

## MEINZINE BRANCH

**A timber and recreational tract that offers the opportunity for seclusion while being close to town located in Elmore County, Alabama.**



***+/- 133 GIS Acres  
Wetumpka, Elmore County, Alabama***

**Price: \$503,000**

## LOCATION

Meinzine Branch is located near the fall line between the upper coastal plain and the piedmont region. This is where the terrain begins to transition from relatively flat to that of rolling hills. The aerial photos of this tract highlight its rural setting. Timberland, pastures and a few residences bound the tract.

The town of Wetumpka is just 7 miles to the southwest. Wetumpka offers multiple dining, lodging, grocery, and fuel amenities. Wetumpka also has a hospital in very close proximity to the tract. Meinzine Branch is just a “few hundred feet” off of GA Hwy 170 and can be accessed from US Hwy 231 in mere minutes. It is a 20-to-25-minute drive to either Interstate 65 or I-85. The heart of Montgomery, Alabama, is 25 miles away, and Montgomery Regional Airport is 33 miles.

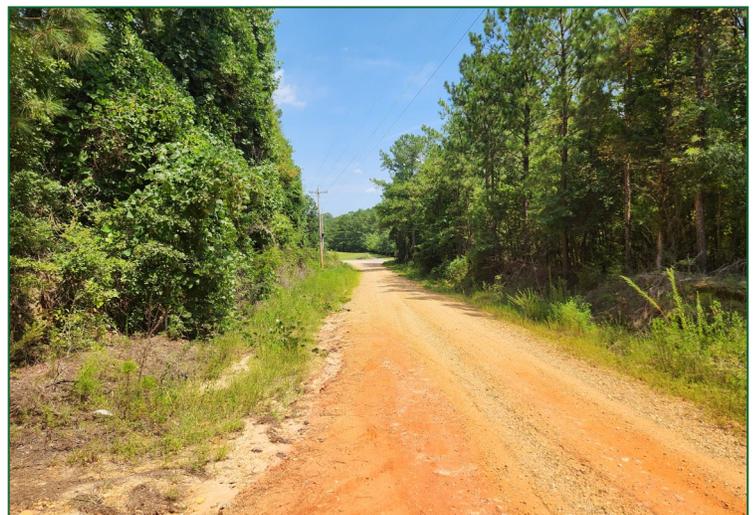


On Woodham Road facing north at the western entrance.

## ACCESS

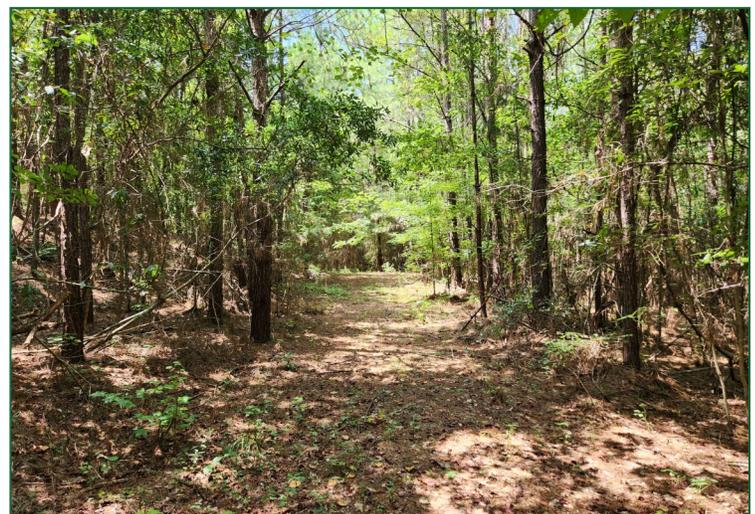
Meinzine Branch has good access that, with some care, is suitable for 4x4 traffic most of the year. The tract has approximately 3,930 feet of frontage on Woodham Road, a dirt and gravel county-maintained road. Woodham Road offers three access points to the tract.

It has an approximate one mile’s worth of interior roads and trails. These are primarily traversable by 4x4, but some will require UTV or ATV. These trails provide access to the food plots and the edges of timber types. There is direct access to power.



Woodham Road facing east from the southern access point. You can see GA HWY 170 in the distance.

***Directions to the property:*** From the intersection of US 231 and GA Hwy 170 in Wetumpka, head east on 170 (towards Eclectic). Follow 170 for just about six and a half miles, Woodham Road will be on the left – turn onto Woodham Road. Follow Woodham Road for just a few hundred feet, and the property will be on the right. Look for our “for sale” sign just past the southernmost entrance.



The tract offers around one mile of interior roads and trails.

## SITE DESCRIPTION

Meinzine Branch features gently rolling terrain and ranges from about 360 to 445 feet in elevation. Soils are well drained and productive for timber production. Thanks to Meinzine Branch, the property is well watered and provides both that resource and forage for wildlife. Proximity to power and being situated very close to Wetumpka makes this tract ideal for a home site or development in the future. Located in a part of Alabama with strong game species populations, this tract has browse, water, and cover habitat, which will attract wildlife.

Perhaps one of this tract's most attractive features is its proximity to public waters. Jordan Lake, The Coosa River, The Alabama River, the Tallapoosa River, and Lake Martin are all within a 20-minute drive from the Meinzine Branch tract. It holds the potential to be a fisherman's dream!

## TIMBER

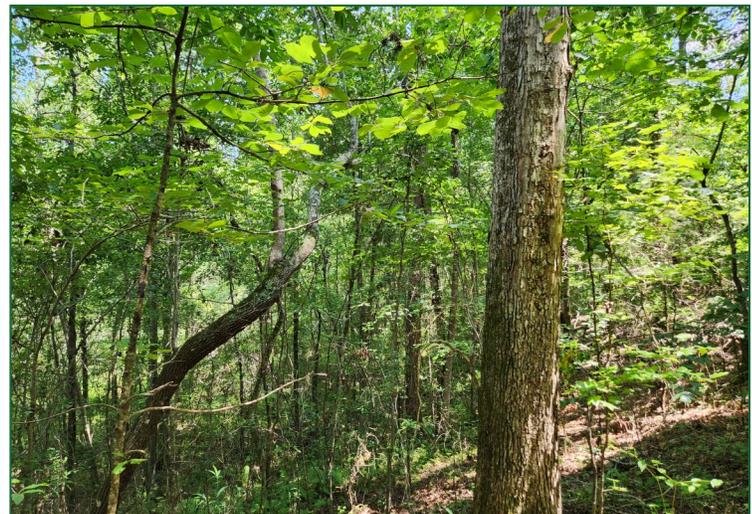
F&W Forestry Services, Inc. inventoried the timber in July of 2023. The resulting volume estimates are as follows:

<b>Merchantable Timber Summary</b>	
<i>Land Type</i>	<i>Tons</i>
Pine Pulpwood	4,175
Pine Chip-n-saw	1,746
Pine Large Sawtimber	116
Hardwood Pulpwood	2,630
Hardwood Sawtimber	1,939
<b>Total Tons</b>	<b>10,606</b>

The combined total commercial per acre volume is estimated at 80.6 tons on the merchantable acreage. Stumpage values were assigned by F&W Forestry Services, Inc. in August of 2023, producing a property-wide merchantable timber value estimate of \$145,500.



The 16 year old pine plantation is well stocked and ready to thin.



The tract has open hardwood bottom.



A nice acorn producing white oak in the hardwood bottom.

## TIMBER (cont.)

There is an approximate 76 acres of 16-year-old loblolly pine plantation on this tract. This plantation has now reached the age and merchantable size where it is ready to be thinned. The primary purpose of the thinning is to keep the timber growing and developing well. Once thinned, the site resources (water, nutrients, etc.) will be more readily available to the residual trees, helping them grow into the sawtimber class, thus adding significant size and value. Of course, each landowner has different objectives, but once thinned, the wildlife value of the plantation will grow as more forage will be available.

If financial objectives are the driving force, this plantation should reach its financial maturity at or near age 27, when it could be harvested for maximum profit. Unless other higher and better uses pressure a landscape change, reforestation with loblolly will continue maximum timber production.

This tract also has about 52 acres of hardwood, most of which exists along Meinzine Branch. Much of this timber value can also be captured through harvest, but there will be some limitations on harvest near the run of the branch to protect water quality. Many landowners choose to keep hardwood stands intact for their aesthetic and wildlife value.



Meinzine Branch flows across the north boundary to the east boundary. It is a major creek that carries water all year.



Nearly 5 acres of food plot in the center of the property.

## TAXES & TITLE

Meinzine Branch is owned by Mark R. Walter and Leigh J. Walter. The deed is recorded in the Elmore County Courthouse under Deed Reference number 2012-64602. The estimated property taxes for \$2022 were \$560. Tax savings may be available if enrolled in Alabama's Current Use program. The tract boundaries are identifiable by a barbed wire fence.

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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.

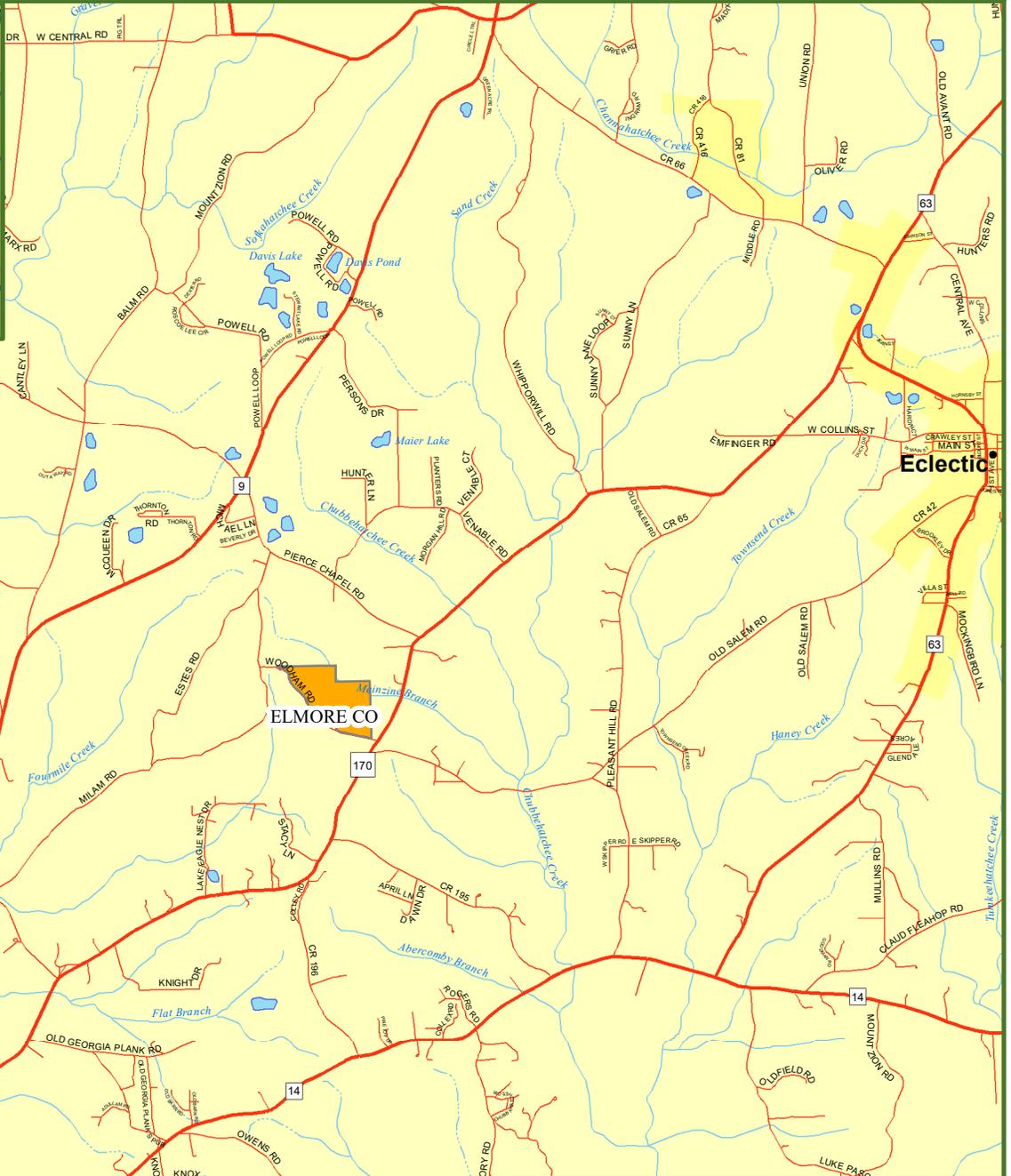


# Locus Map

## Meinzine Branch Tract

### Elmore County, AL

133+/- Acres



### Legend

-  Meinzine Branch
-  Railroads
-  Secondary State or County Hwy
-  Primary US or State Hwy
-  Primary Limited Access or Interstate
-  Counties

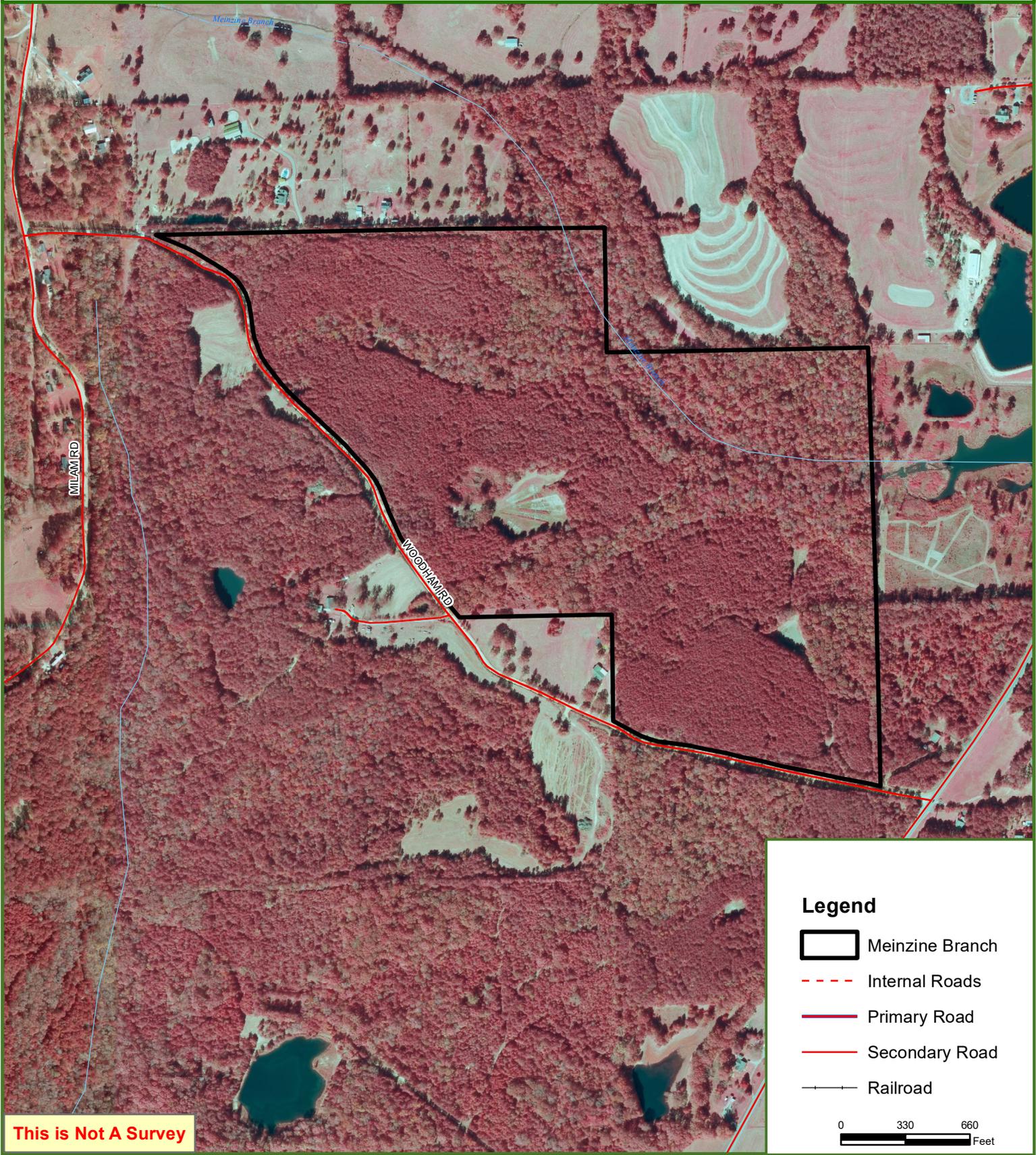




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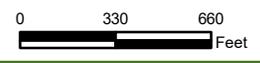
133 +/- Acres



This is Not A Survey

### Legend

-  Meinzine Branch
-  Internal Roads
-  Primary Road
-  Secondary Road
-  Railroad



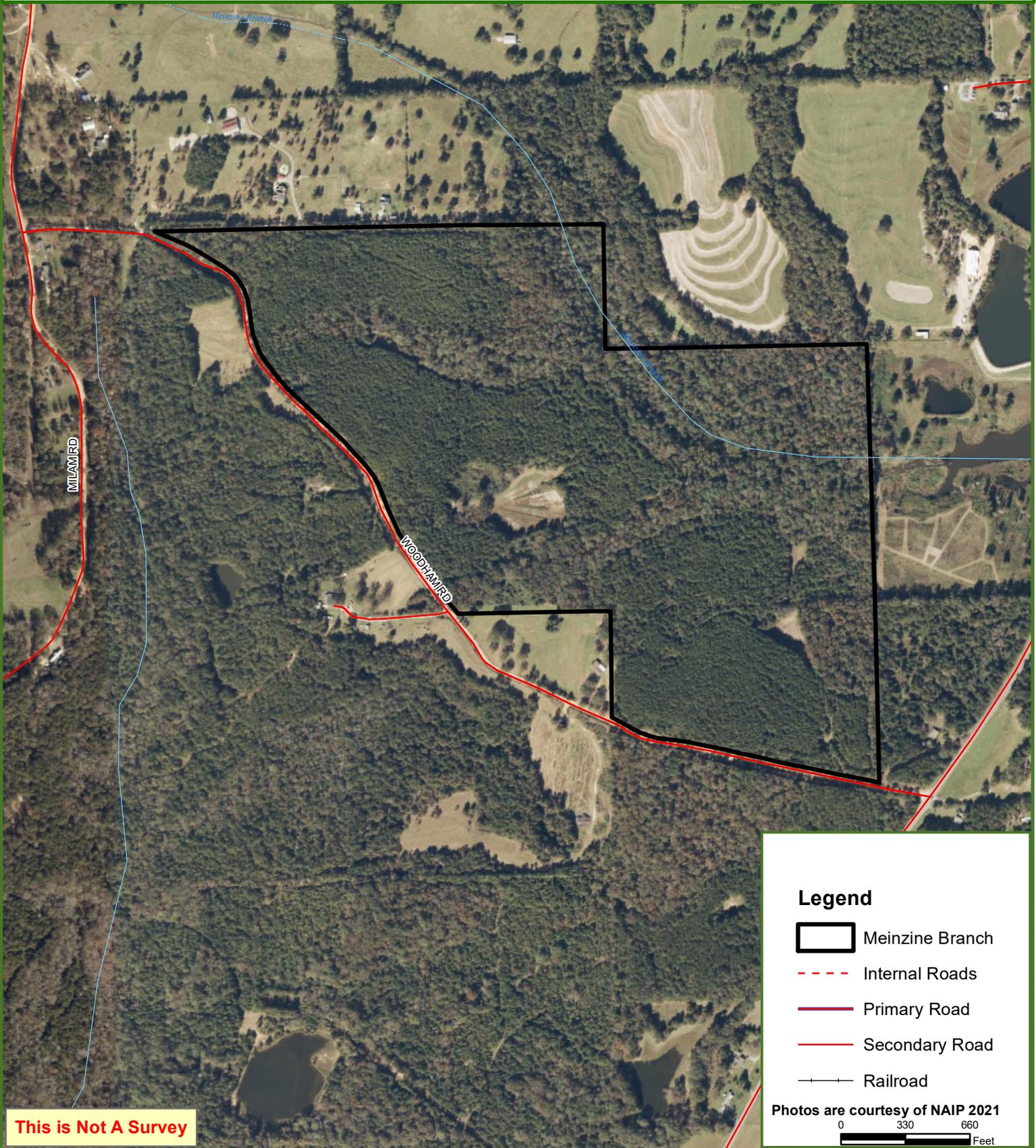
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



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## Elmore County, AL

133 +/- Acres



**This is Not A Survey**

**Legend**

- Meinzine Branch
- Internal Roads
- Primary Road
- Secondary Road
- Railroad

Photos are courtesy of NAIP 2021

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Feet

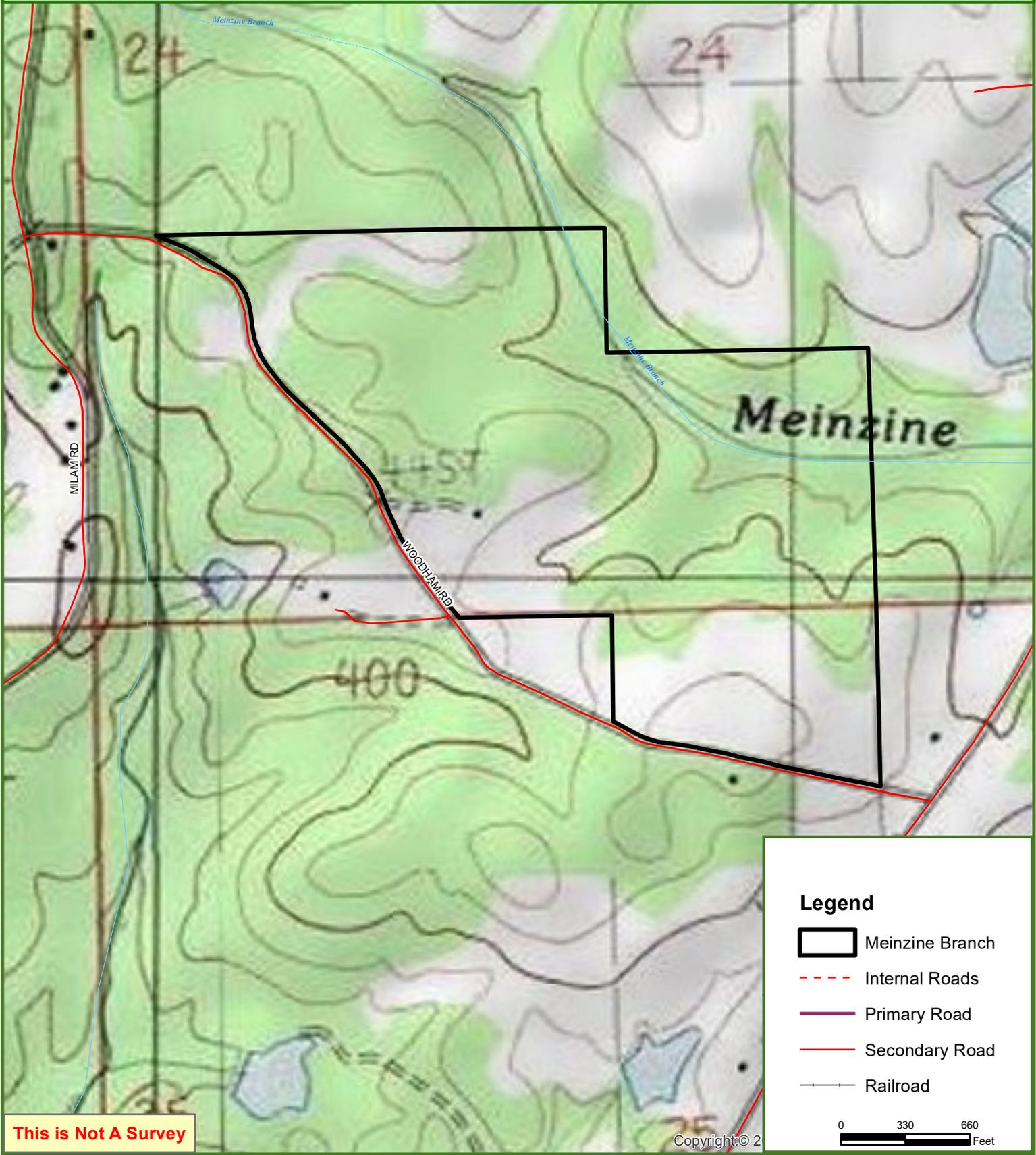
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