



**Fountains
Land**
AN F&W COMPANY

OFELIA TRACT

A fantastic investment opportunity offering options for timber production, recreation, or building a secluded hideaway near Lake Wedowee in Randolph County, Alabama.



***62 GIS Acres
Wedowee, Randolph County, Alabama***

Price: \$238,802

LOCATION

The Ofelia Tract is located within the piedmont region of east-central Alabama and is on the edge of the southernmost reach of Appalachia. This area features a rolling landscape of hills and valleys.

The tract is bordered by privately owned timberlands to the north and south, and the east side is bordered by land owned by Alabama Power Company, which borders Lake Wedowee. As the "crow flies," Lake Wedowee is less than a quarter mile from the property's eastern boundary. A boating access is located only 4 miles away on AL Hwy 48.

Lineville, Alabama, is approximately 10 miles to the west, and the Town of Wedowee, Alabama, is about 10 minutes to the east. Both towns provide grocery, gas, and quick dining options. Wedowee has a medical facility.

Ofelia is just a few minutes off AL Hwy 48, and US 431 is merely 10 minutes away. The City of Roanoke, Alabama, is located approximately 25 minutes to the southeast. Roanoke provides dining, provisions, and lodging. The Atlanta International Airport is about two hours away.

ACCESS

A deeded easement off County Road 57, a paved county road, provides access to the property. A single private gate opens to a woods road currently suitable for off-road vehicles. The tract has direct access to power. The interior road was constructed in conjunction with logging several years ago.

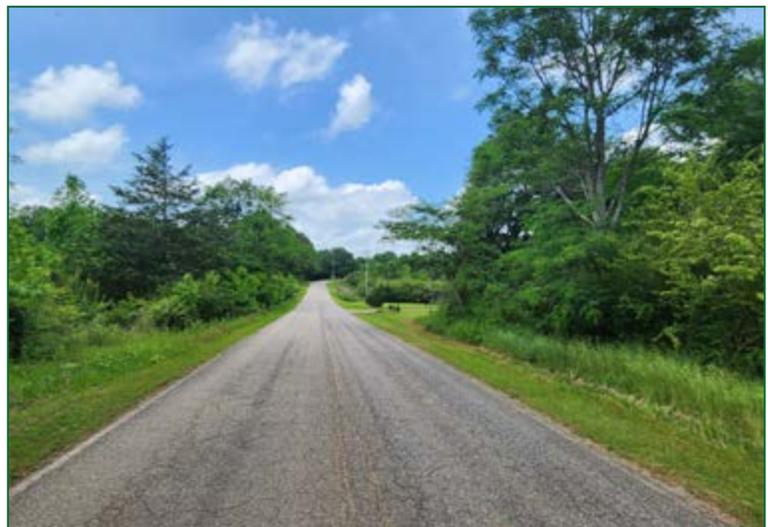
At the last timber cutting, outside property boundaries were marked with blue and orange paint. There are also old fences that run many of the outside boundaries. There is red paint running along the eastern boundaries that are shared with Alabama Power Company.

SITE DESCRIPTION

The tract's terrain is rolling, with elevations running from approximately 795 feet to 950 feet above sea level. The soils are rated well for timber production. A system of creeks runs through the property.



Entrance of the tract facing south along County Road 57.



Entrance of the tract facing north along County Road 57.



The property's entrance off County Road 57 and the gate is just out of view.

SITE DESCRIPTION (Cont.)

The primary creek runs from west to east and holds water almost continuously. The tract's proximity to Lake Wedowee suggests potential for development.

This area of the state provides quality deer hunting opportunities, and there is plenty of evidence that they are using this tract. A food plot has been established on the east side. Lake Wedowee has phenomenal bass and crappie fishing. The lake is just minutes away. The Tallapoosa River is accessible just below the lake, offering fantastic kayaking and canoeing. Talladega National Forest is within a 30-minute drive.

TIMBER

A timber harvest was conducted in 2018. In 2020, 51 acres of the tract were planted with genetically improved loblolly pine. These plantations are developing well and offer timber management options and income for the future.

Following "normal" timber management, these plantations should be thinned at or near age 15 and again at age 21. These thinnings will keep the plantation growing and developing well. While the thinning will be an income-producing event, its main purpose is to keep the plantation healthy. Once thinned, wildlife and aesthetic-enhancing actions, such as prescribed burning, can be employed. Within this market region, loblolly plantations reach financial maturity between the ages of 26 to 30.

Approximately 11 acres of mixed hardwood and pine natural timber follow the run of the creeks on the tract. Most of this acreage is within the Streamside Management Zone (SMZ), which functions as a protective agent of the stream, keeping out sediment and regulating water temperature. They also function as wildlife travel corridors and add diversity to the property. There is a strong representation of oak species providing mark mast browse in the fall of the year.

Most landowners choose to leave these stands intact. Leaving them intact protects streams' integrity, creates wildlife travel corridors, and adds diversity to the property. State BMPs for forestry do allow some harvest with the SMZ.



The tract's gated access point.



Interior road facing east on the western side of the tract.



A seeded trail through the pines.

TAXES & TITLE

The tract is currently owned by DTOF AL, LLC. It is recorded in the Randolph County Courthouse in Deed Book 411, Deed Pages 183. The 2023 taxes were \$118. The property is currently enrolled into the Current Use program for tax savings.



A creek runs through the SMZ towards the east boundary.



A food plot on the east side of the tract.



A stream flows on the west side of the tract through a hardwood stand of timber.



Hill side full of four year old loblolly pine.

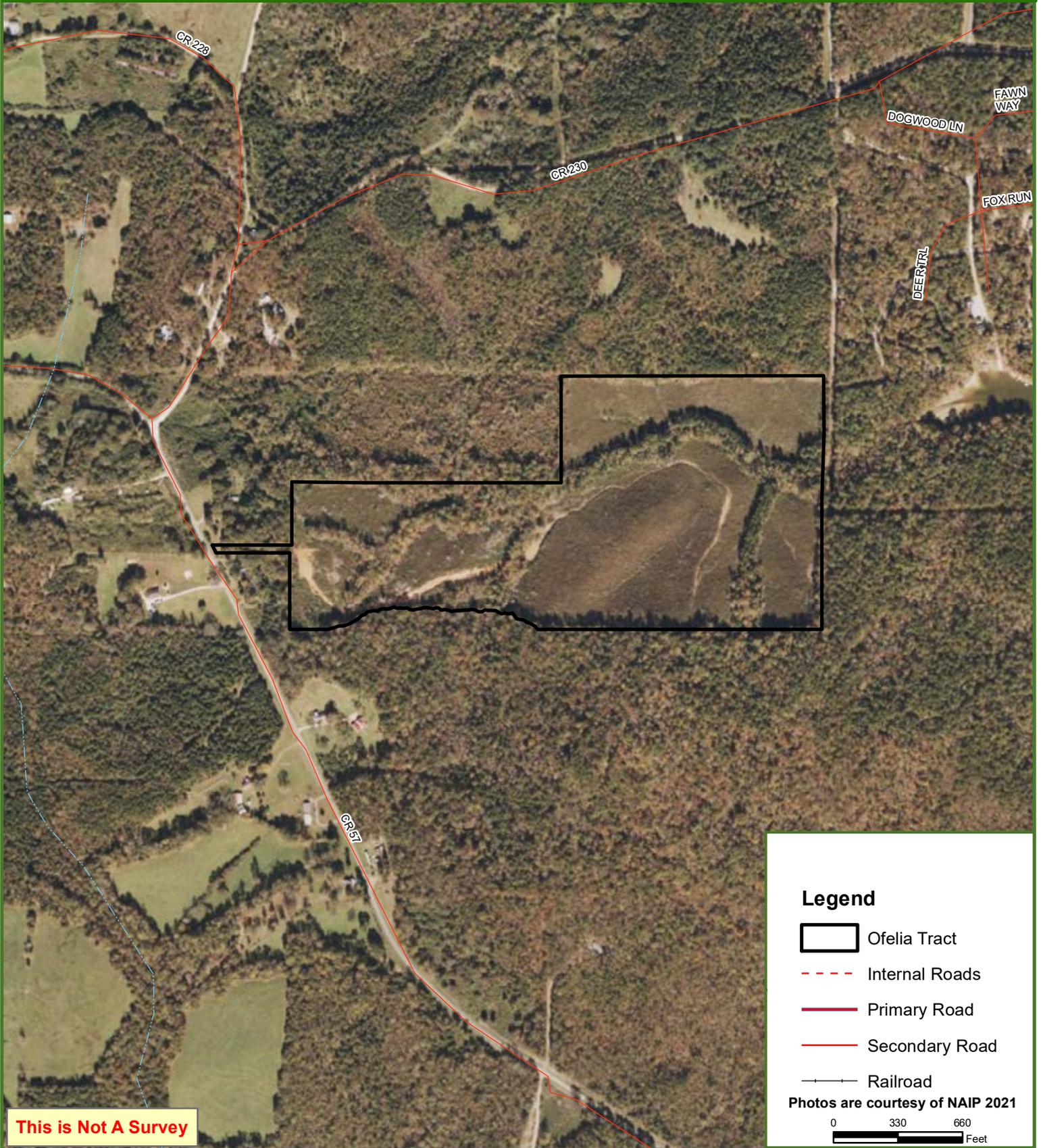
Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given 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.



Ofelia Tract

Randolph County, AL

62.00 ± Acres



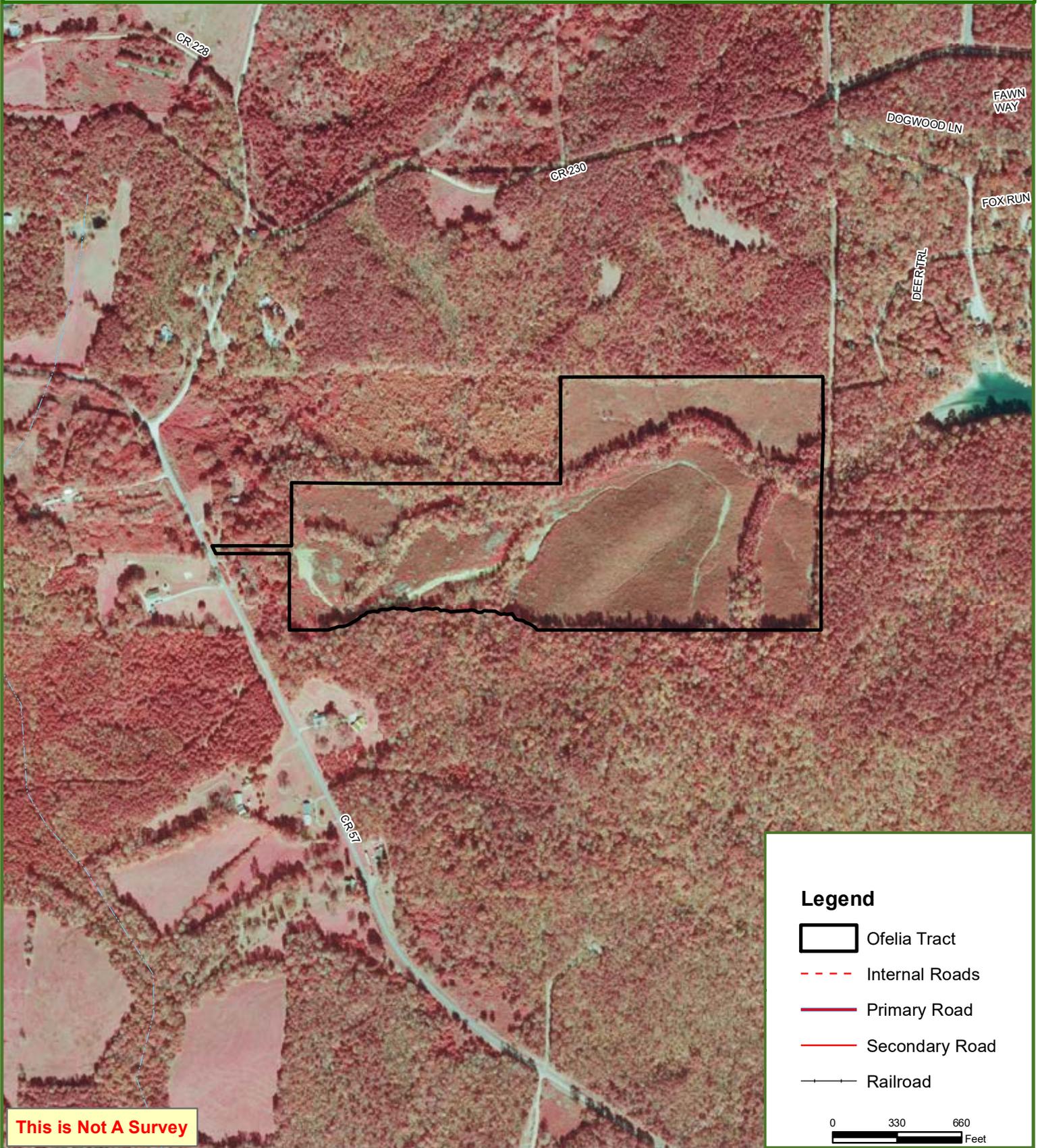
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Ofelia Tract

Randolph County, AL

62.00 ± Acres



This is Not A Survey

Legend

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

0 330 660
Feet

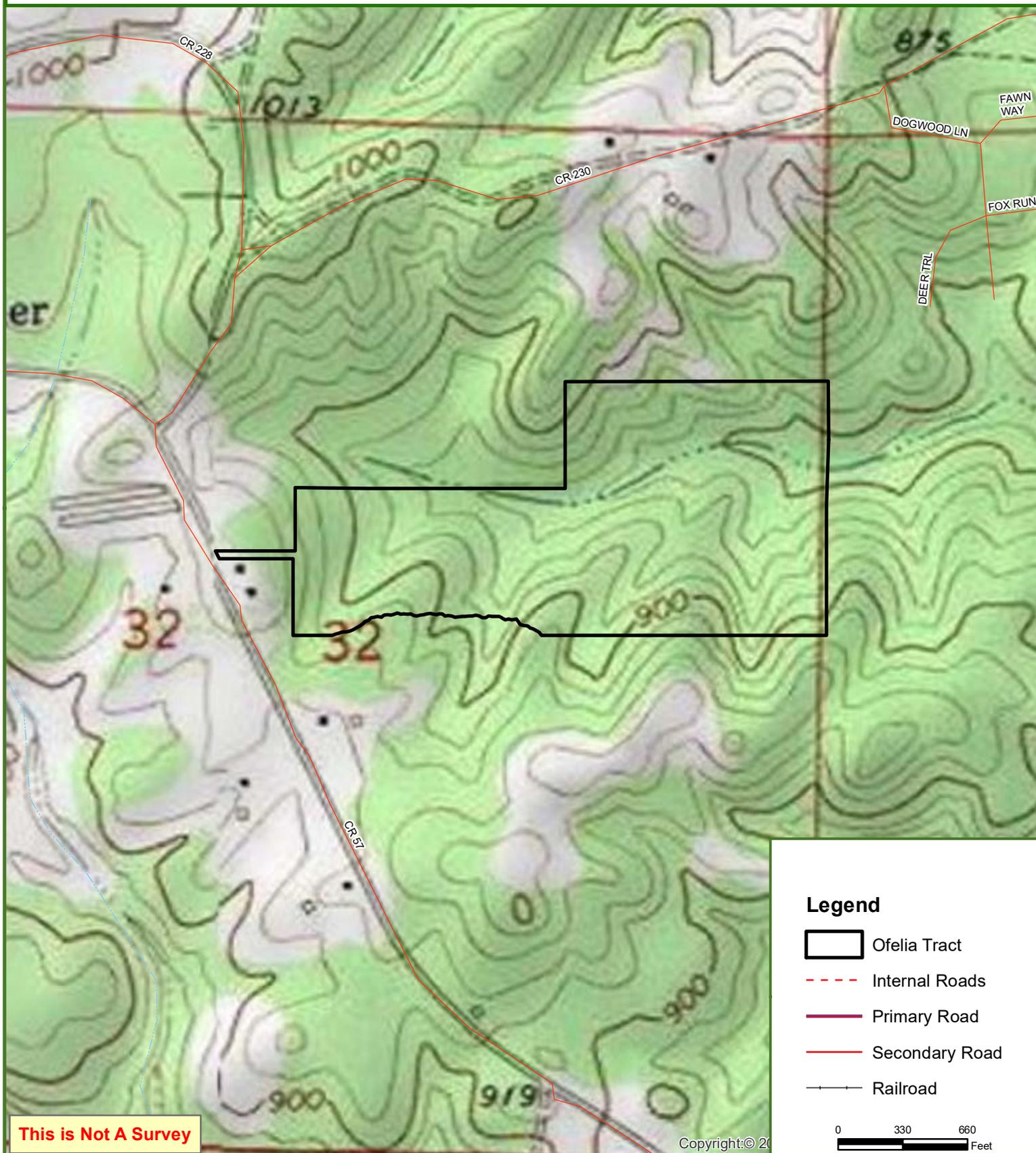
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Ofelia Tract

Randolph County, AL

62.00 ± Acres



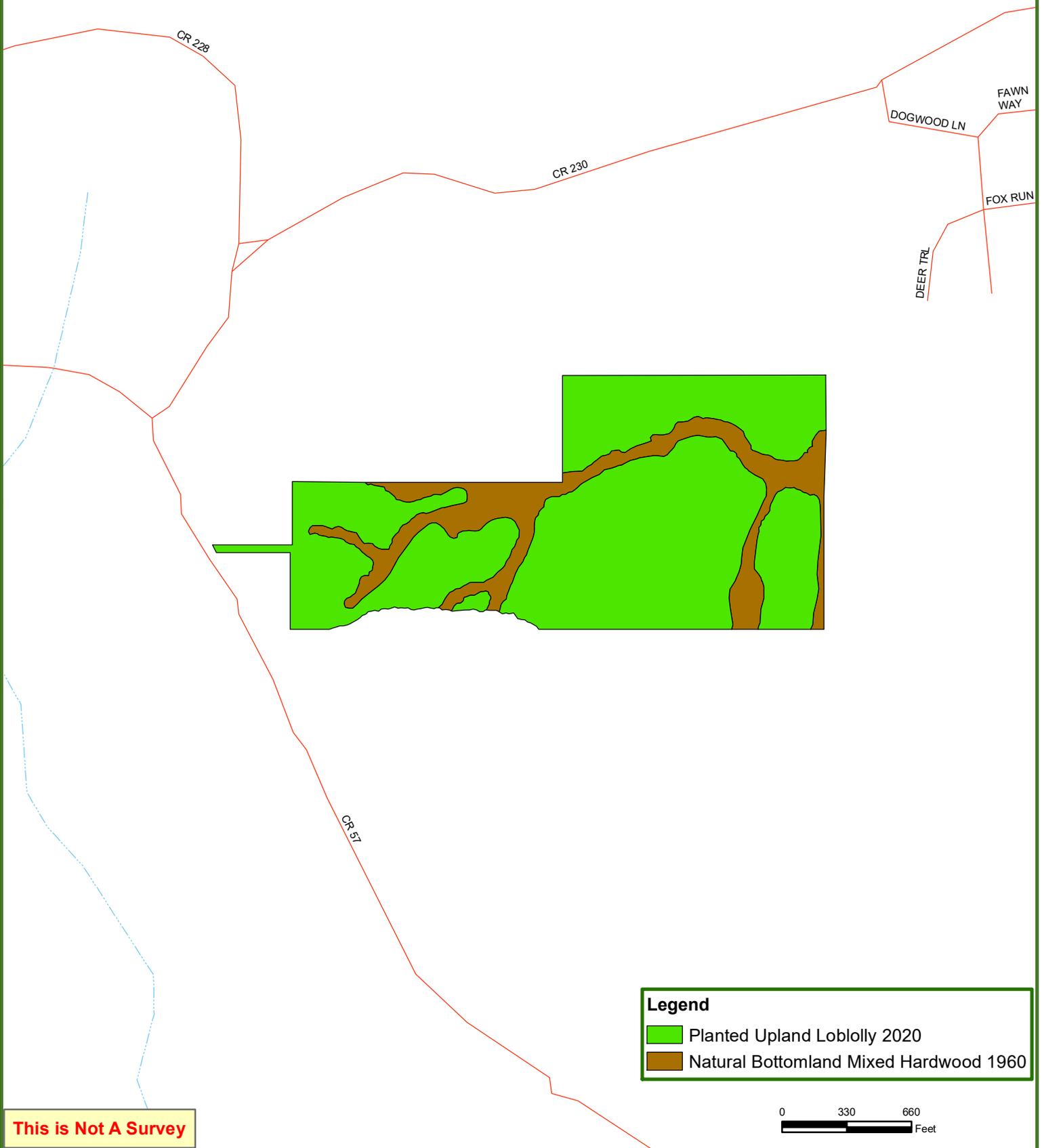
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Ofelia Tract

Randolph County, AL

62.00 ± Acres



This is Not A Survey

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.