



**Fountains
Land**
AN F&W COMPANY

Sulphur Springs Tract

Nestled in the Appalachian Mountains of Northeast Alabama, this timbered property offers excellent potential for recreation or a private homestead.

Sulphur Springs Tract is a premier timber and recreational tract in Northeast Alabama's Appalachian Mountains featuring:

- 🌲 81 acres of well-managed, 20-year-old loblolly pine plantation
- 🌲 Prime location just 2 miles from Interstate 59 (Exit 239)
- 🌲 Scenic views from the hilltop and the potential to create a cabin or homesite with panoramic views of the mountains
- 🌲 Strong access with 940 feet of frontage on County Road 512
- 🌲 Timber investment potential with recent thinning and projected financial maturity in 5-7 years

Property Highlights

💰 \$257,000

📏 84 Acres

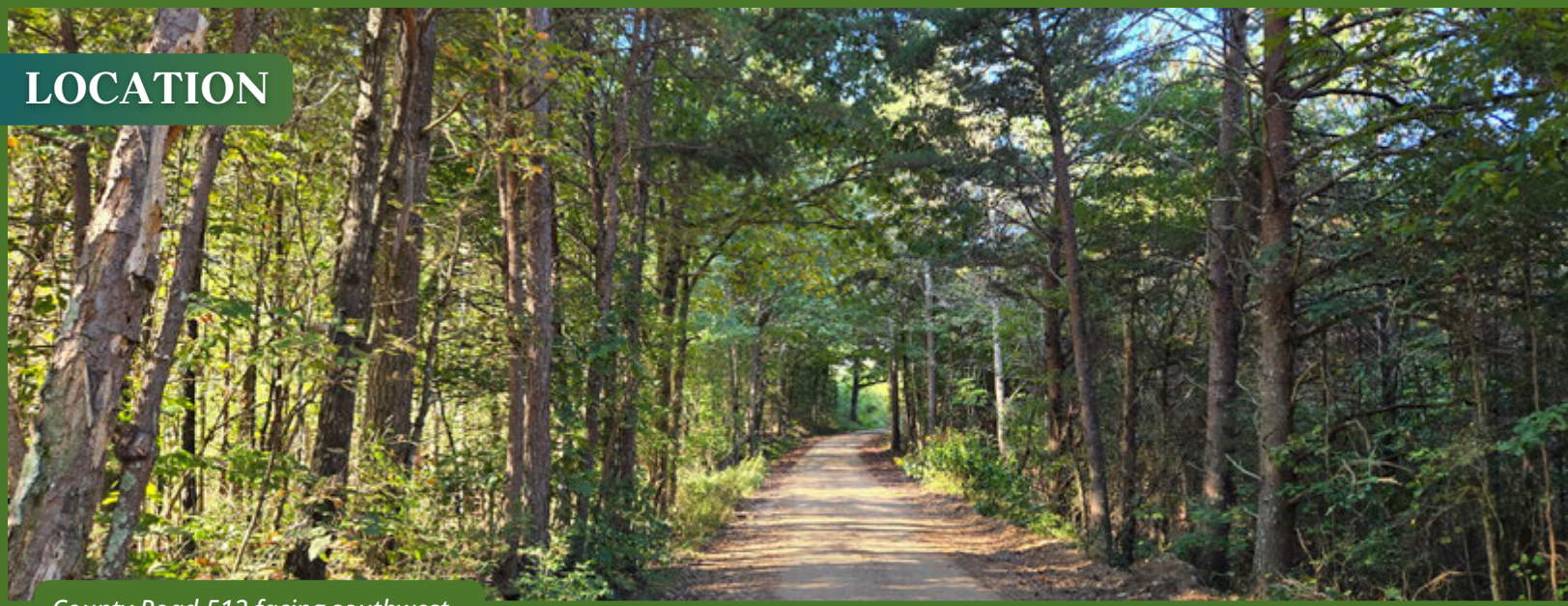
📍 Sulphur Springs, AL

🏠 Timberland



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LOCATION



County Road 512 facing southwest.

The Sulphur Springs tract lies in the southernmost reaches of the Appalachian Mountains in Northeast Alabama. In this region, valleys are farmed or used for timber production, while ridges are typically covered in mature stands of mountain hardwoods. The property is bordered on three sides by other timber-producing tracts and on its east side by Interstate 59. From the gate, open farmland is visible to the north and west. The Tennessee River is less than 30 minutes away, and the surrounding Appalachian landscape provides abundant recreational opportunities tied to state and national parks.

Interstate 59 is easily accessible at Exit 239, only two miles from the tract. From the interstate, the community of Rising Fawn is just five miles north, offering fuel, groceries, dining options, and a hardware store. Fort Payne, Alabama, is located 18 miles south and provides hotels, dining, grocery stores, and a regional medical center. Several small airports serve the area, while Chattanooga Metropolitan Airport is less than an hour's drive. Atlanta's airport is about two and a half hours away.



Beautiful views from the gate.



The gated entry point from County Road 512.

PROPERTY DESCRIPTION

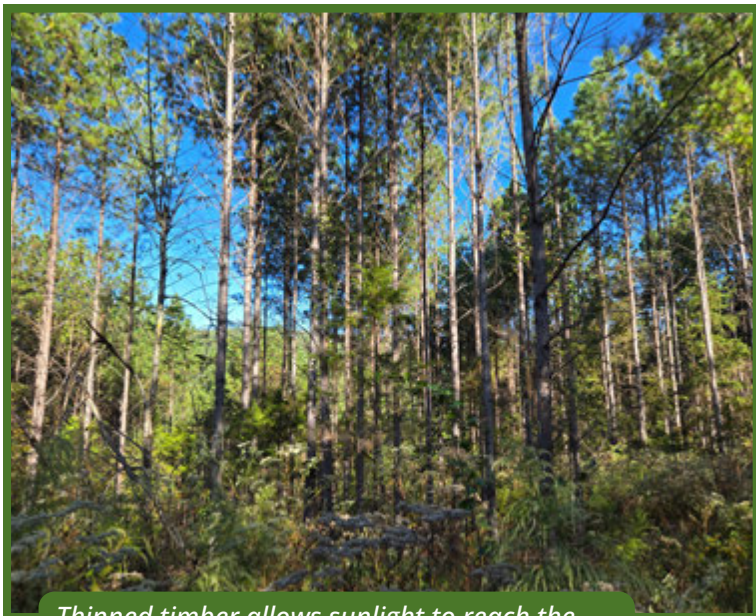


Steep slopes were not thinned; however, they currently possess a lot of volume.

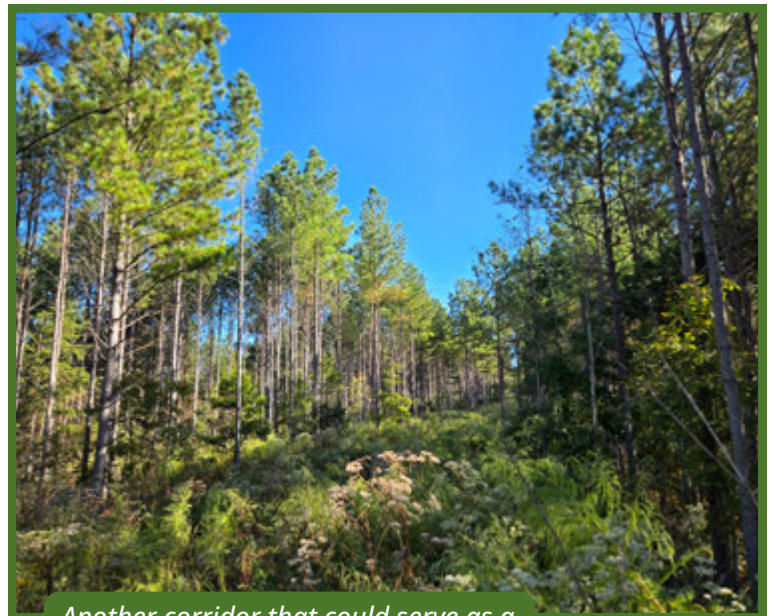
Under current ownership, the tract has been managed for timber production. Its location, accessibility, and proximity to utilities make it equally suitable for recreational or residential use. The terrain is hilly, with elevations ranging from 250 to 410 feet. Soils are well-drained and ideal for timber production.

From the hilltop, the property offers stunning views of the surrounding mountain ridges to the northwest and southeast. Clearing this hilltop would provide a permanent panoramic view and an excellent location for a cabin.

There is also a cleared area just inside the gate along County Road 512 that would be suitable for a home, camp, or cabin. Recent thinning of pine plantations has increased the property's wildlife habitat, improving both food sources and cover. Overall, the tract is well-suited for a wide range of recreational uses.



Thinned timber allows sunlight to reach the forest floor, creating wildlife forage and cover.



Another corridor that could serve as a food plot.

ACCESS



Facing northeast on County Road 512, a county-maintained gravel road with the gated entrance to the property on the left.

Sulphur Springs has strong access with direct frontage on County Road 512, a rock and county-maintained road. The property includes approximately 940 feet of frontage on CR 512. The entrance is gated and well-established. Public utilities are available a short distance from the tract, supported by evidence of recent nearby construction. Internal access is provided by nearly a mile of logging roads and trails. Most are passable by 4x4 vehicles with good ground clearance, though some routes may require a UTV. These roads support timber operations and offer convenient access throughout the tract for recreational purposes.

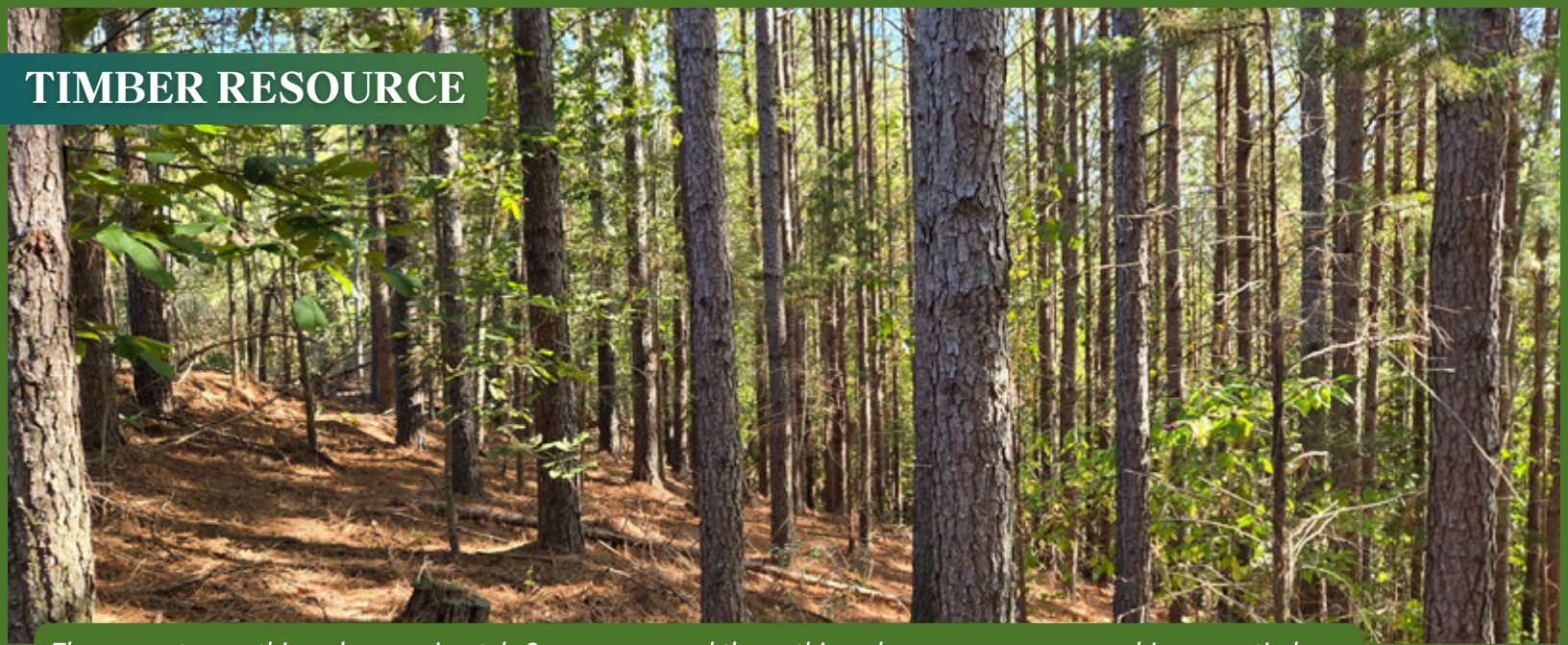


A logging road leads through the heart of the property, eventually crossing the north boundary.



Electric is not far from the property, and it appears phone service may be directly available.

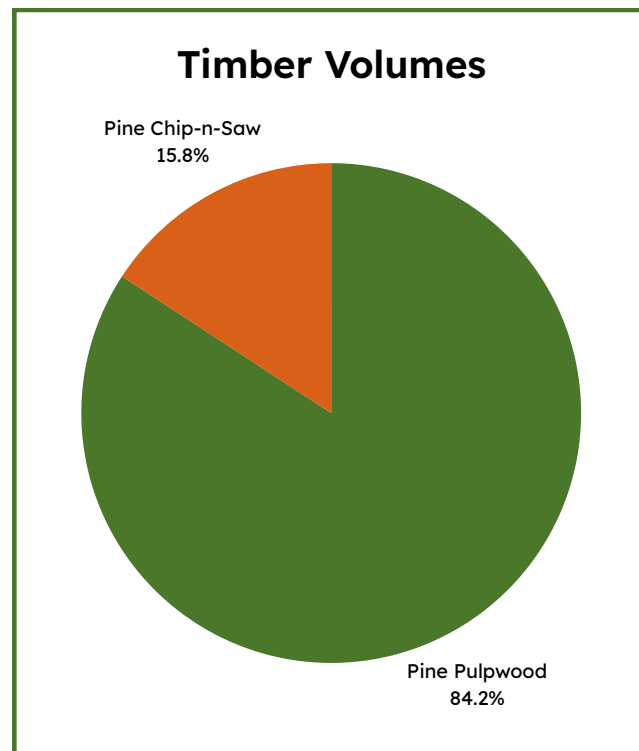
TIMBER RESOURCE



The property was thinned approximately 2 years ago, and the unthinned areas possess some chip-n-saw timber.

A timber inventory was conducted in the summer of 2025. Timber volumes were provided by the current ownership's property manager. Product values were applied by F&W Forestry Services, Inc. Volumes and values are not guaranteed.

This tract has approximately 81 acres of a 20-year-old loblolly plantation. This plantation was thinned about two years ago and has since exhibited observable growth. If timber production is the primary objective, it should be allowed to grow for another 5 to 7 years. During that time, much of the pulpwood volume will grow into higher product classes such as chip-n-saw and sawtimber.



It would be expected to reach financial maturity between the ages of 25 and 28 in this market region, which should be the opportune time to harvest. If continued timber production is the goal, it should be replanted with loblolly pine after cutting. Timber growth can be enhanced by herbicide and fertilizer use if desired, as both normally show a return on investment. If aesthetic or wildlife objectives are primary over timber production, additional thinnings can also be considered.

Since it has been thinned, conducting prescribed burning is an option to enhance aesthetics and wildlife value. Conducting a burn every two to three years is recommended. In addition, periodic burning also reduces the chances of loss due to wildfire.

TAX & TITLE

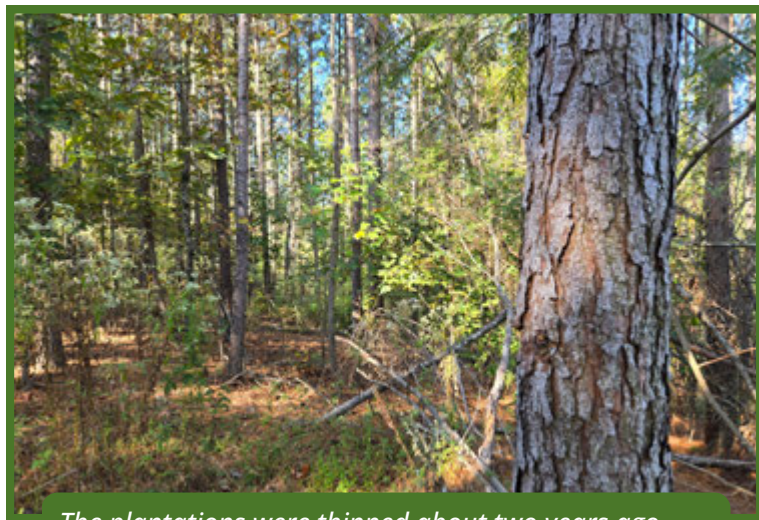


Some of the skidding corridors created during the last thinning could make some great food plots.

This property is owned by NKM Trees for Life, LLC. The deed is recorded in the Dekalb County Courthouse in Deed Book 3003, Page 4599. Property taxes for 2024 were \$129.60. The tract is enrolled in Alabama's Current Use program, providing tax savings. Boundaries are marked with old white paint, with many lines recently flagged during thinning operations.



At the bottom of this hill is a space used as a loading dock that could be converted to a food plot.



The plantations were thinned about two years ago and are growing nicely.

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains Land 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.

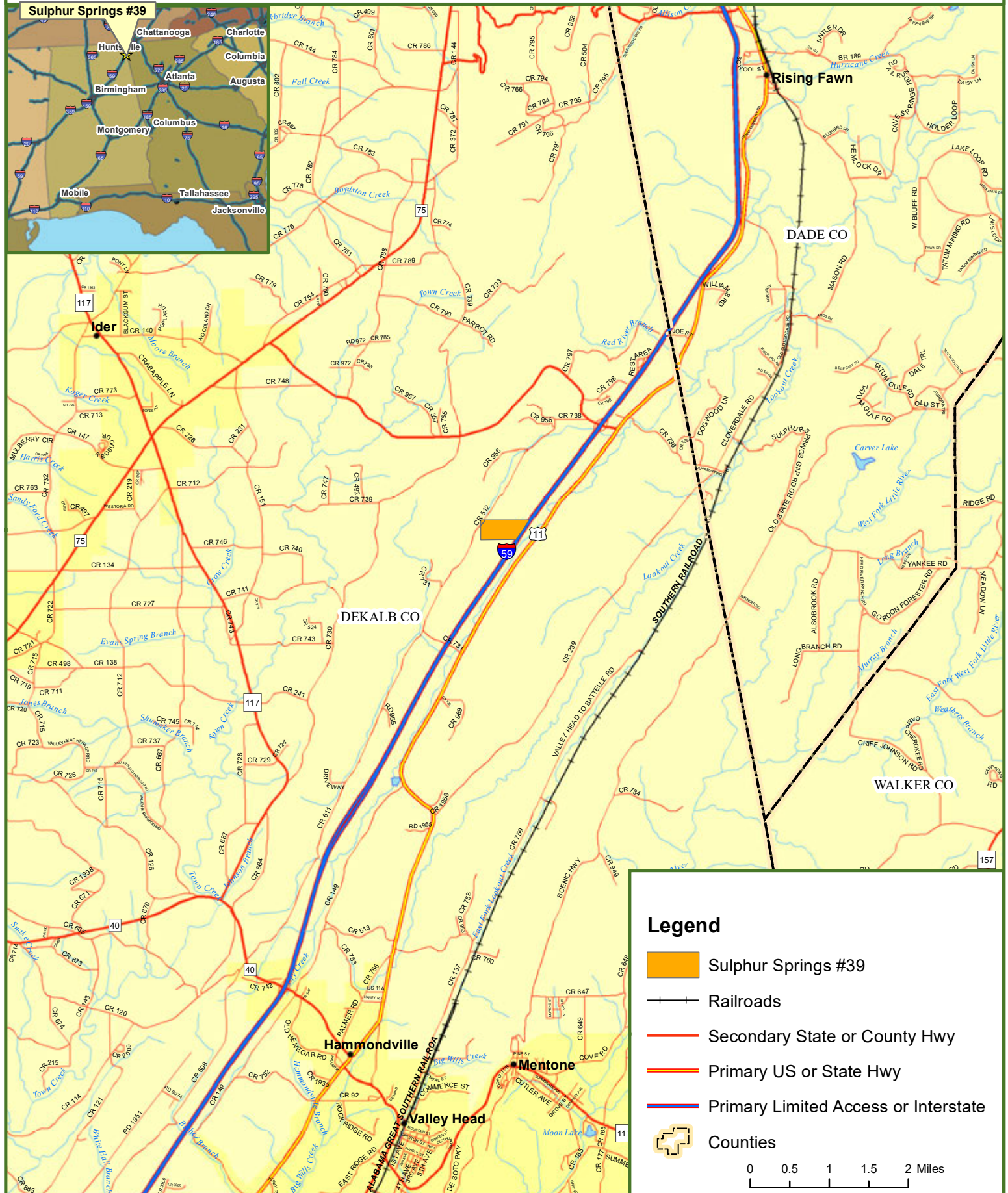


Locus Map

Sulphur Springs #39

Dekalb County, AL

84.00 ± Acres

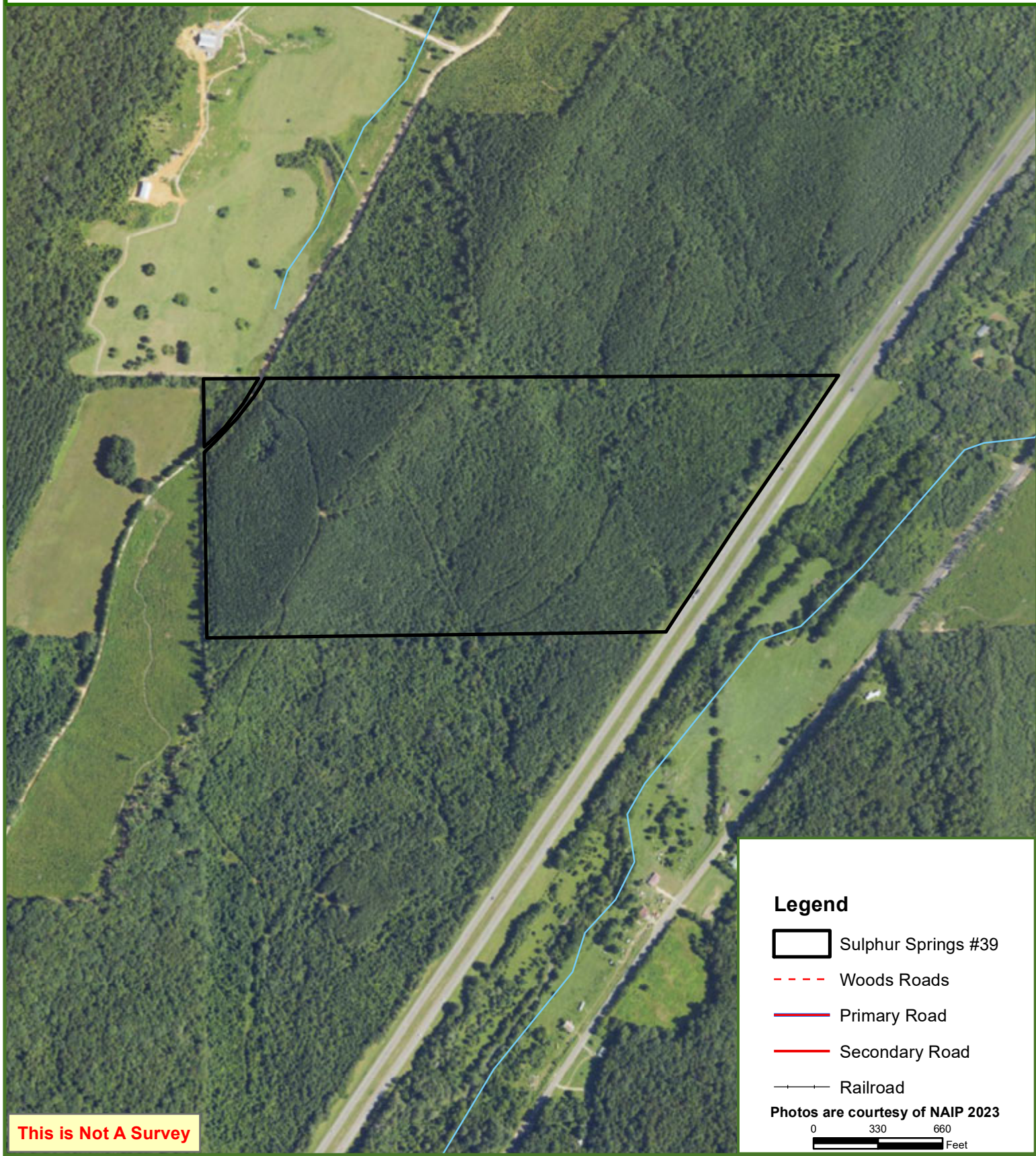




Sulphur Springs #39

Dekalb County, AL

84.00 ± Acres



This is Not A Survey

Legend

-  Sulphur Springs #39
-  Woods Roads
-  Primary Road
-  Secondary Road
-  Railroad

Photos are courtesy of NAIP 2023

0 330 660 Feet

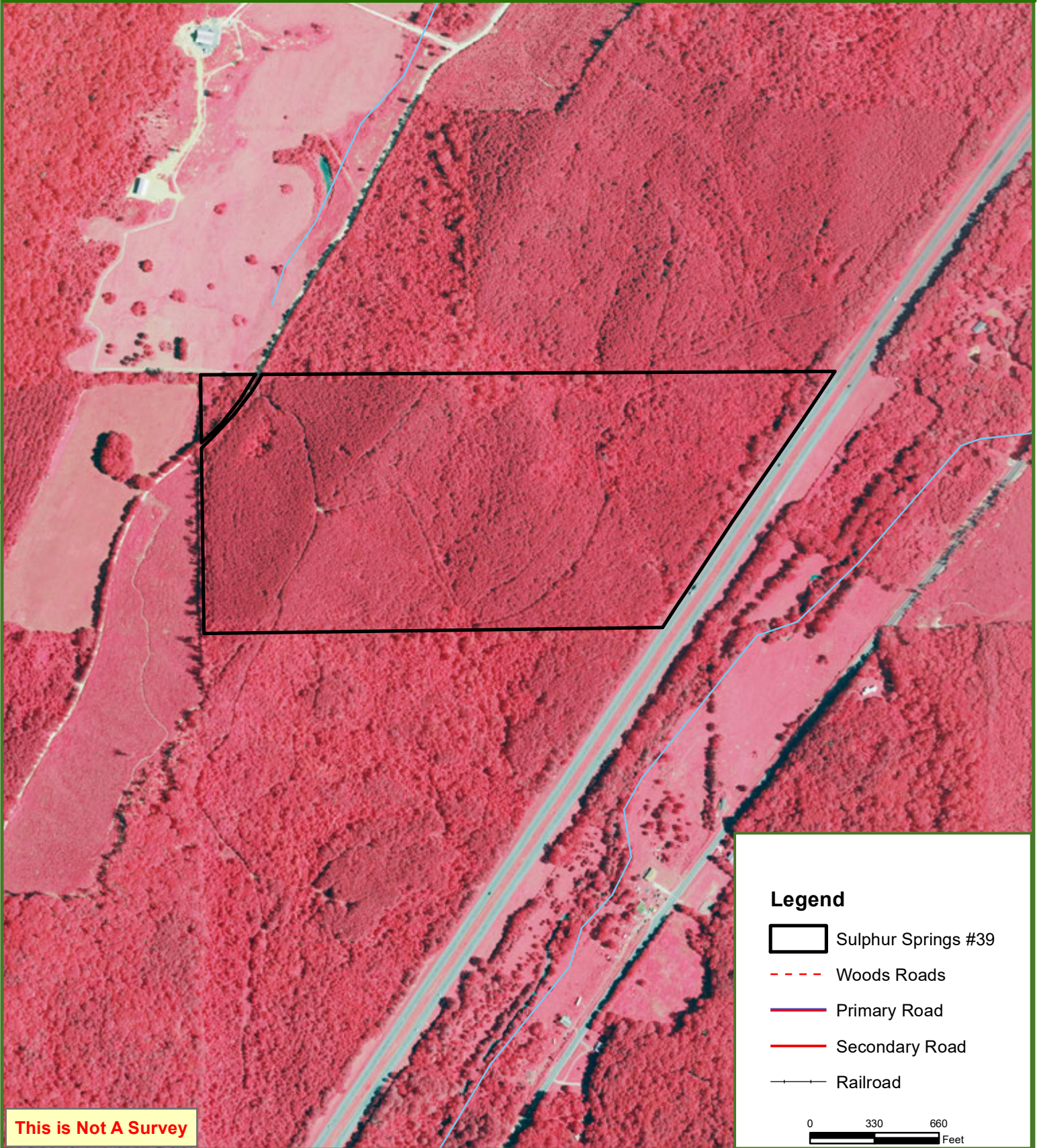
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



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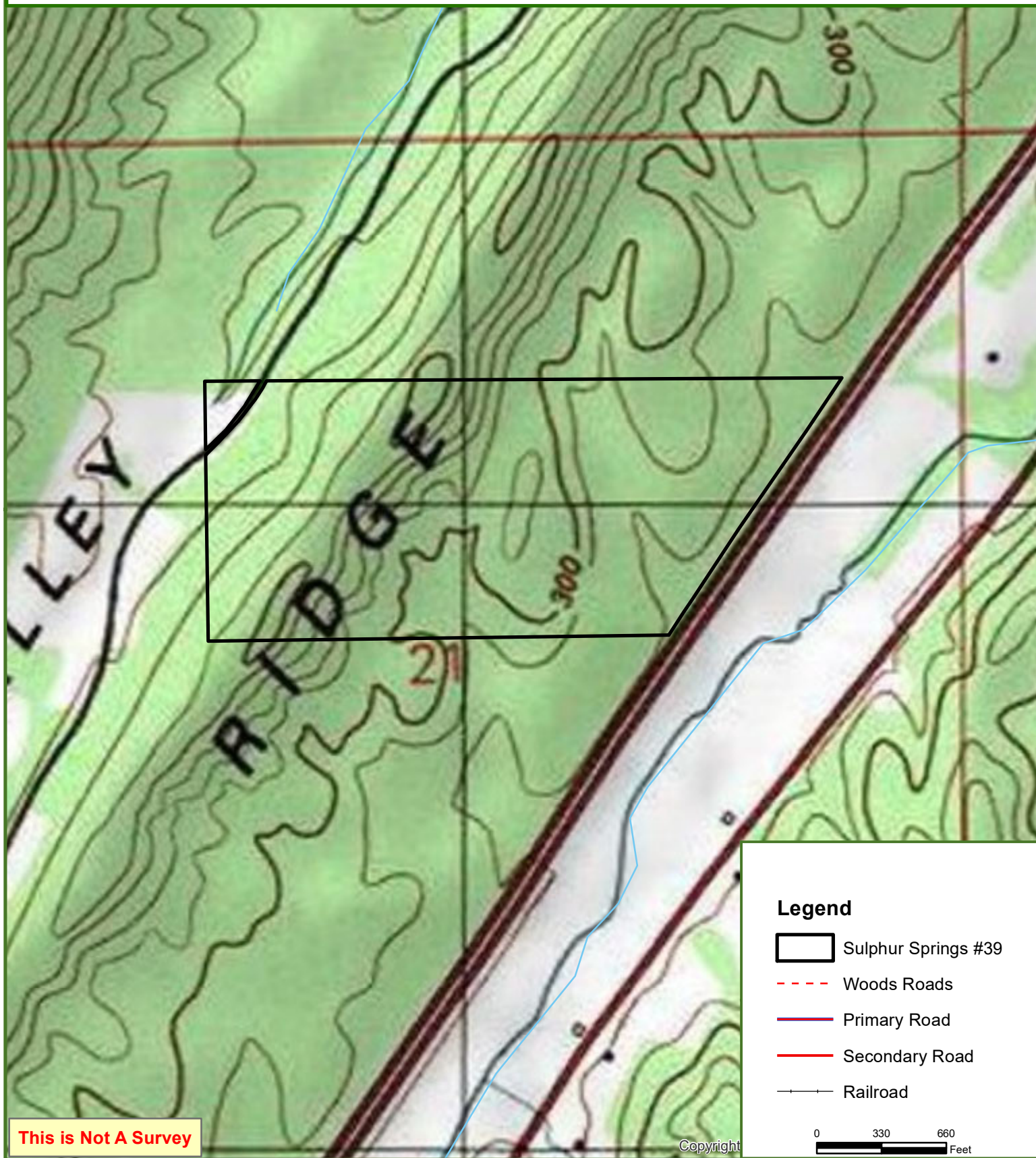
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Sulphur Springs #39

Dekalb County, AL

84.00 ± Acres



CR 512

Legend

- Planted Upland Loblolly 2005 (81.81 +/- Acres)
- Natural Bottomland Pine/Hardwood 1980 (2.19 +/- Acres)

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0 330 660
Feet

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