

CALDWELL'S PLACE

Caldwell's Place has just about everything you are looking for, including various ages of productive plantation, great interior access, frontage on two paved roads, and a pole barn for storage.



***+/- 158 GIS Acres
Wadley, Clay County, Alabama***

Price: \$425,800

LOCATION

Caldwell's Place is nestled in the Piedmont region of mid-eastern Alabama, surrounded by rolling hills and valleys. The property shares its borders with other timberlands, some pasture lands and small residences.

Wadley, a charming town with a couple of small family-owned restaurants and gas stations, is just a short six-and-a-half-mile drive away. Lineville and Ashland, AL, both within 13 miles from the property, offer multiple dining, fuel, and grocery options, whereas Roanoke and Alexander City are located at a distance of 25 and 35 minutes, respectively. Hospitals are located in Ashland, Roanoke, and Alexander City.

The location of Caldwell's Place is perfect for those who love outdoor activities. The Tallapoosa River and Lake Wedowee are nearby, offering incredible recreational opportunities. The property is accessible from AL Hwy 77 and Clay County Road 79 and is approximately 30 minutes from US Hwy 280 and an hour from I-20 and I-85. If you're planning to fly, you can reach Atlanta's Hartsfield-Jackson International Airport in an hour and forty-five minutes, assuming there's no rush hour traffic.

ACCESS

Caldwell's Place boasts 940 feet of frontage along AL Hwy 77 and 560 feet along CR 79. You'll find two driveway cuts, one along each public road, providing easy access to the tract.

Drake Road, a retired county road, is the primary access point to the interior, leading from AL Hwy 77 to the access point off CR 79. You'll also find other interior roads and trails that make most of the tract easily accessible. Another advantage of this tract is that it has direct access to power, making it a very convenient option.

Directions to the property: Starting 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-half miles. The access will be on your left.



A look at CR 79 at the southern entrance facing south.



Access point on CR 79.



Drake Road, a former county road, provides solid access to Caldwell's Place.

SITE DESCRIPTION

Caldwell's Place boasts a diverse landscape with rolling terrain and well-drained soils that are ideal for timber production. The elevation ranges from approximately 980 feet above sea level where the creek leaves the property up to its highest point of about 1040 feet. The property's northern section is crossed by Wolfpen Creek, which contributes to its overall beauty and ecological significance. Additionally, the tract's wildlife value is enhanced by the presence of various ages of timber.

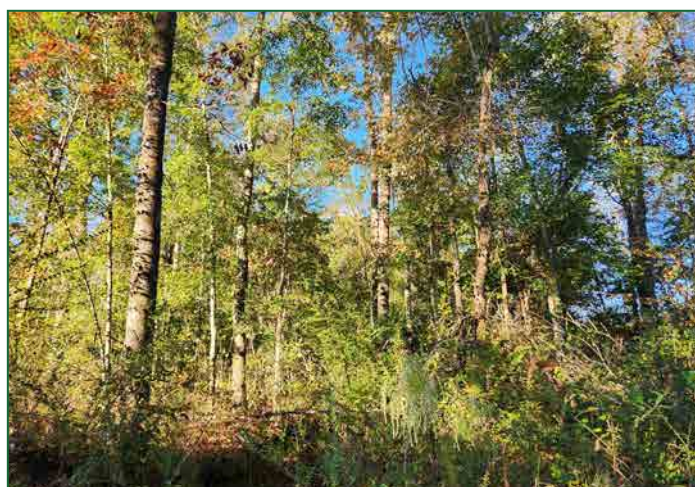
TIMBER

This tract is set up very well for both near-term and long-term timber income and management, with various ages of loblolly plantations in existence. Those are:

2022	Established	Loblolly	Plantation	82	Acres
2021	Established	Loblolly	Plantation	27	Acres
2008	Established	Loblolly	Plantation	16	Acres
2004	Established	Loblolly	Plantation	5	Acres

These acreages were replanted with genetically improved loblolly pine. For timber management of plantations in this region, the typical plan is to conduct a thinning at or near age 15. This thinning will generate some timber income, but its purpose is primarily to keep the plantation healthy, growing well, and help it transition into higher-value timber products such as sawtimber. The thinning will also add great benefits to wildlife value and diversity.

If the objective is to maximize return on timber value, it could be made most productive by conducting a woody release and fertilizing post-thinning. It 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 could be conducted to capture its value.



Hardwood trees follow the run of a intermittent stream.



The 2022 planted pine are of superior genetics and are expect to be very productive.



This 2008 loblolly plantation is currently contracted for a thinning harvest to improve growth and support healthy development in the future. If a new landowner takes over, they can also assume the contract and retain the proceeds.

TIMBER (CONT.)

If your objective is to enhance aesthetics and wildlife value, after the age of 15, thinning 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 aid in controlling 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.

Leaving them intact protects the integrity of the stream and adds diversity to the property. This tract has a good representation of white oak, which produces acorns within this area that can provide an excellent wildlife food source during the fall of the year.

Be aware that the 2008 Plantation is under contract to be thinned. If the thinning is not completed ahead of the sale of this property, the thinning contract can be assigned, and proceeds retained by the new owner.

TAXES & TITLE

Caldwell's Place is owned by Anthony C. Drake and Eleanore Jane Drake. The tract is recorded in the Clay County Courthouse in Deed Book 489 Page 145. In 2022, the property taxes were estimated at \$1.67 per acre.



This tract has a 40X100 pole barn with paneling for privacy and providing ample room for dry storage.



This sale includes an approximate 158 acres by GIS measurement and all of or part of the following parcels:

- All of parcel #17 19 07 35 0 000 010.000.
- All of parcel #17 19 07 36 0 000 001.001.
- All of parcel # 17 21 01 01 0 000 003.000.
- Parcel #17 21 01 02 0 000 001.000 less and except an approximate half acre where the doublewide trailer sits. This excluded portion is a triangle that sits between CR 79 and Drake Road.
- Only that part of parcel #17 19 07 36 0 000 001.000 that lays south of AL Hwy 77.

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.

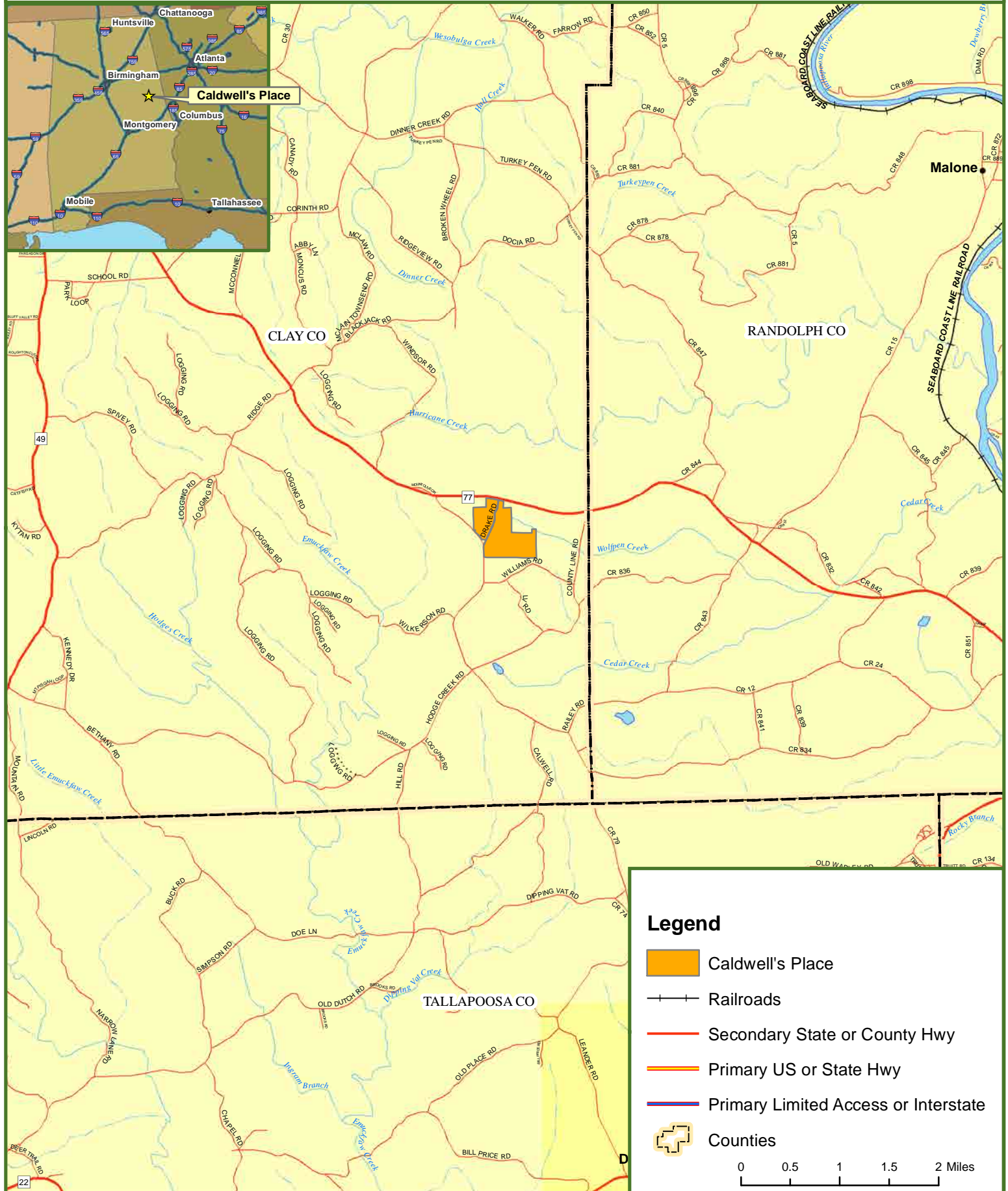


Locus Map

Caldwell's Place

Clay County, AL

158 ± Acres

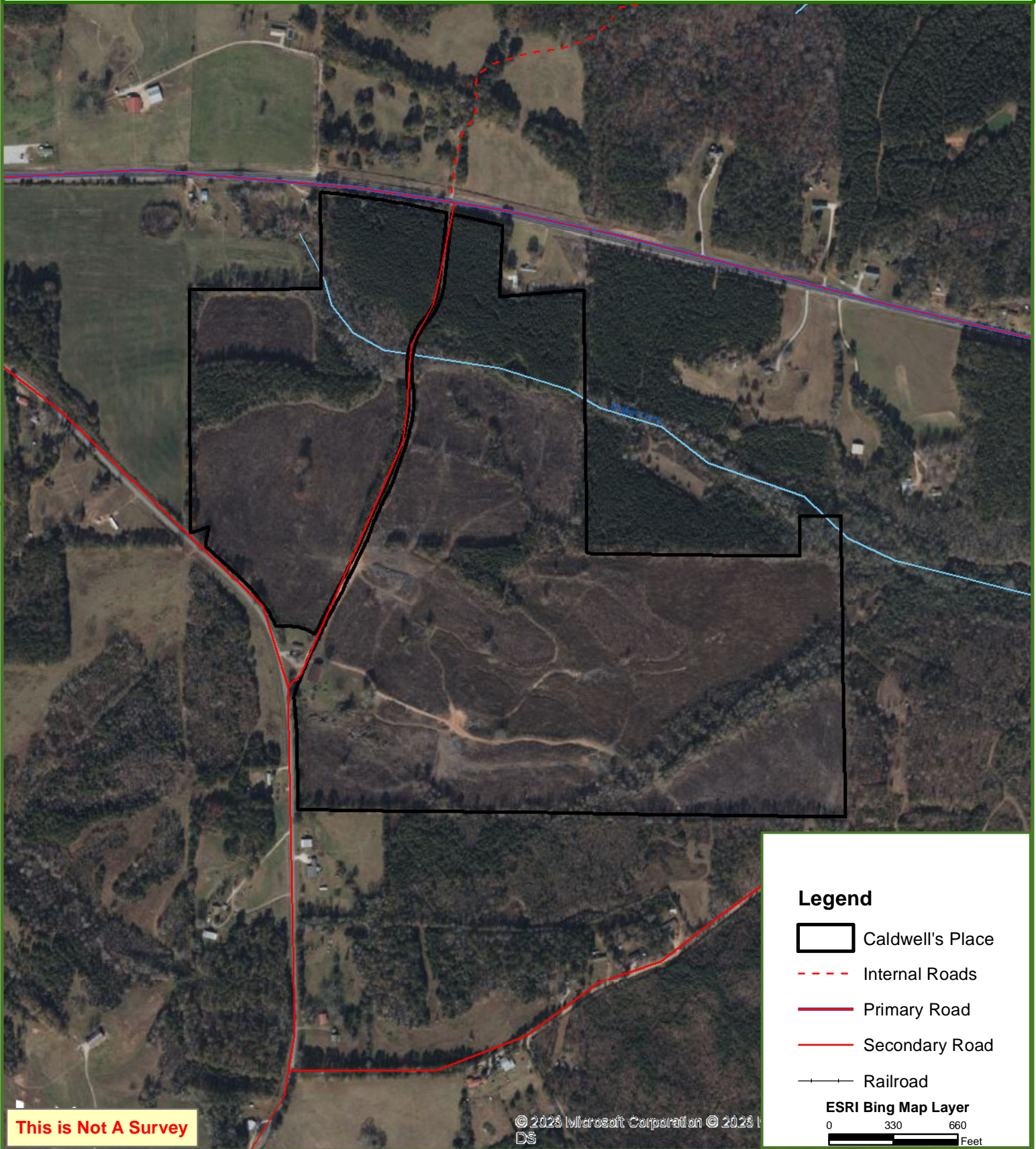




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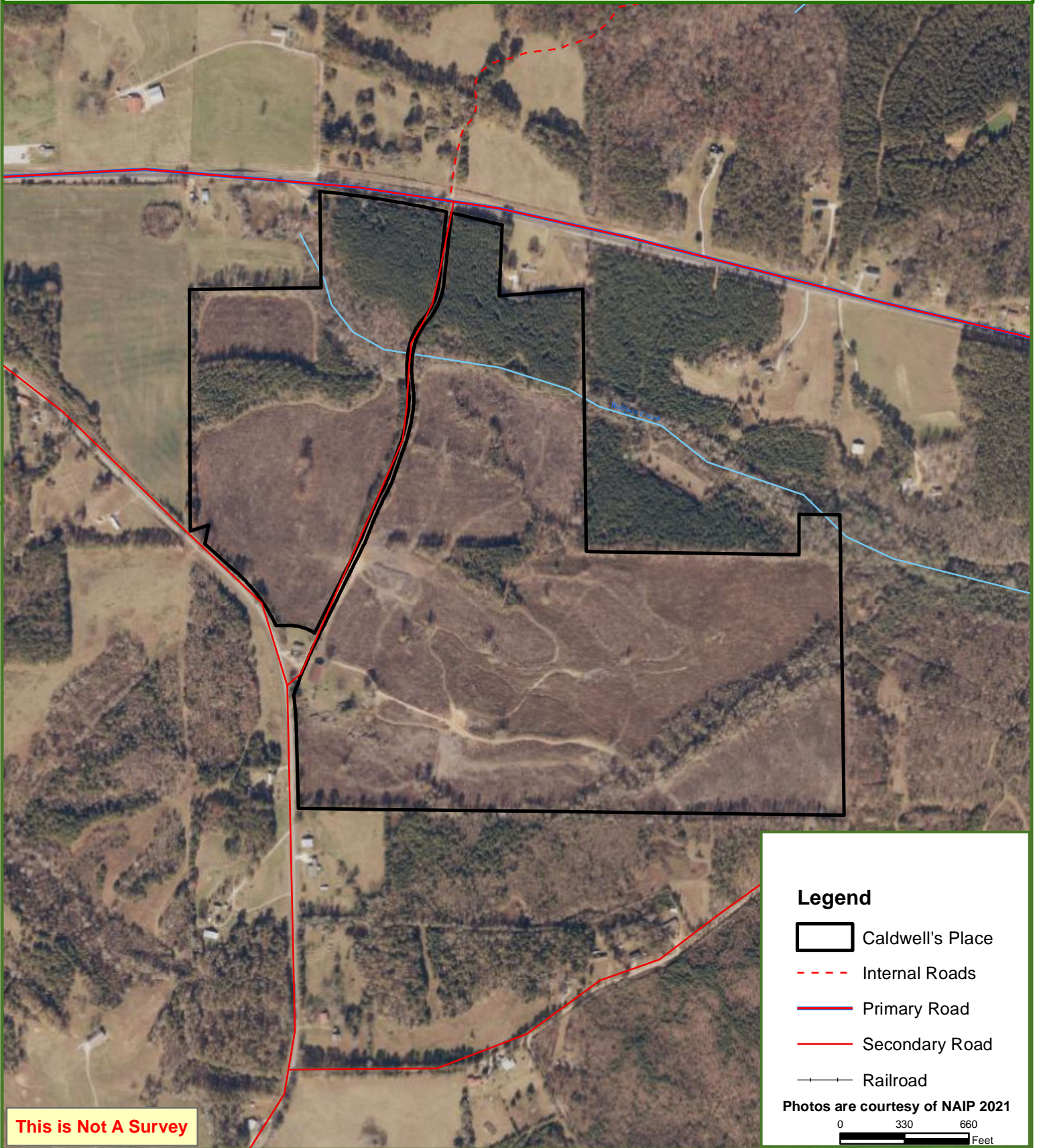
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



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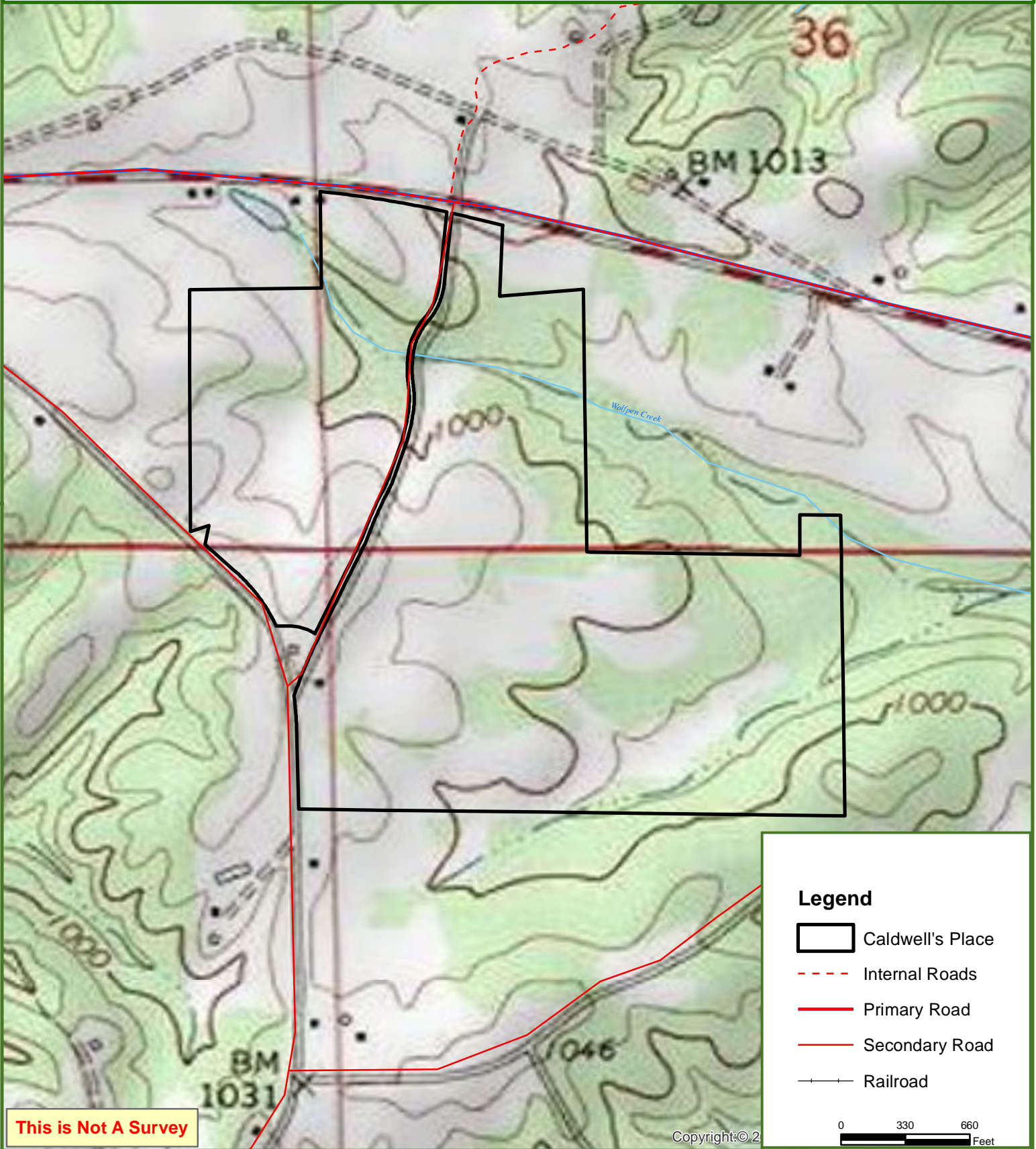
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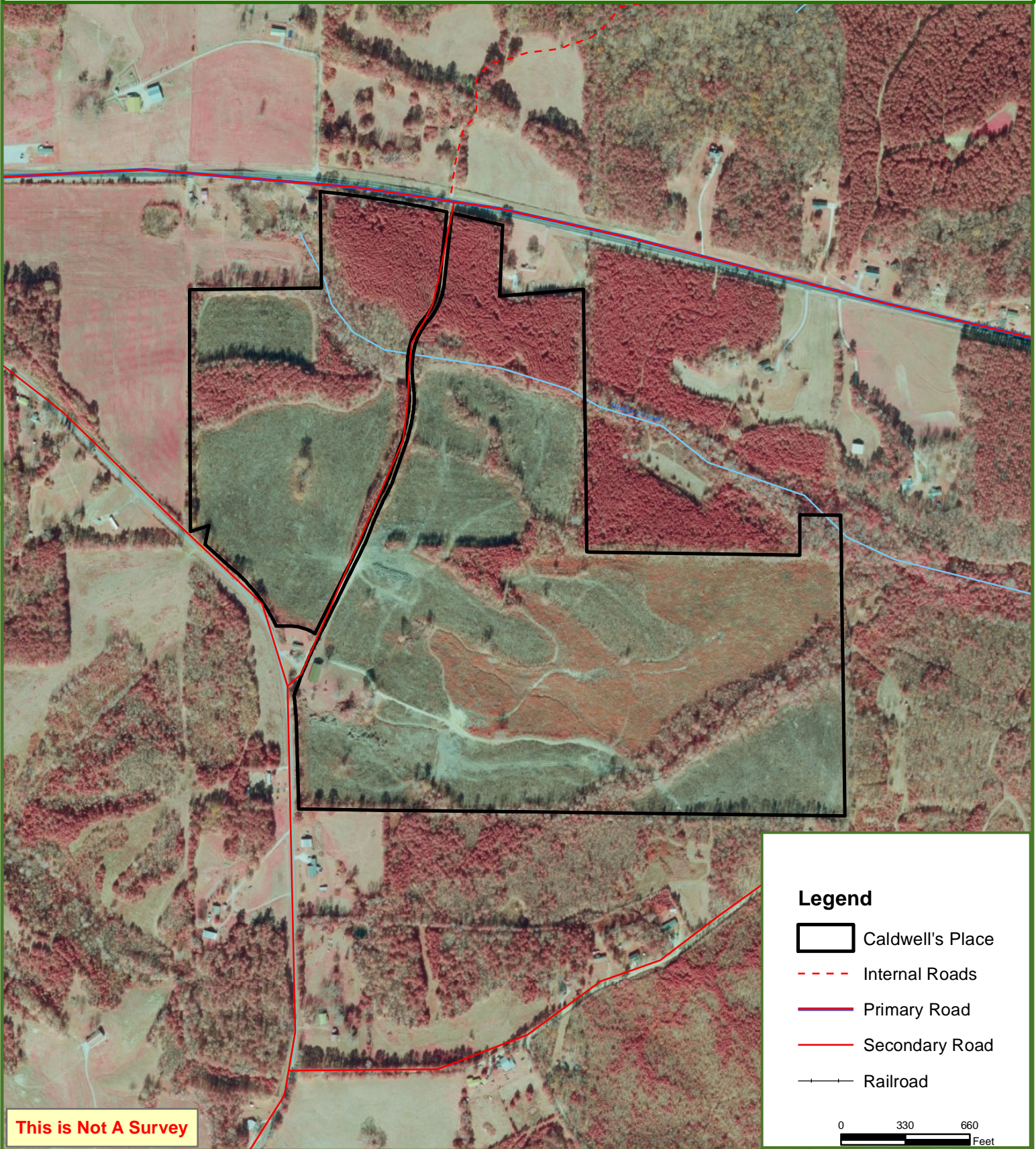
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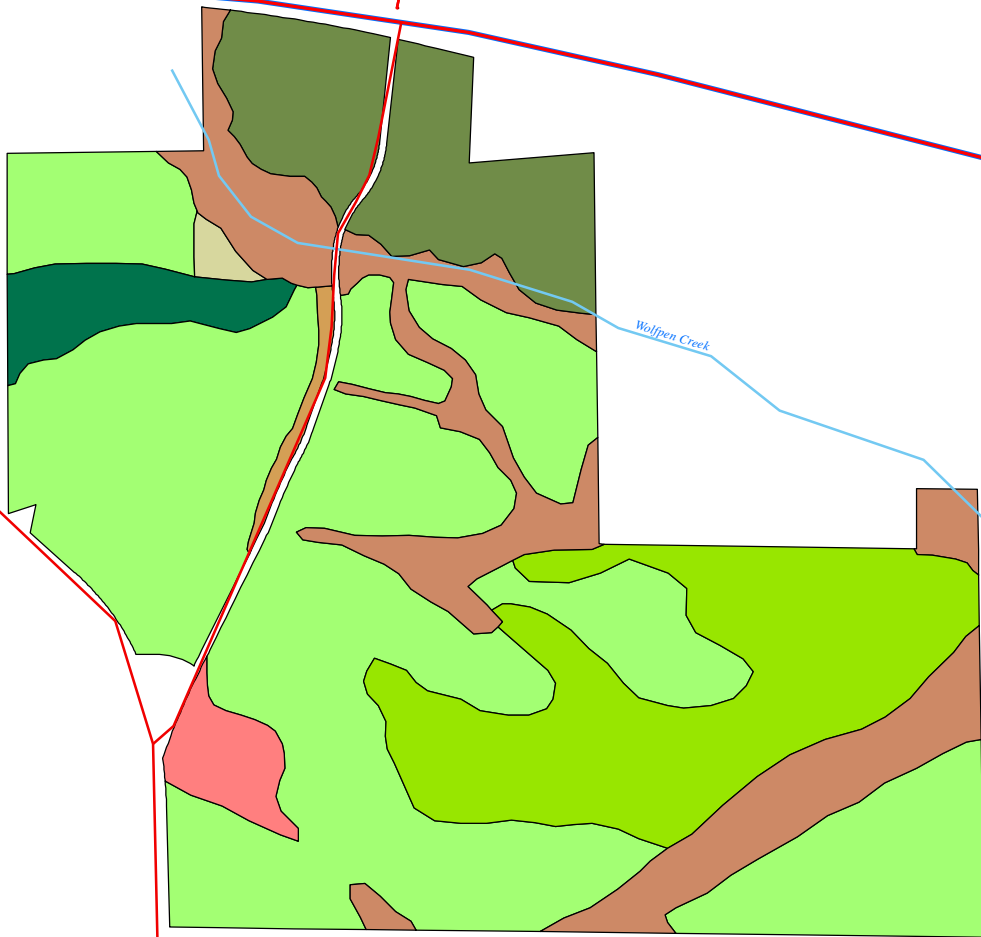
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Legend

- Planted Upland Loblolly 2004
- Planted Upland Loblolly 2008
- Planted Upland Loblolly 2021
- Planted Upland Loblolly 2022
- Natural Upland Pine/Hardwood 1980
- Natural Lowland Pine/Hardwood 2012
- Natural Bottomland Mixed Hardwood 1960
- Open

0 330 660
Feet

This is Not A Survey

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