



**Fountains
Land**
AN F&W COMPANY

Dudleyville Tracts #1 - 5

Five wildlife-rich timberland properties, each with mature timberland ready for harvest located in the heart of Alabama's timber belt.

#1 Tract

 80 Acres

 \$282,584

#2 Tract

 83 Acres

 \$345,651

#3 Tract

 184 Acres

 \$715,807

#4 Tract

 123 Acres

 \$506,252

#5 Tract

 288 Acres

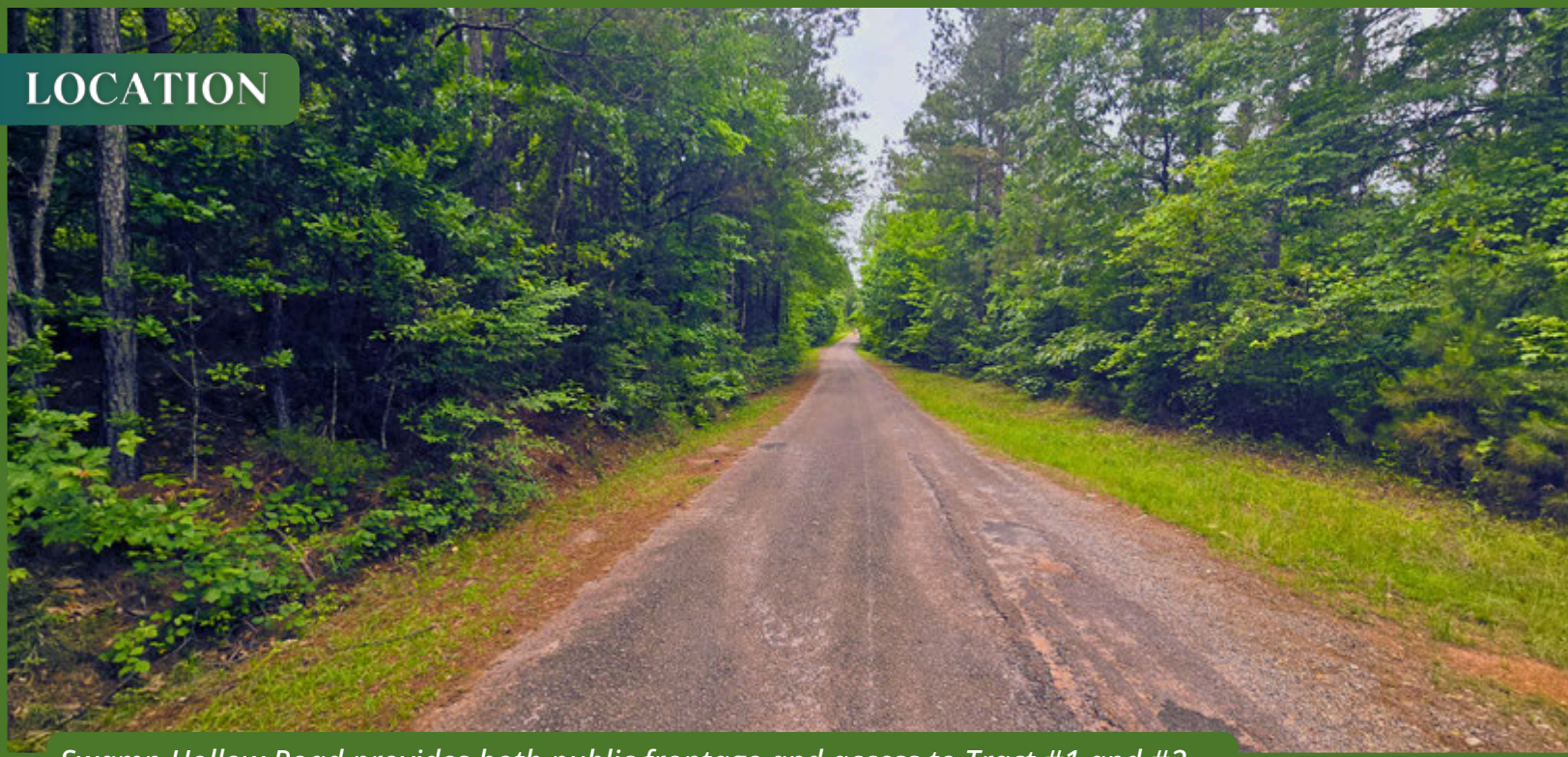
 \$964,446

The Dudleyville Tracts offer a rare opportunity to acquire one or all five of these contiguous, wildlife-rich timberland properties located in the heart of Alabama's timber belt. Positioned in the scenic Piedmont region just minutes from Dadeville and within easy reach of Lake Martin, the Tallapoosa River, and the Atlanta Airport, these tracts combine natural beauty, timber income potential, and recreational appeal. Each property features gently rolling terrain, productive soils, and a mix of timber types, including mature loblolly pine stands ready for harvest, recently planted genetically improved pine, and valuable hardwood bottomlands along creeks. This diverse timber base supports both financial returns and habitat enhancement. Whether for timber investment, hunting, or rural living, the Dudleyville Tracts offer long-term value in a highly desirable and rich setting.



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LOCATION

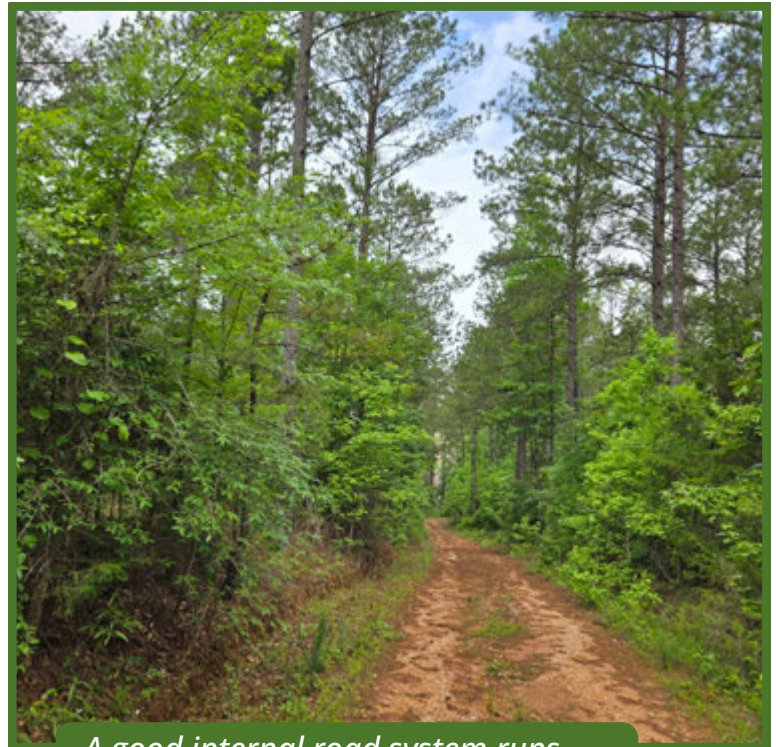


Swamp Hollow Road provides both public frontage and access to Tract #1 and #2.

The Dudleyville Tracts are situated in the Piedmont region of Alabama, renowned for its rolling hills and valleys. All five tracts are surrounded by other timberland on all sides. The city of Dadeville is just an 8-mile drive away, offering dining, grocery, and fuel options. Alexander City is approximately a 25-minute drive west and offers additional dining, grocery stores, hotels, shopping, and hospitals as needed. The Tallapoosa River is only four miles away, and Lake Martin can be reached within 20 minutes. Additionally, Atlanta Airport is less than a two-hour drive from the tracts.



Booger Hollow Road provides access for Tract #2, #3, #4, and #5.



A good internal road system runs through all four properties.

ACCESS



Access to electricity is available along Swamp Hollow Road.

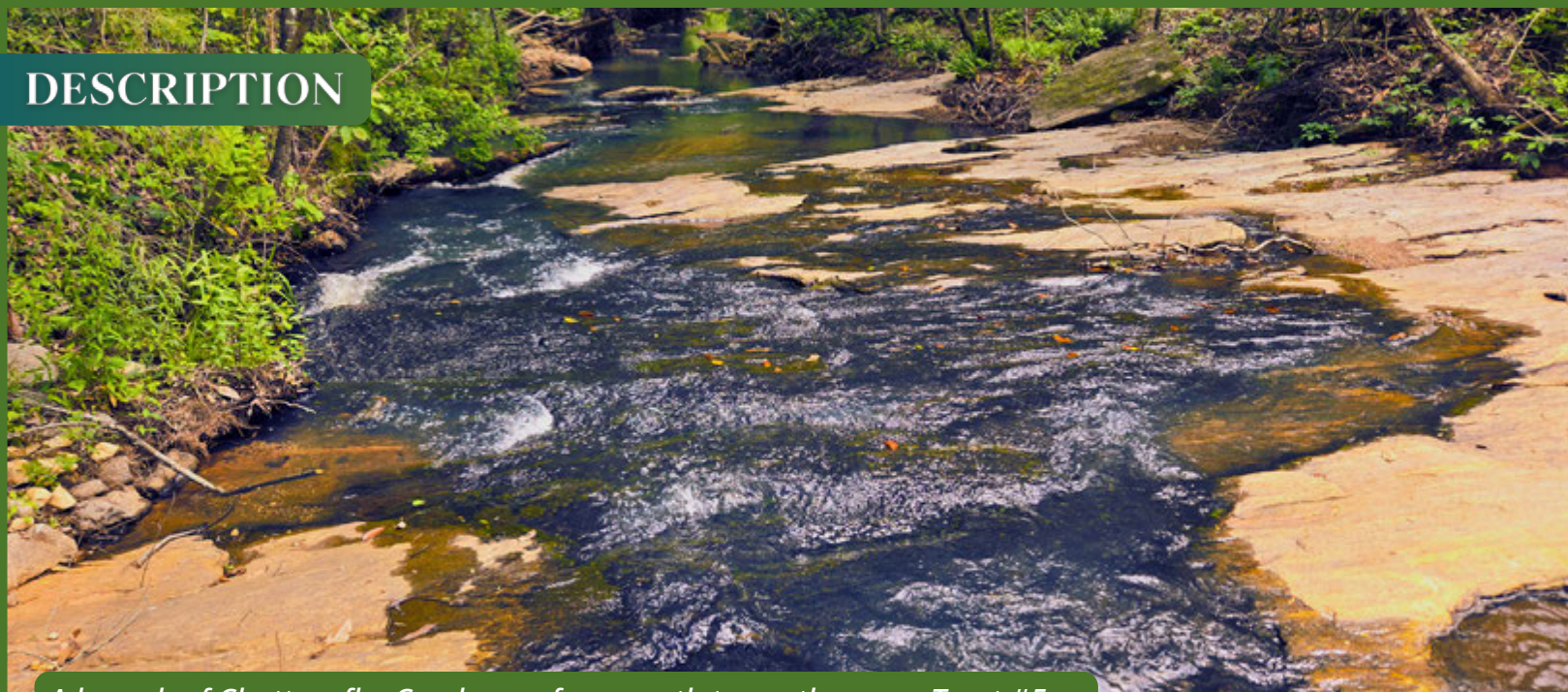
The Dudleyville Tracts can be accessed by Swamp Hollow Road and Booger Hollow Road, both of which are maintained by the county. Each tract features internal wood roads suitable for 2x4 vehicles, provided the conditions are dry.

- 🌲 **Tract 1** is accessible from an entrance on Swamp Hollow Road and features approximately 1,300 feet of frontage along this road, which forms its entire eastern boundary. It also has direct access to electricity.
- 🌲 **Tract 2** is accessed from both Swamp Hollow Road and Booger Hollow Road. The tract has about 1,700 feet of frontage along Swamp Hollow Road, which makes up its entire eastern boundary, and approximately 3,070 feet along Booger Hollow Road. It also has direct access to electricity.
- 🌲 **Tract 3** can be accessed from an entrance on Booger Hollow Road and boasts an estimated 2,200 feet of frontage along the road, which forms its entire western boundary. Electricity is available just across Booger Hollow Road.
- 🌲 **Tract 4** is accessible by an entrance on Booger Hollow Road. It features approximately 3,530 feet of frontage along Booger Hollow Road. Also, power is available about a quarter mile north of the property.
- 🌲 **Tract 5** is accessible by an entrance on Booger Hollow Road. It features approximately 2,660 feet of frontage along Booger Hollow Road. Also, power is available about a half mile north of the property.



Powerline ROW on #2.

DESCRIPTION



A branch of Chattasofka Creek runs from north to south across Tract #5.

The Dudleyville Tracts offer an exceptional opportunity for timber investment, recreation, and rural living, all within easy reach of the Tallapoosa River and Lake Martin. Each property features gently rolling terrain, well-drained soil ideal for timber production, and a variety of timber types that not only support long-term forest management but also attract abundant wildlife. With access to creeks and natural water sources, all four tracts boast both beauty and functionality, making them equally suitable for hunting, camping, or future homestead development.

- 🌲 **Tract 1** offers dual-purpose potential as both a timber-producing and premier wildlife property. A central creek runs from north to south, and a branch of Chattasofka Creek crosses the southwest corner, enhancing the tract's appeal for recreation and wildlife habitat. The terrain is gently rolling with approximate elevations ranging from 700 to 825 feet above sea level.
- 🌲 **Tract 2** presents an excellent opportunity to build a ranchette or rural retreat, thanks to its ample road frontage on two county roads and direct access to electricity. The terrain is gently rolling with approximate elevations ranging from 680 to 845 feet above sea level.
- 🌲 **Tract 3** also offers dual-purpose potential as both a timber-producing and premier wildlife property. The terrain is gently rolling with approximate elevations ranging from 660 to 840 feet above sea level. A central creek runs from north to south, and another runs along the entire eastern boundary, enhancing the tract's appeal for recreation and wildlife habitat.
- 🌲 **Tract 4** is an excellent choice for wildlife habitat development or a secluded nature retreat, as three branches of Chattasofka Creek run through the property, along with varied timber and terrain. The terrain is gently rolling with approximate elevations ranging from 640 to 810 feet above sea level.
- 🌲 **Tract 5** is an excellent choice for wildlife habitat development or a secluded nature retreat, as three branches of Chattasofka Creek run through the property, along with varied timber and terrain. The terrain is gently rolling with approximate elevations ranging from 640 to 810 feet above sea level.

TIMBER RESOURCE



The 30 year old pine offer immediate timber income if desired.

The Dudleyville Tracts have been well-managed for timber and wildlife. Each tract contains mature loblolly pine stands that are financially ready for harvest, and it is recommended that the tracts be replanted to maintain long-term productivity if timber income is the primary objective. Alternatively, for landowners who prioritize wildlife habitat or aesthetics, thinning combined with a prescribed burning cycle every 2–3 years is advised. These treatments enhance habitat quality by opening the canopy, improving forage, reducing wildfire risk, and clearing residual debris.

Additionally, each tract contains hardwood bottomlands rich in mast-producing oaks, located along creek corridors. These areas are ecologically valuable, serving as wildlife corridors and food sources, and are best left intact to preserve their environmental benefits. Furthermore, recently planted genetically improved loblolly pine stands are present on several tracts, with management plans that involve future thinning and optional post-thinning treatments, such as fertilization, herbaceous control, and burning, to optimize growth and habitat value.

- 🌲 **Tract #1** features 41 acres of mature loblolly pine ready for harvest, 34 acres of recently planted loblolly pine with high-value timber potential, and 14 acres of hardwood bottomlands.
- 🌲 **Tract #2** features 66 acres of mature loblolly pine that is financially mature and ready for harvest, 9 acres of recently planted loblolly pine with high-value timber potential, and 6 acres of hardwood bottomlands.
- 🌲 **Tract #3** features 70 acres of mature loblolly pine ready for harvest, 62 acres of newly planted genetically improved pine, and 49 acres of hardwood bottomlands.
- 🌲 **Tract #4** features 87 acres of mature loblolly pine ready for harvest, 12 acres of recently planted loblolly pine, and 24 acres of hardwood bottomlands.
- 🌲 **Tract #5** features 76 acres of mature loblolly pine ready for harvest, 163 acres of recently planted loblolly pine, and 45 acres of hardwood bottomlands.

TAX & TITLE



The areas harvested in 2023 were replanted with improved loblolly pine.

The Dudleyville Tracts are owned by DTOF AL, LLC. The deed is recorded in Deed Book 368892 Page 1 in the Tallapoosa County Courthouse. The tracts are currently enrolled in Alabama's Current Use program for tax savings.

- 🌲 In 2024, **Tract #1** taxes were an estimated \$154.
- 🌲 In 2024, **Tract #2** taxes were an estimated \$159.
- 🌲 In 2024, **Tract #3** taxes were an estimated \$353.
- 🌲 In 2024, **Tract #4** taxes were an estimated \$236.
- 🌲 In 2024, **Tract #5** taxes were an estimated \$553.



The hardwoods provide both cover and travel corridor for wildlife.



Open areas were preserved to establish food plots for wildlife.

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.