



**Fountains
Land**
AN F&W COMPANY

COUNTY LINE TRACT

Located on the Tallapoosa and Macon County line, this tract offers the perfect blend of location and nature offering superior timber genetics for the future and excellent recreational opportunity.



***66.5 Deeded Acres
Tallassee, Tallapoosa County, Alabama***

Price: \$186,200

LOCATION

County Line Tract is located near the fall line, where the upper coastal plain meets the Piedmont physiological region. It is surrounded by other timbered tracts on three sides and livestock fields on the south, with one residence bordering on the southeast.

Tallassee is just about 5 miles away, offering dining, fuel, and grocery options. The tract is also well positioned between Auburn and Montgomery, which can be reached within 40 minutes and provides all amenities, including major hospitals and regional airports.

Auburn is part of one of the fastest-growing areas within the region. Yates Lake and the Tallapoosa River are less than 10 minutes away, providing incredible recreational opportunities. The property has frontage along Cleghorn Road – a county-maintained gravel road, and Interstate 85 is just minutes away.

Furthermore, Atlanta's Hartsfield-Jackson International Airport is approximately two hours away, assuming you don't have to navigate any rush hour traffic.

ACCESS

County Line Tract offers excellent access with approximately 2,700 feet of frontage along Cleghorn Road, a county-maintained dirt and gravel road.

Currently, the tract has two driveway cuts on Cleghorn Road, and an internal system of woods roads makes most of the tract easily accessible by vehicles with high ground clearance. Still, it may require a 4X4 during wet periods. Also, the tract has direct access to power.

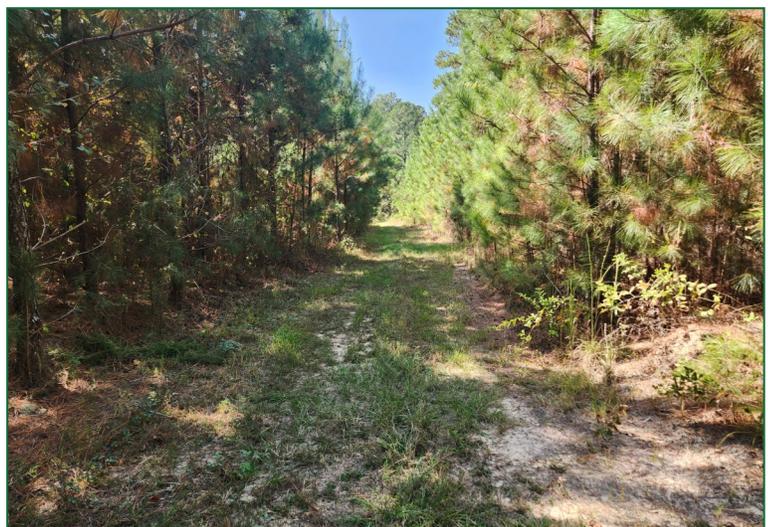
Directions to the property: Starting from I-85, take exit 32 and turn north onto AL Hwy 49. If coming from Montgomery, this will be a left turn. If coming from Auburn, this will be a right turn. Follow AL Hwy 49 North for about three and a half miles. Turn west (left) onto Macon County Road 56. Follow Co Rd 56 for about 2.5 miles, then Cleghorn Road will be on the right – turn onto Cleghorn Road. Once you pass the pasture on the left (about two-tenths of a mile), the property will be on your left.



Standing at the north gate on Cleghorn Road.



The gated access point to the north of the tract.



A woods road running along the north boundary.

SITE DESCRIPTION

The County Line Tract is primarily flat with some degree of slope as you approach the south end of the property. The soil is fertile and well-drained, making it an ideal location for timber growth. The elevation ranges from 240 feet above sea level to a peak of 330 feet along the north boundary.

The property is surrounded by a diverse landscape of big hardwood bottoms, agricultural fields, and other timbered areas, creating a wildlife-friendly environment. Although pine plantations dominate the majority of the acreage, the surrounding lands offer an ecologically rich setting.



A seedling in the 2023 plantation, which are of an improved family expected to be very productive.

TIMBER

This property boasts a total of 56 acres of loblolly plantation, 36 acres of which were planted eight years ago, while 20 acres were planted in early 2023. Rest assured that both plantations have been bred with superior genetics and are expected to yield highly productive timber.

In this region, typical pine management involves thinning at age 15 and age 21, with a final harvest between the ages of 25 - 28 years old, where the main goal is to maximize timber returns. While thinning does contribute to the landowner's income, its primary purpose is to ensure the stand remains healthy and growing well. In this market region, loblolly plantations reach their financial maturity in their late 20s. If needed, woody release treatments or fertilization can be considered to increase yields.

If your objective is to enhance the property's aesthetic and wildlife value, a prescribed burning regimen can be implemented every two or three years, after the plantations are thinned. Control burns can improve the property's wildlife value, minimize wildfire hazards, enhance aesthetics, and help control unwanted species within the plantation.

The property also includes approximately 8 acres of natural hardwood areas. Most landowners choose to leave these areas undisturbed, as it protects the integrity of streams, creates wildlife travel corridors, and adds diversity to the property.



The 2008 loblolly pines are developing well and putting on nice diameter.



Traversing through the pines to the food plot.

The remaining acreage is composed of food plots and utility rights-of-way, which function as wildlife openings and can be planted with food sources.

TAXES & TITLE

County Line Tract is owned by Anthony C. Drake and Eleanore Jane Drake. The tract is recorded in the Tallapoosa County Courthouse in Deed Book 118083 - Page 1. In 2022, the property taxes were estimated at \$1.91 per acre.

The property is currently enrolled into the Current Use program for tax savings. This tract is zoned rural and there is a deed restriction against trailers or mobile homes.



The food plot sits in the northwest corner of the tract.



The utility right-of-way offers wildlife openings and adds to the acreage that can be tilled for forage.

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.

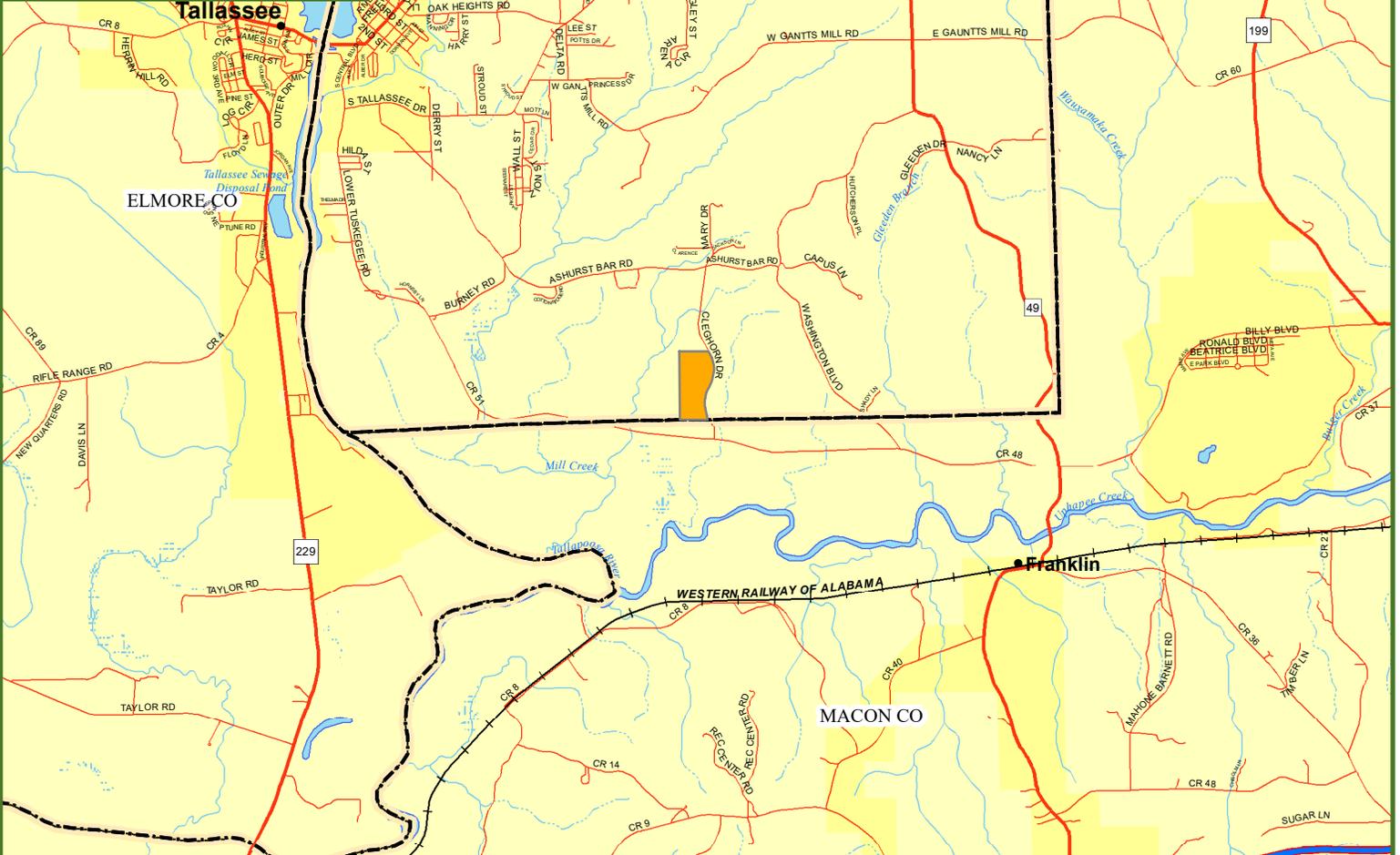
Property inspections shall be done during daylight hours. Seller and Fountains Land in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "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

County Line Tract

Tallapoosa County, AL

66.5 ± Acres



Legend

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

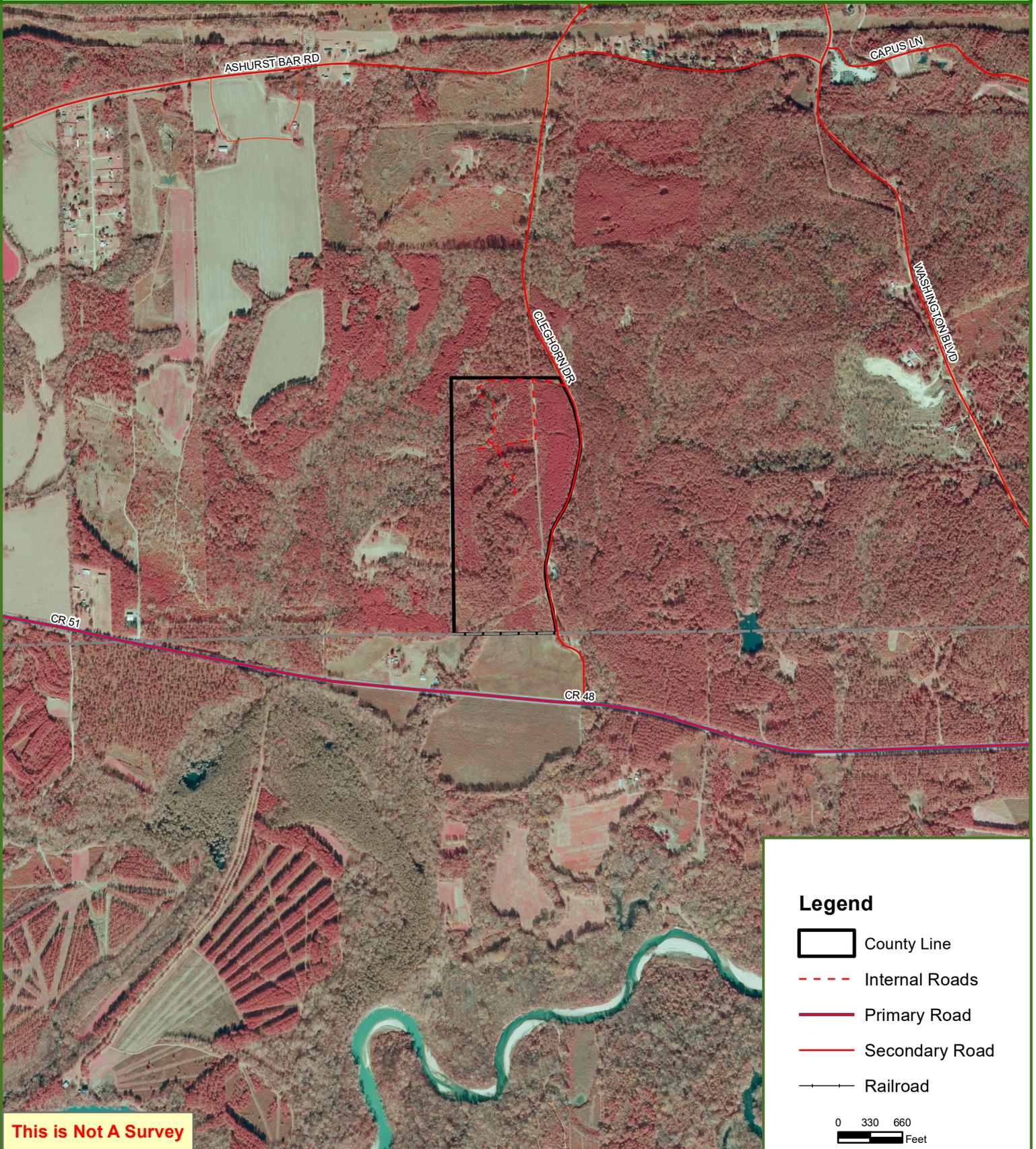
0 0.5 1 1.5 2 Miles



County Line Tract

Tallapoosa County, AL

66.5 ± Acres



This is Not A Survey

Legend

-  County Line
-  Internal Roads
-  Primary Road
-  Secondary Road
-  Railroad

0 330 660
Feet

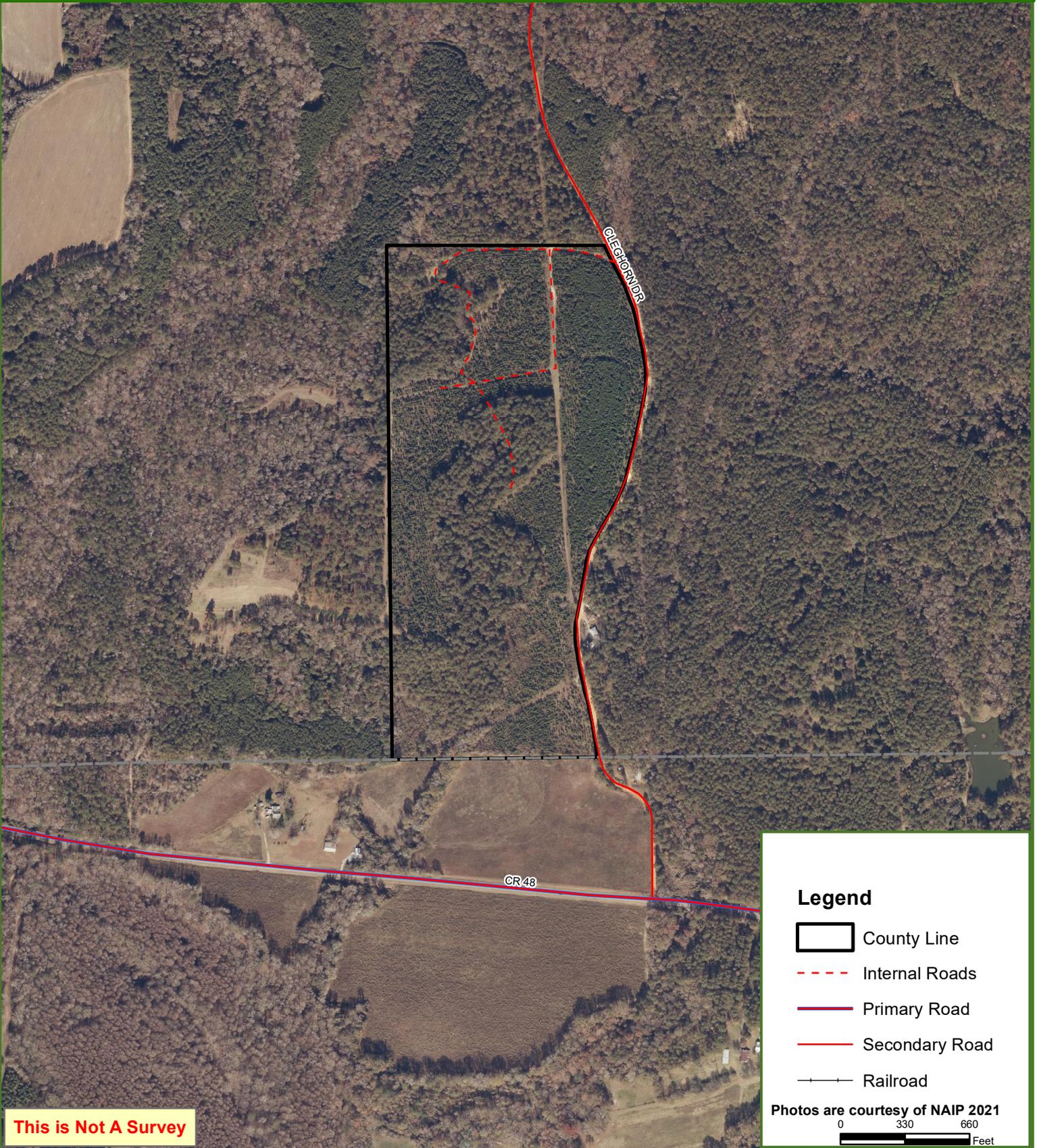
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



County Line Tract

Tallapoosa County, AL

66.5 ± Acres



This is Not A Survey

Legend

- County Line
- Internal Roads
- Primary Road
- Secondary Road
- Railroad

Photos are courtesy of NAIP 2021

0 330 660
Feet

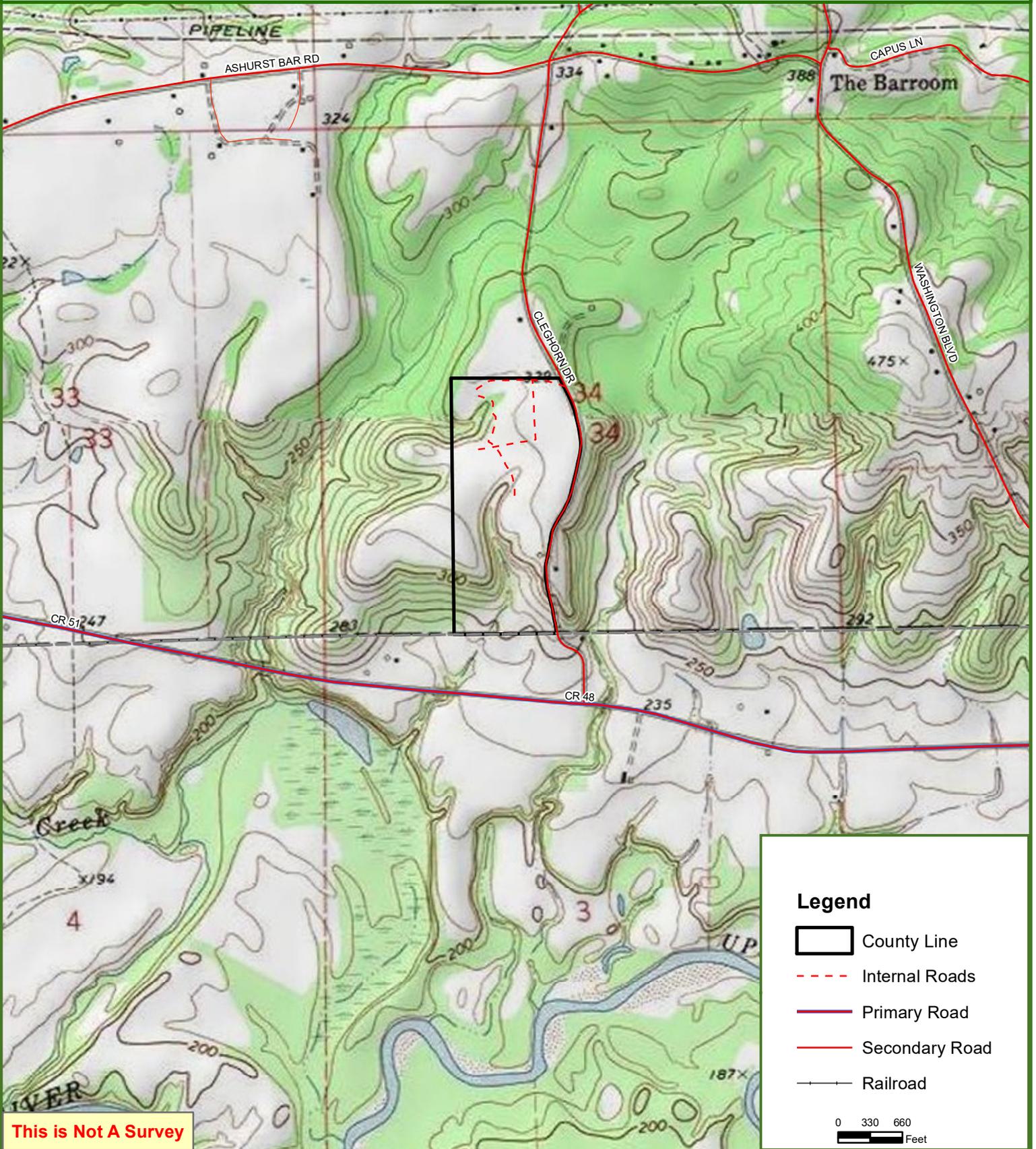
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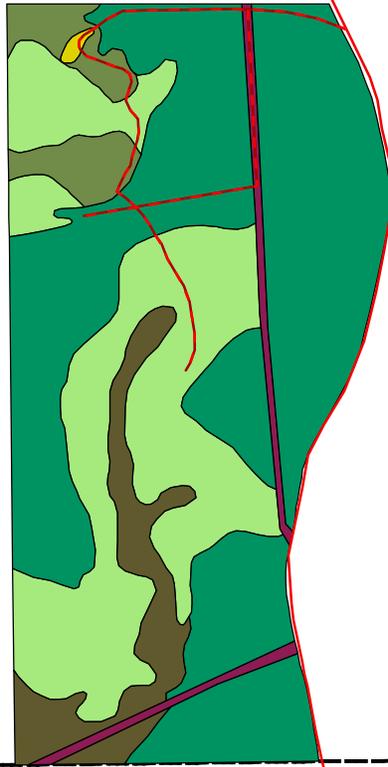
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Legend

- Planted Upland Loblolly 2023
- Planted Upland Loblolly 2015
- Natural Lowland Mixed Hardwood 1980
- Natural Bottomland Mixed Hardwood 1980
- Food Plot
- Utility



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