

## SEPULGA RIVER TRACT

**With nearly two-and-a-quarter miles of river frontage, the Sepulga River Tract offers excellent timber potential as well as a wide range of recreational opportunities.**



**196 Acres**  
**Red Level, Covington County, Alabama**

**Price: \$642,500**

## LOCATION

The Sepulga River Tract is situated in the coastal plain region of lower Alabama, known for its fertile soils, ample rainfall, and flat terrain. Located within the Sepulga River plain, this tract is bordered on all sides by other timbered properties offering a secluded retreat with an excellent opportunity to "get off the grid." It features nearly two-and-a-quarter miles of frontage along the Sepulga River and is conveniently close to the Conecuh National Forest.

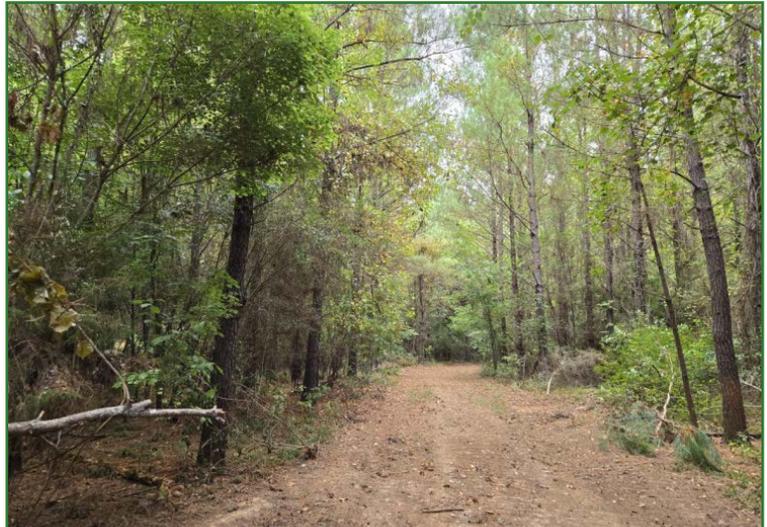
The nearest town is Red Level, approximately 10 miles away, where you'll find a Dollar General for quick essentials. The city of Andalusia, about 15 miles from the property, offers a range of amenities including lodging, fuel, grocery stores, dining options, and a hospital.

The Sepulga River Tract is accessible in roughly 25 minutes from US Hwy 84 in Andalusia or about 30 minutes from Interstate 65. Andalusia has a small regional airport, and the Montgomery Regional Airport is approximately an hour-and-a-half away.

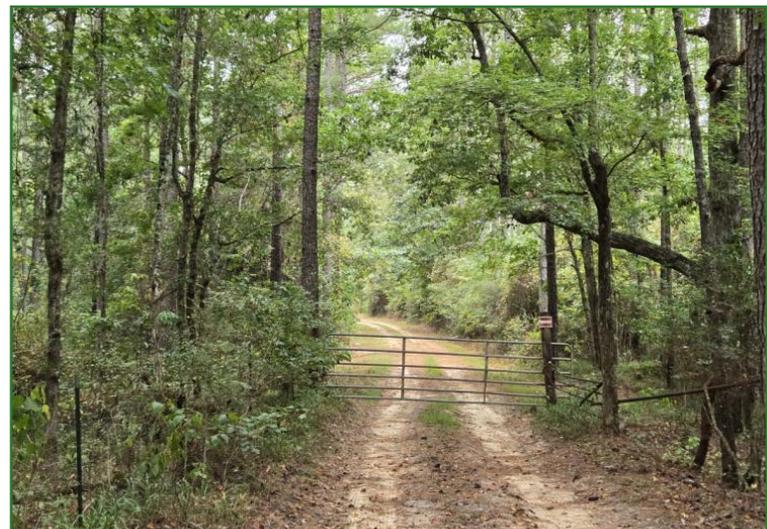
## ACCESS

The Sepulga River Tract is accessible via a deeded easement that crosses neighboring timbered properties. This easement is a dirt road maintained by the private owners who use it. It is in good condition and can be navigated by a 2x4 vehicle, though a 4x4 may be necessary during periods of heavy rain. The easement begins where county maintenance ends at the gate on Mitchell Cemetery Road. It is approximately 1.35 miles long and can be followed by looking for the pink and blue flags tied together along the route to the property. Currently, power is available about two miles from the tract.

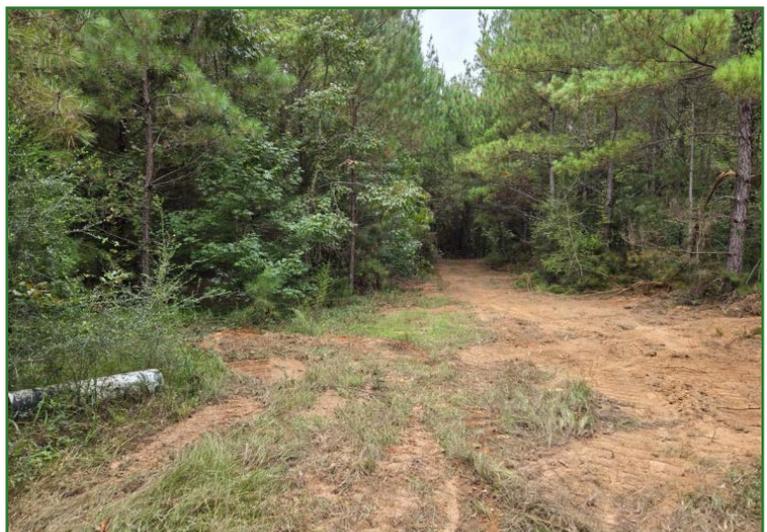
Internal access is provided by nearly two miles of logging roads and UTV/ATV trails. The primary internal road has been recently improved and is in excellent condition. The roads are designed to ensure access to the Sepulga River, including potential kayak and canoe landing and take-out points, so that the property's river frontage can be fully enjoyed.



Primary interior road recently worked for easy access to tract.



County maintenance ends at the gate, and the easement begins.



Just inside the gate, a path to the west heads toward the Sepulga River to take-out point at the southwestern portions of the tract.

## SITE DESCRIPTION

This tract offers exceptional timber potential and a unique opportunity for recreational enthusiasts. The terrain is predominantly flat, with a few hills in the southeastern part of the property. Elevation ranges from approximately 140 feet above sea level along the Sepulga River to around 270 feet at the highest point of the tract. The soils are highly productive for timber growth.

One of the tract's standout features is its nearly two and a quarter miles of frontage along the Sepulga River. With kayak-accessible launch and take-out points, you can float a nearly two-mile stretch of the river without leaving your property. This section of the river is very secluded and largely untouched, offering a true immersion in nature. Additionally, the river provides excellent light-tackle fishing opportunities for this part of the state. For more details, visit [Sepulga River | Outdoor Alabama](#).

The property also includes food plots and abundant signs of wildlife, ensuring plenty of recreational opportunities!

## TIMBER

This tract encompasses approximately 122 acres of high-quality loblolly pine, planted in 2011. At 13 years old, the plantation features some of the best available genetics for both volume production and high-quality timber products. The advanced growth is evidenced by an impressive average basal area of 140 square feet per acre and dominant tree heights reaching or exceeding 70 feet—figures that are exceptional for a stand of this age. While no current timber inventory is available, these measurements were recently recorded on the property.

The plantation is ready for thinning, which offers the potential for near-term timber income for a new owner. Although thinning provides immediate income, its primary purpose is to enhance the growth and development of the remaining trees by reallocating resources such as nutrients, water, and sunlight. This process helps the residual trees continue growing into higher-value product classes. It is recommended that thinning be conducted within the next year.



The Sepulga River where water is low at this time of the year. When river flow increases it will entice fish activity.



Potential take-out spot near southwest corner of the tract.



The loblolly plantation is ready to be thinned offering near-term opportunity for timber income.

## TIMBER (Cont.)

If timber production is your primary objective, it is recommended that a woody release be considered about a year after the thinning is completed. Once thinned, more sunlight can reach the forest floor enabling competing elements to develop. The woody release will control those elements making more sight resources available for the “crop” trees. If growth continues at this rate, a second thinning should be considered at or near age 20. Plantations typically reach full financial maturity in this market region between the ages of 26 and 32. Growth rate and market fluctuations help determine when this is at its peak.

If wildlife and aesthetics are primary objectives to timber production, these become more easily enhanced after thinning is completed. After thinning, the loblolly stands will be more open and will result in increased browse for wildlife. The open nature will also be more receptive to controlled burning. Burning (if done carefully) will help maintain aesthetics, but perhaps more importantly will greatly enhance wildlife value through increased food availability. It will also reduce any chances of loss to potential wildfires in the future.

In addition to the loblolly plantation, the tract includes roughly 70 acres of hardwood-dominated natural timber, located along the Sepulga River and internal creeks and streams. This area features oak trees that provide hard mast browse for wildlife. These creeks and streams act as travel corridors and enhance the property's beauty. While some of this hardwood timber can be harvested, many timberland owners prefer to keep these areas intact for their aesthetic value, wildlife habitat, and water quality protection.

## TAXES & TITLE

The property is owned by Drake Timber and Land Properties, LLC. The deed is recorded in the Covington County Courthouse in Deed Book 2005, Page 15471. Annual taxes payable to Covington County are an estimated \$251 and the tract is enrolled in Alabama's Current Use program for tax savings.



Interior food plot enhances tract's recreational potential.



This creek runs through the southern portions of the tract.



Patches of natural hardwood that serve as wildlife travel corridors and providing some hardmast browse.

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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.

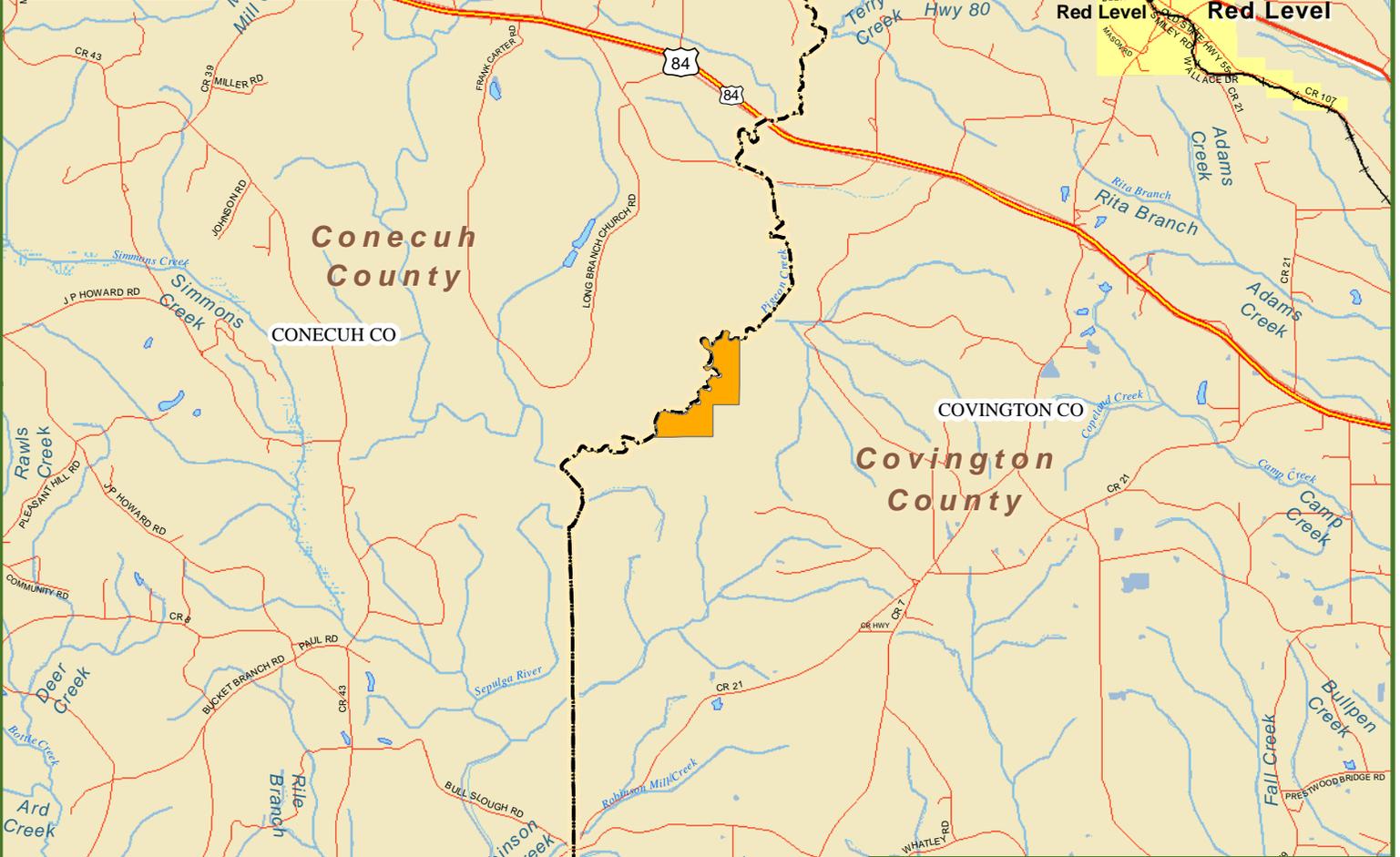
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# Locus Map Sepulga Tract

## Covington County, AL

196.00 ± Acres



**Legend**

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

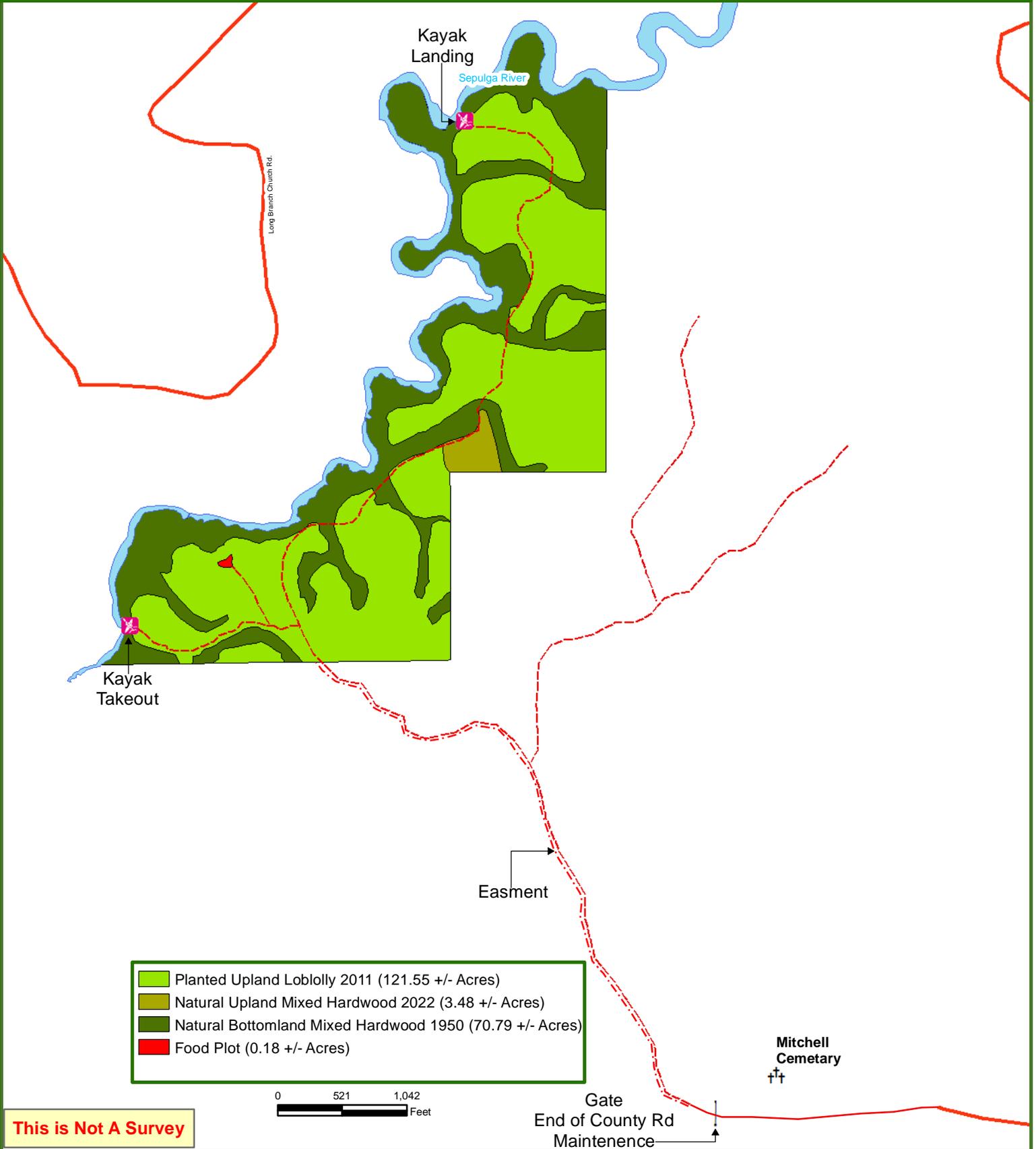
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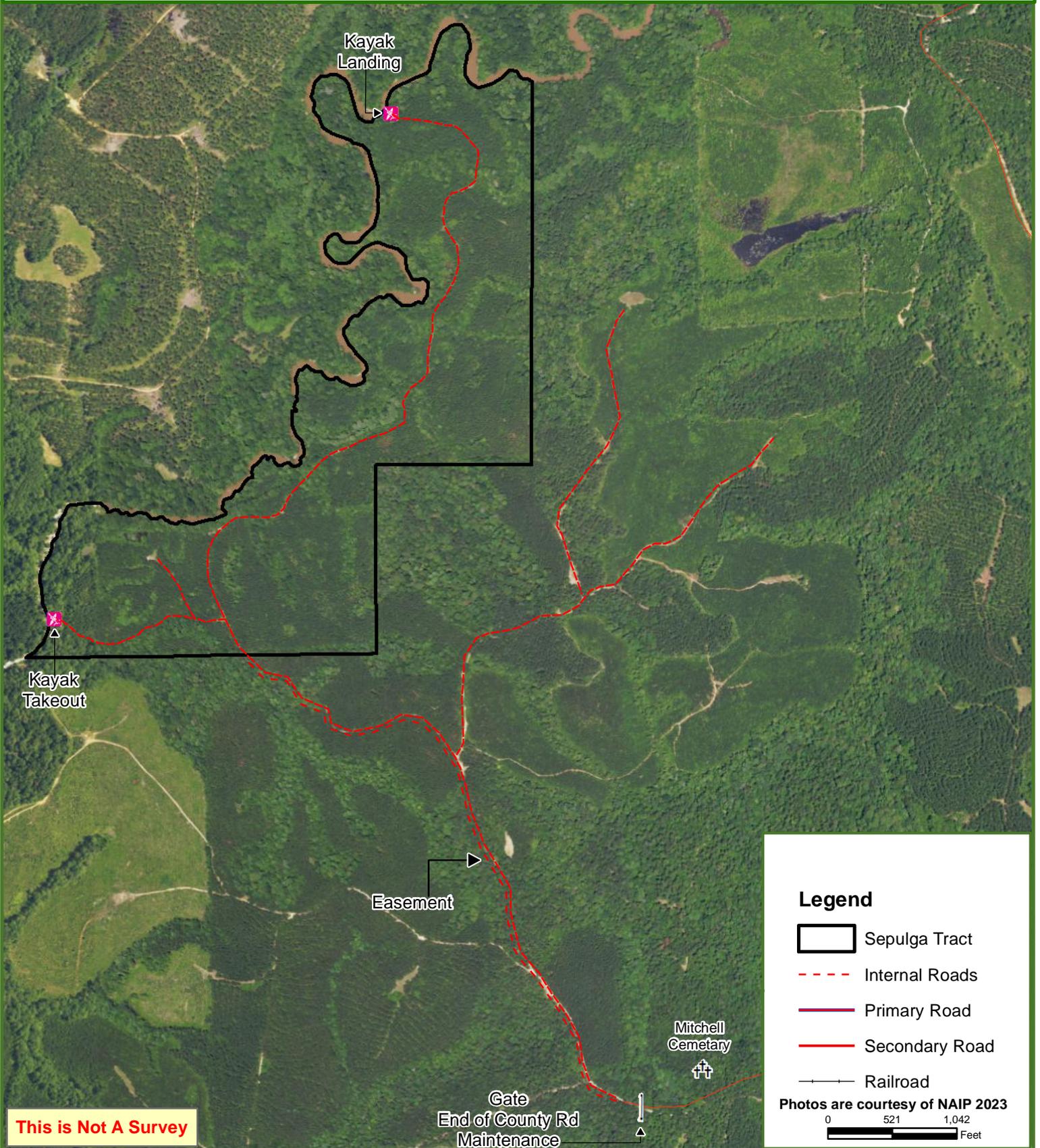
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



# Sepulga Tract

## Covington County, AL

196.00 ± Acres



**This is Not A Survey**

**Legend**

- Sepulga Tract
- Internal Roads
- Primary Road
- Secondary Road
- Railroad

Photos are courtesy of NAIP 2023

0 521 1,042 Feet

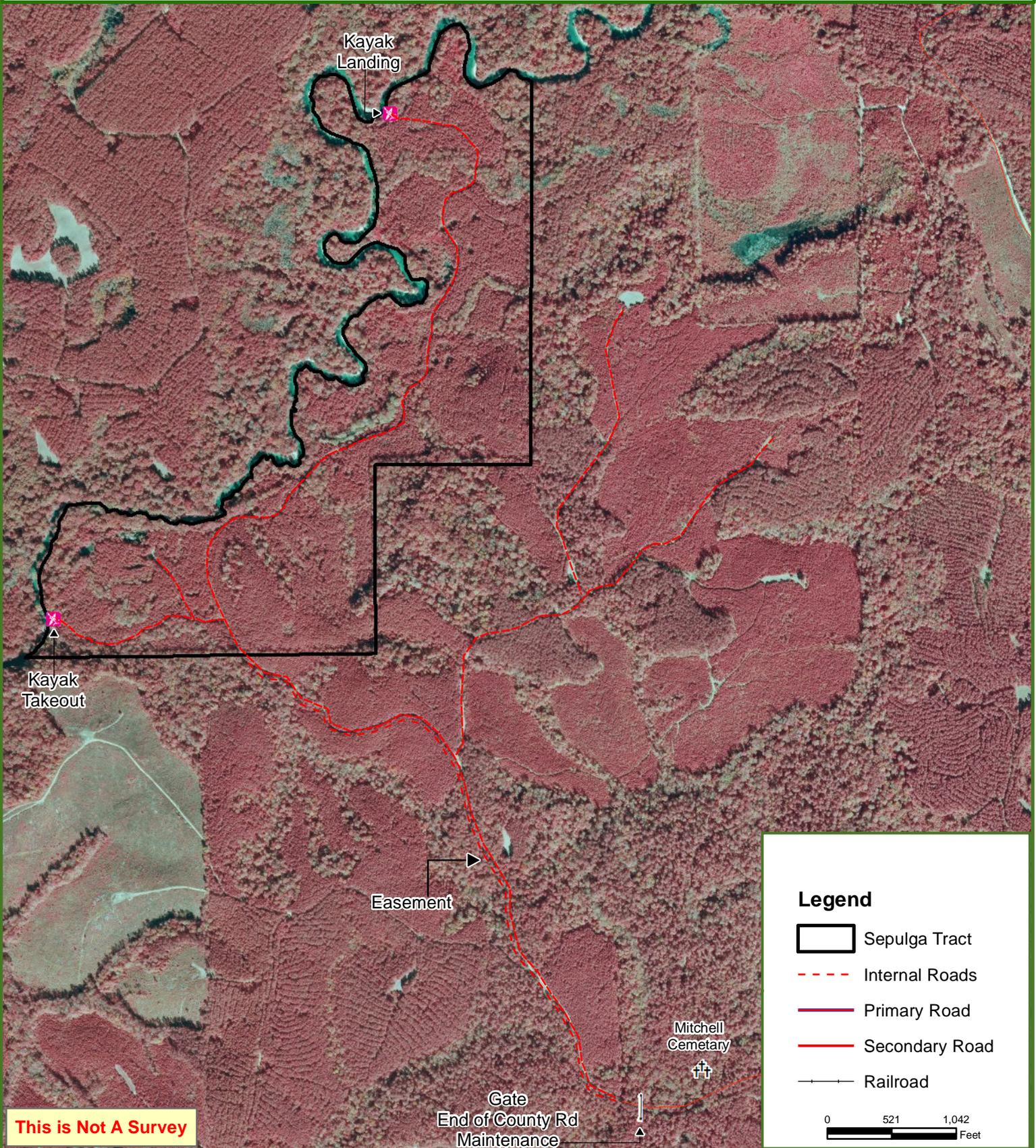
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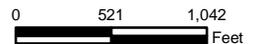
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### Legend

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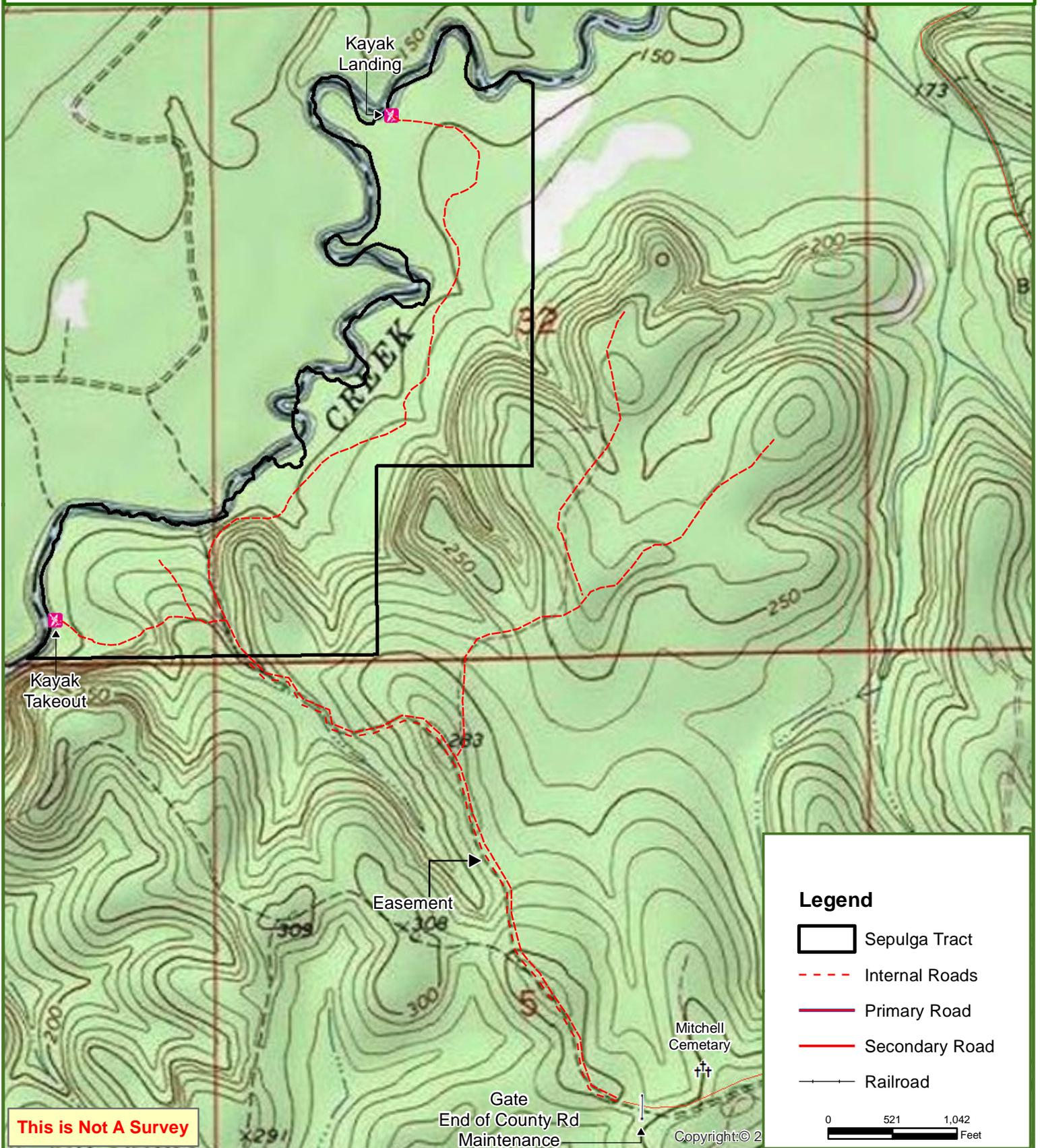
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