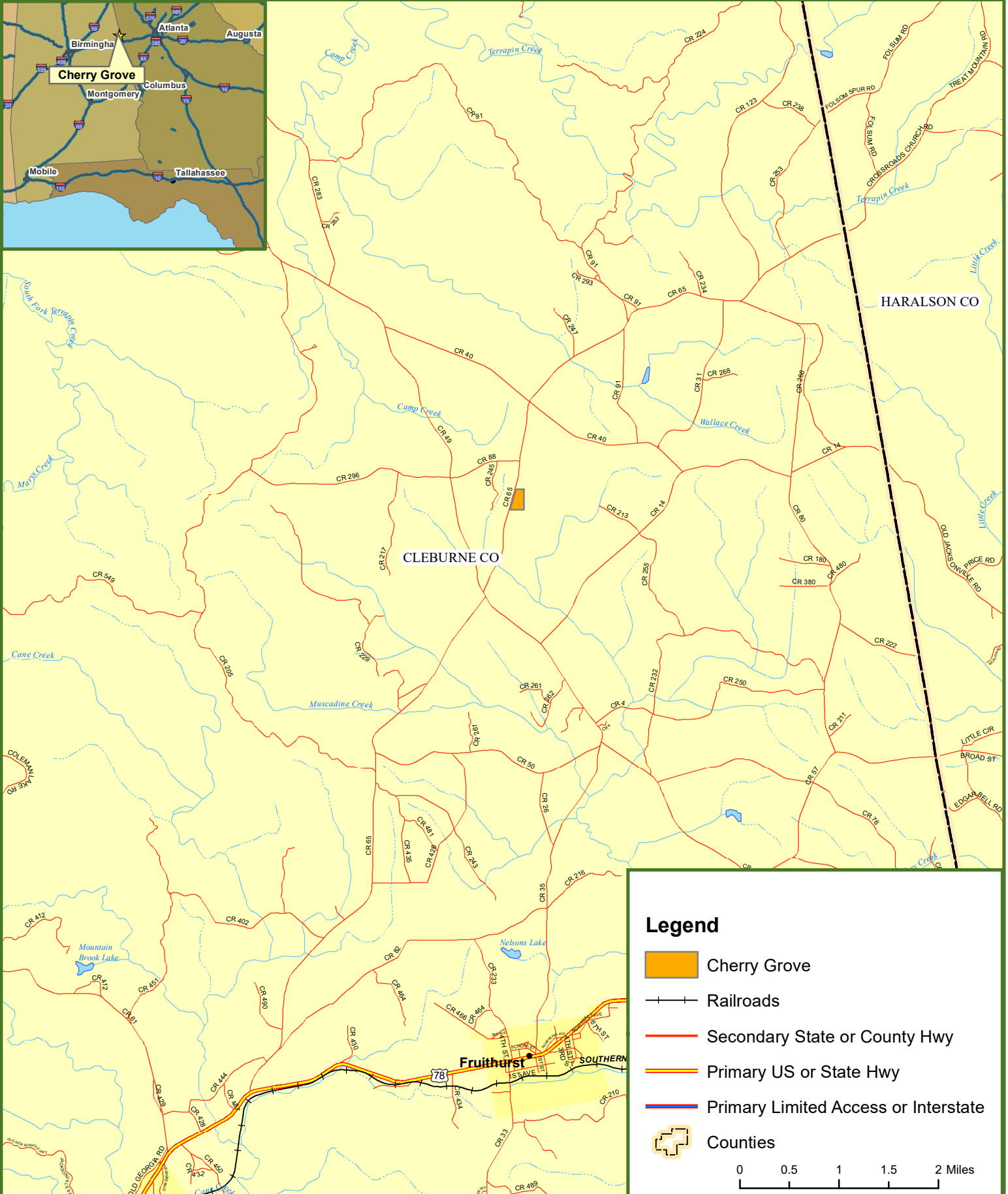


Locus Map

Cherry Grove

Cleburne County, AL

15 +/- Acres





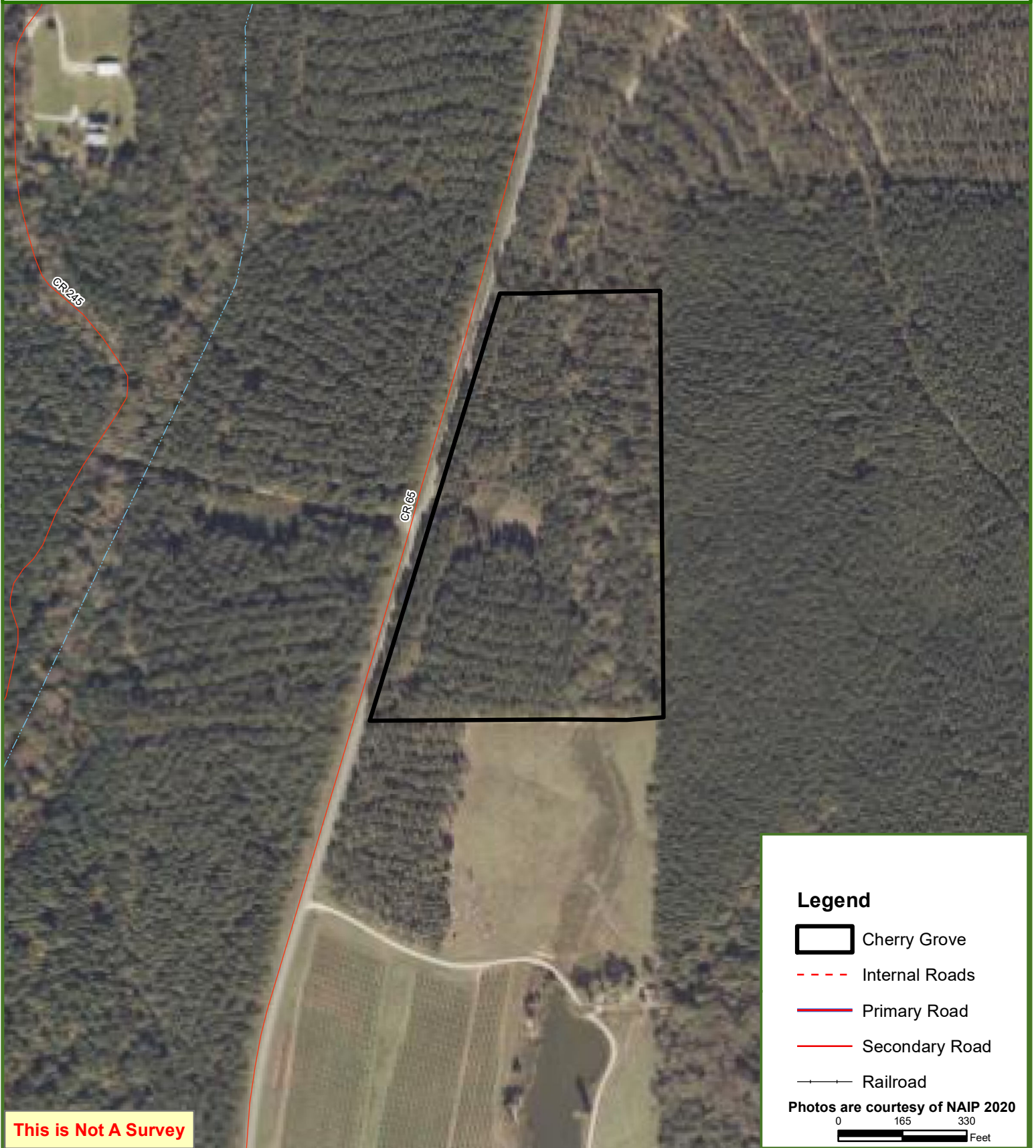
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15 +/- Acres

Cleburne County, AL



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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.



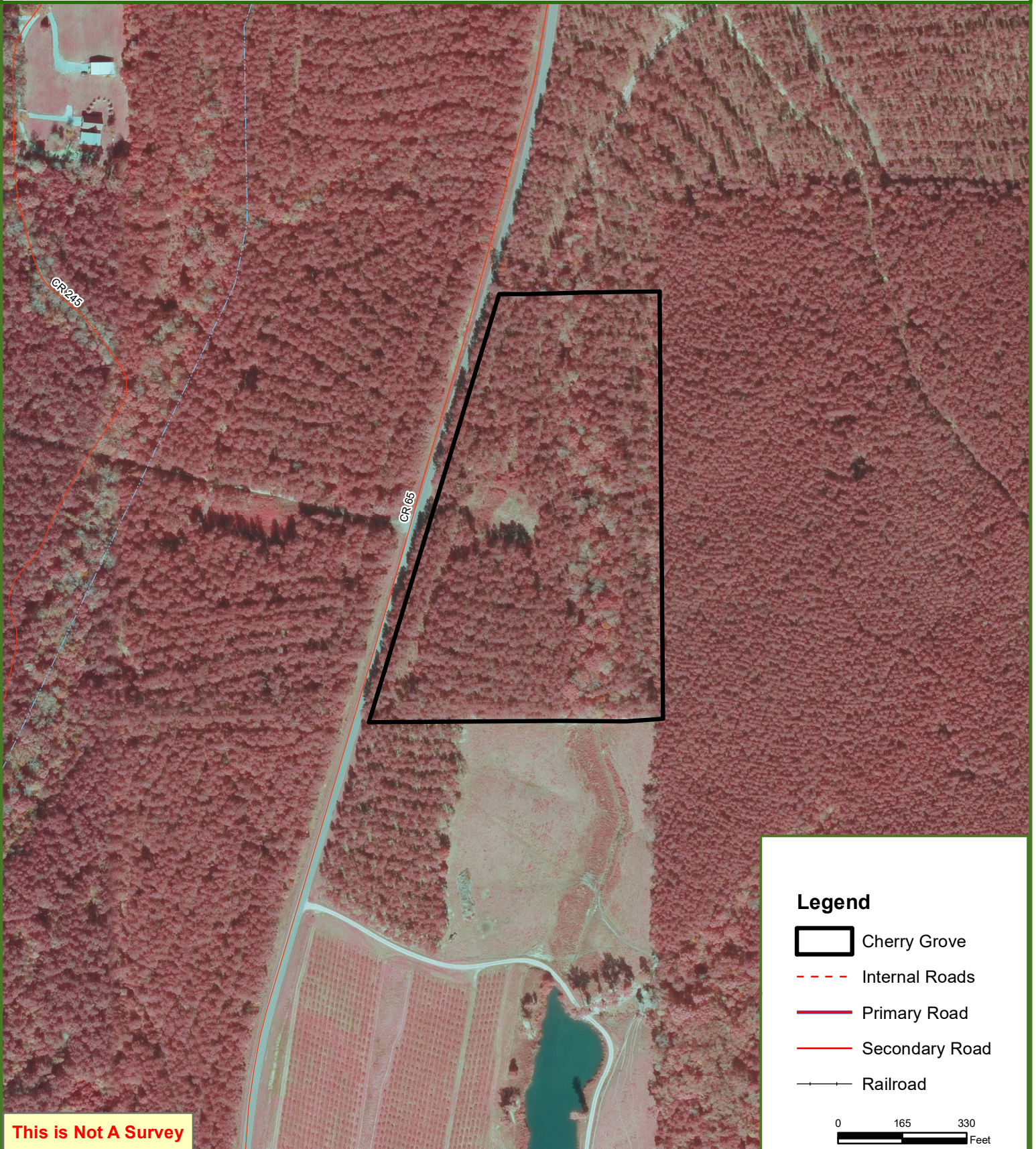
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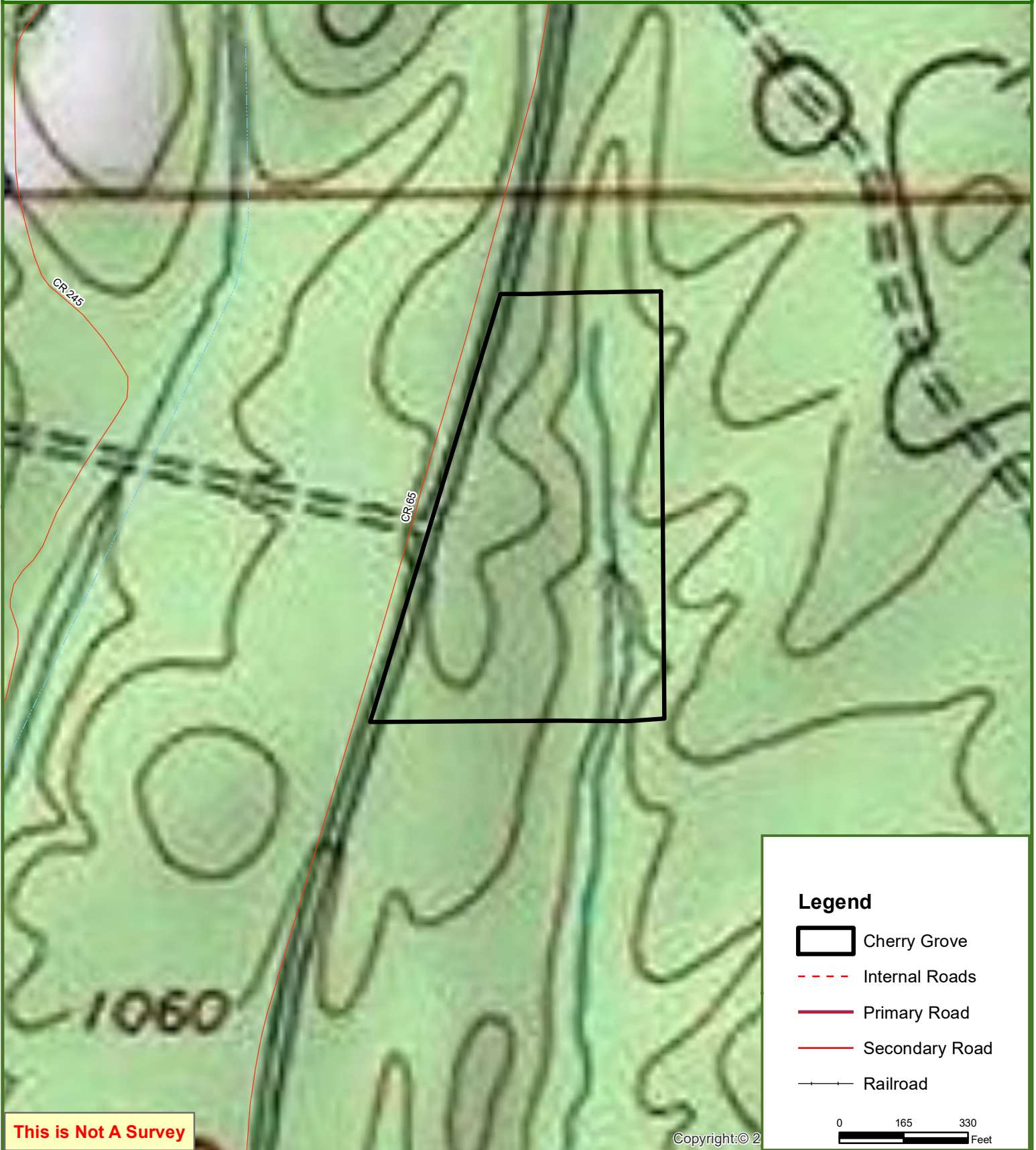


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