



**Fountains
Land**
AN F&W COMPANY



Big Wills Creek Tract

A versatile Northeast Alabama tract offering a clean slate for timber, agriculture, recreation, or a homestead.

Big Wills Creek Tract offers a clean slate in Northeast Alabama to shape the property into your vision, whether for timber production, agriculture, recreation, or a homestead featuring:

- 🌲 Easily accessible just minutes from Exit 205 on Interstate 59
- 🌲 Well-drained soils and well-suited for timber production
- 🌲 Scenic hilltops with long-range mountain views and ideal cabin or homesite locations
- 🌲 Great wildlife habitat supported by regenerating cover, hardwood strips, and established food plots

Property Highlights

💰 \$120,000

📏 37 Acres

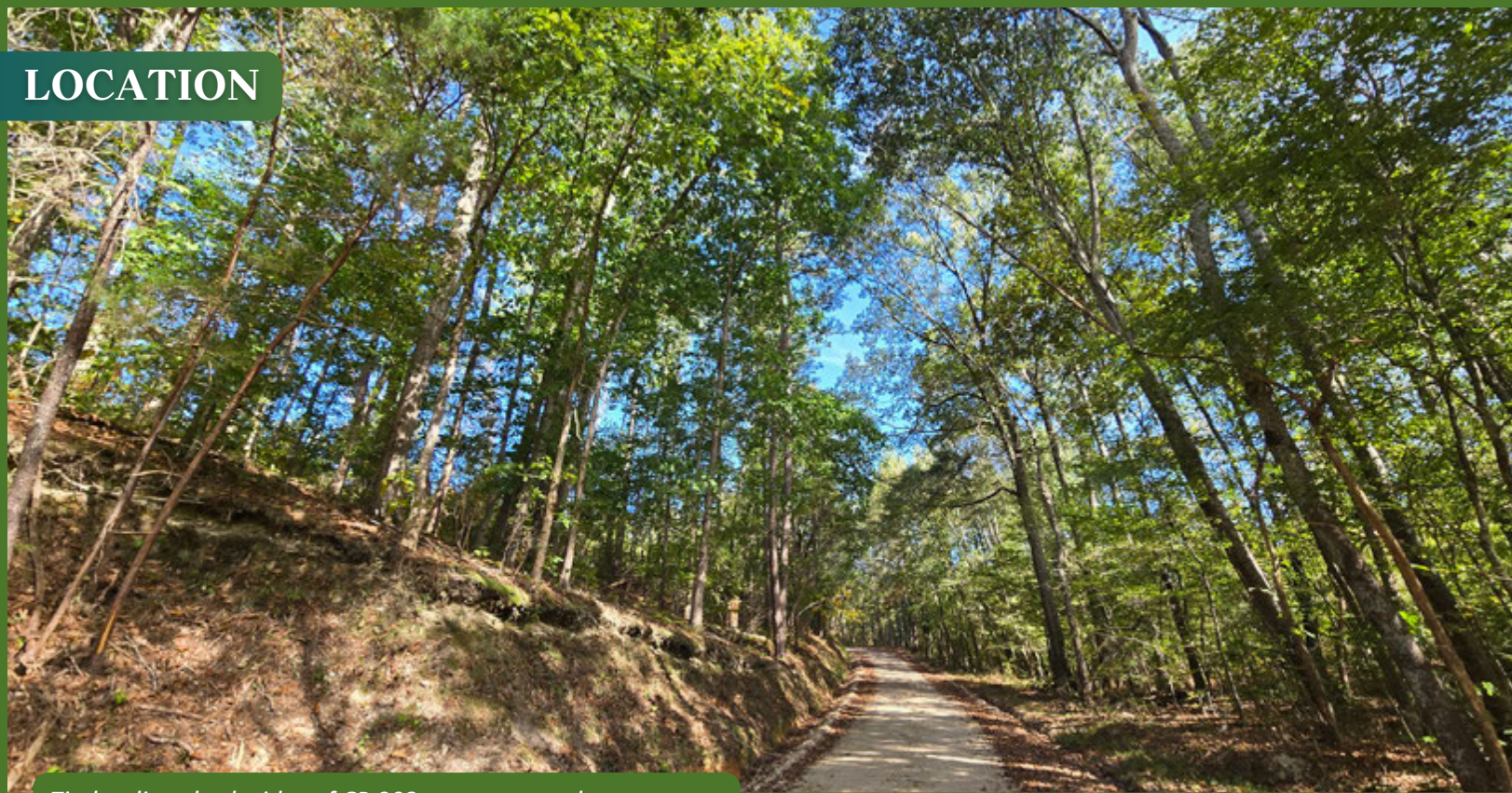
📍 Dawson, AL

🏠 Timberland



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LOCATION

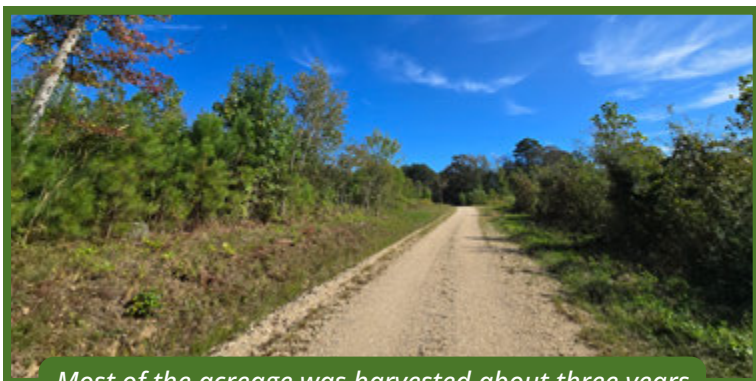


Timber lines both sides of CR 283 as you enter the property.

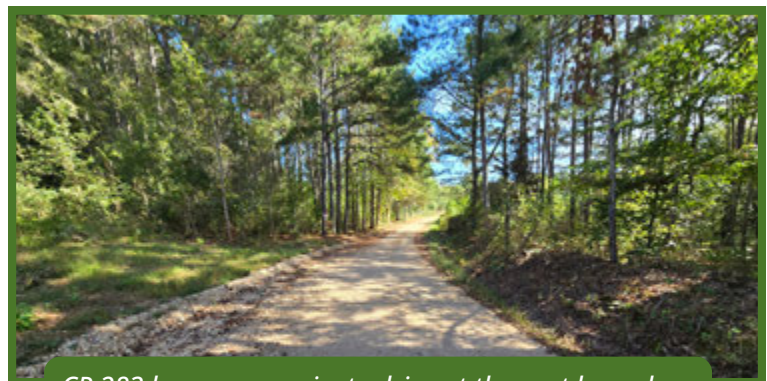
The Big Wills Creek Tract is located in the southernmost reaches of the Appalachian Mountains in Northeast Alabama. In this region, valleys are farmed or used for timber, while ridges are typically covered in mature mountain hardwoods.

The property is surrounded by timber-producing tracts, pastureland, and residences. The Tennessee River and Lake Guntersville are less than 30 minutes away, providing abundant recreational opportunities alongside nearby state and national parks. The tract is easily accessible, located just minutes from Exit 205 on Interstate 59, where fuel, lodging, and quick dining options are available.

The communities of Crossville and Collinsville are both within a 10-minute drive to the west and east, offering grocery stores, fuel, and dining. Fort Payne, Alabama, is about 14 miles north, with hotels, dining, grocery stores, and a major medical center. Several small airports serve the area, and Huntsville International Airport is about one hour away. Atlanta's airport is a little over two hours from the property.



Most of the acreage was harvested about three years ago, as seen on both sides of the road.



CR 283 becomes a private drive at the east boundary of the property.

PROPERTY DESCRIPTION



On top of the ridge within the harvested area is a perfect spot to build a home, camp, or food plot.

This tract has been managed for timber production under the current ownership. Its strong access and proximity to utilities make it equally suitable for residential or recreational use. The land features rolling terrain with elevations between 670 and 850 feet. Soils are well-drained and well-suited for timber production.

From the hilltops, the property provides outstanding views of the surrounding mountain ridges to the east and west. Keeping the ridge clear would preserve these vistas and create an excellent site for a cabin or home.

There are multiple access points along County Road 283 that could serve as driveways. The tract was harvested about three years ago and is currently regenerating with natural cover, offering both forage and shelter for wildlife. The property is well-suited for a variety of recreational activities.



This small intermittent stream follows the run of CR 283 running north to south.



There are beautiful mountain views from the property to the south.

ACCESS



County Road 285 to the left and County Road 283 to the right. Both lead into the tract.

Big Wills Creek Tract offers ample road frontage and convenient access. The property has direct frontage on both County Roads 283 and 285, which are rocked and county-maintained. There are approximately 1,190 feet of frontage on CR 285 and 2,840 feet on CR 283.

Timber harvest access points remain open and usable. Public utilities are located a short distance from the property. An existing logging trail leads into the interior, where a food plot has been established.



Utilities are available, as there are residences nearby.



This electric right-of-way runs through the southeast portion. This does open up food plot opportunity.

TIMBER RESOURCE



It is not too late to site prepare and replant the old harvest area, but it should happen soon if that is an objective.

The operable portions of the tract were harvested about three years ago and are now regenerating naturally with a mix of pine and hardwood species. For those prioritizing timber production, replanting with genetically improved loblolly pine is recommended, as it offers the best growth rates for the future. If wildlife or aesthetics are the main goals, planting longleaf pine is also an attractive option, as it allows for periodic prescribed burning to enhance habitat. If timber management is not a priority, the property is well-suited for conversion to pasture or agriculture while vegetation is still in early growth stages. Hardwood strips remain along the intermittent stream by CR 283 as well as on portions of the slopes. While these could be harvested, they currently add diversity and visual appeal to the property.

TAX & TITLE



Nice white oak trees exist within the strip of timber along CR 283.

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 \$85.32. 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 the most recent harvest.

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.

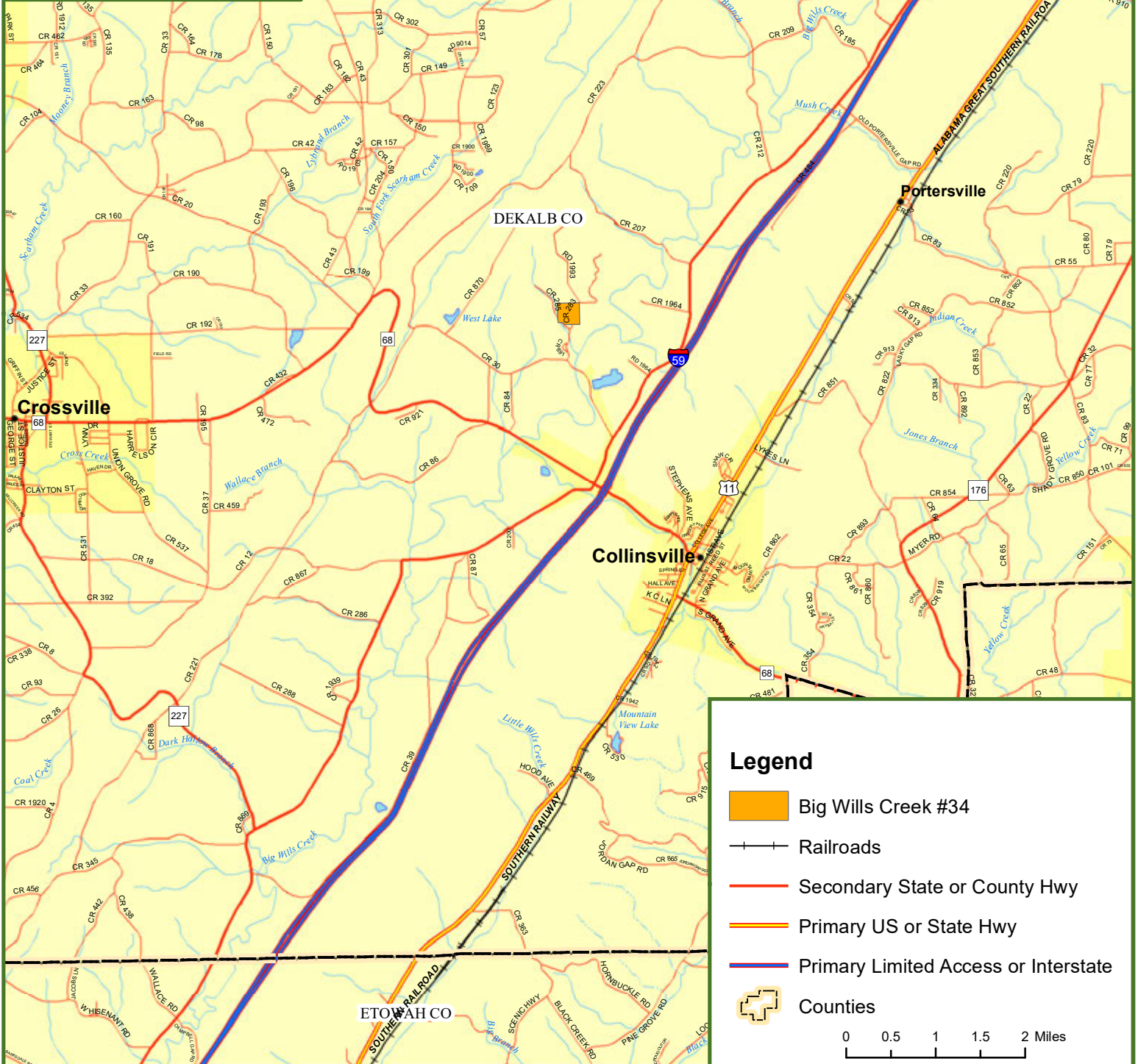


Locus Map






Big Wills Creek #34

Dekalb County, AL

37.00 ± Acres



Legend

-  Big Wills Creek #34
-  Railroads
-  Secondary State or County Hwy
-  Primary US or State Hwy
-  Primary Limited Access or Interstate



Counties

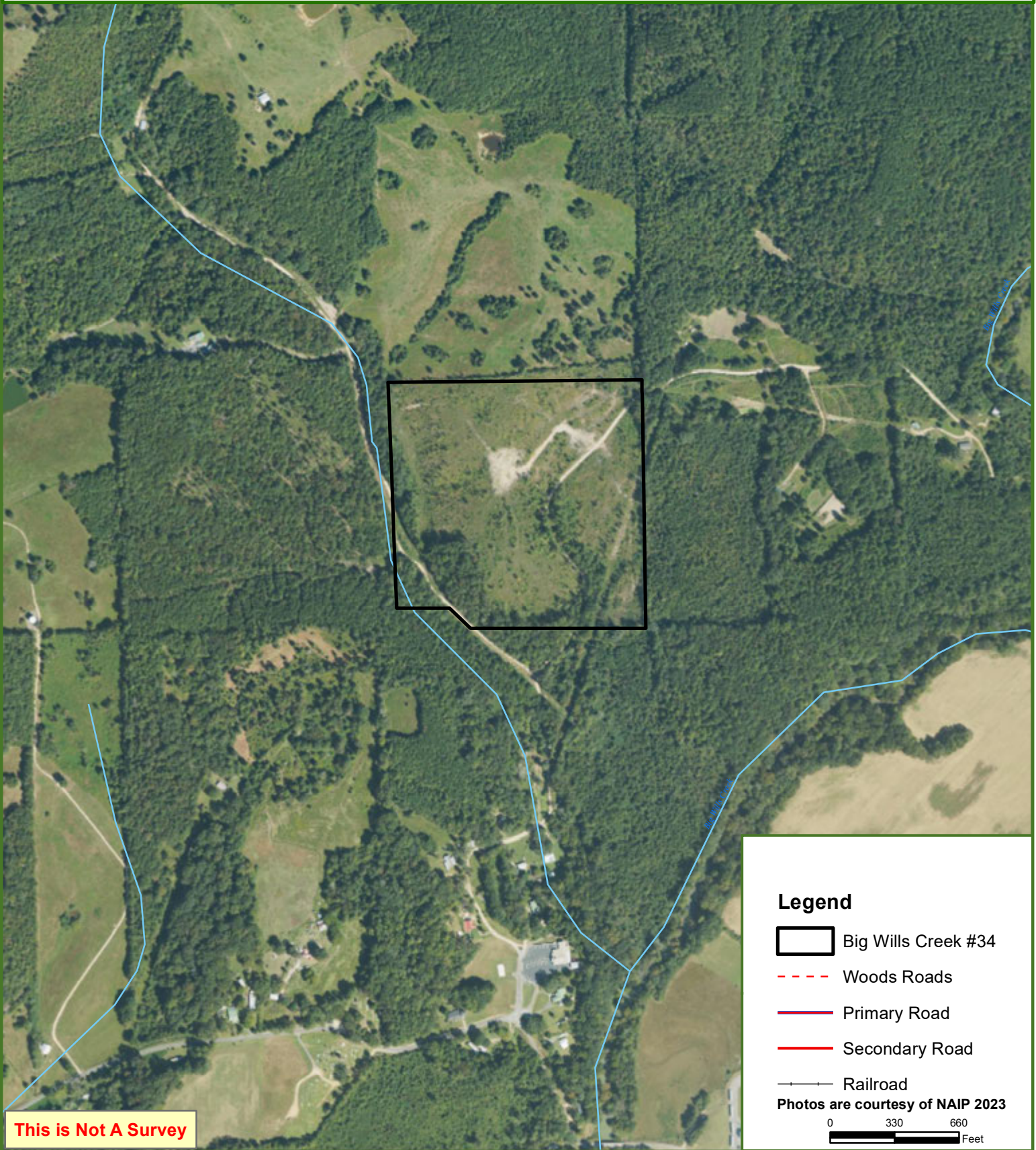
0 0.5 1 1.5 2 Miles



Big Wills Creek #34






Dekalb County, AL

37.00 ± Acres



This is Not A Survey

Legend

-  Big Wills Creek #34
-  Woods Roads
-  Primary Road
-  Secondary Road
-  Railroad

Photos are courtesy of NAIP 2023

0 330 660
Feet

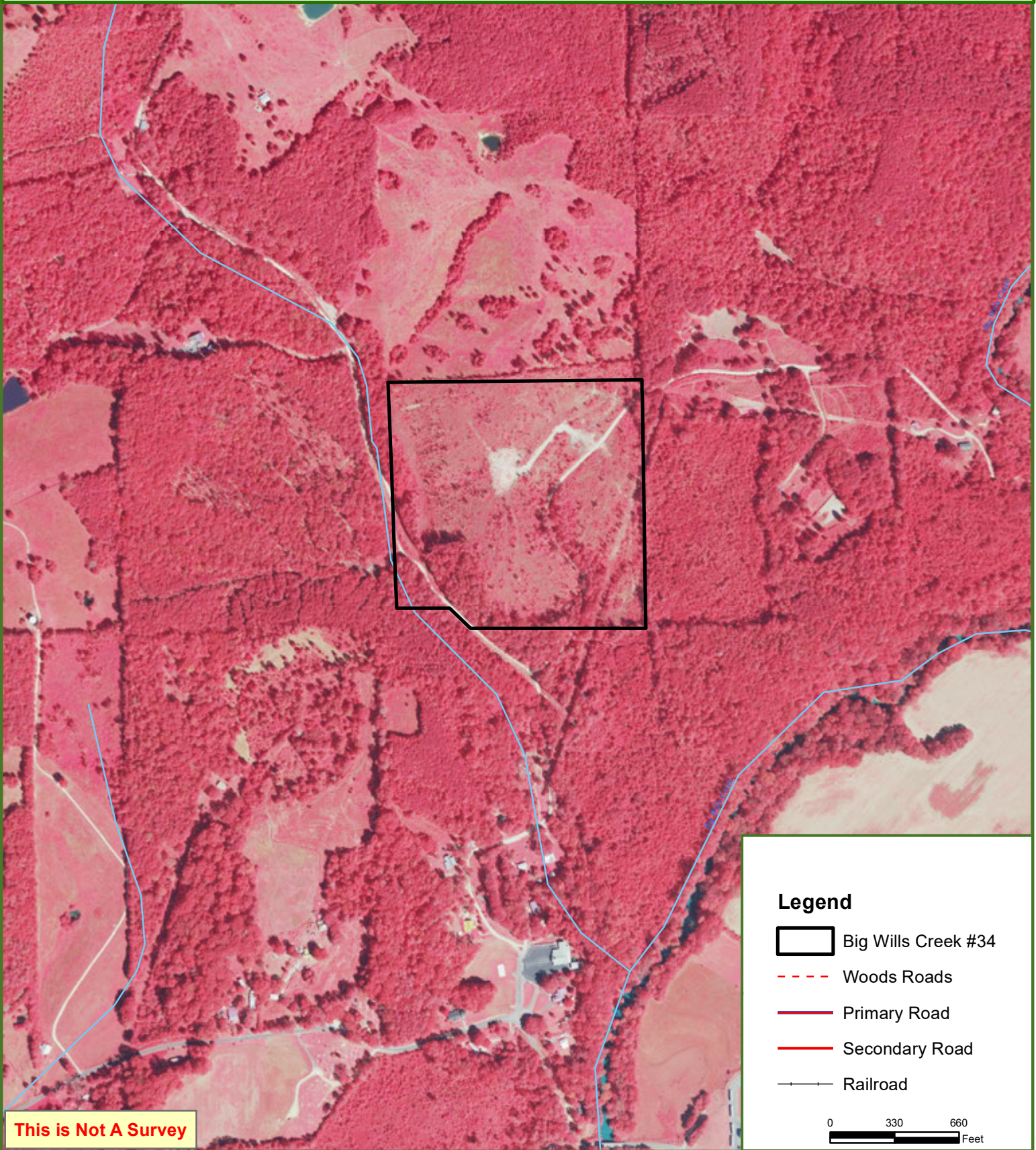
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



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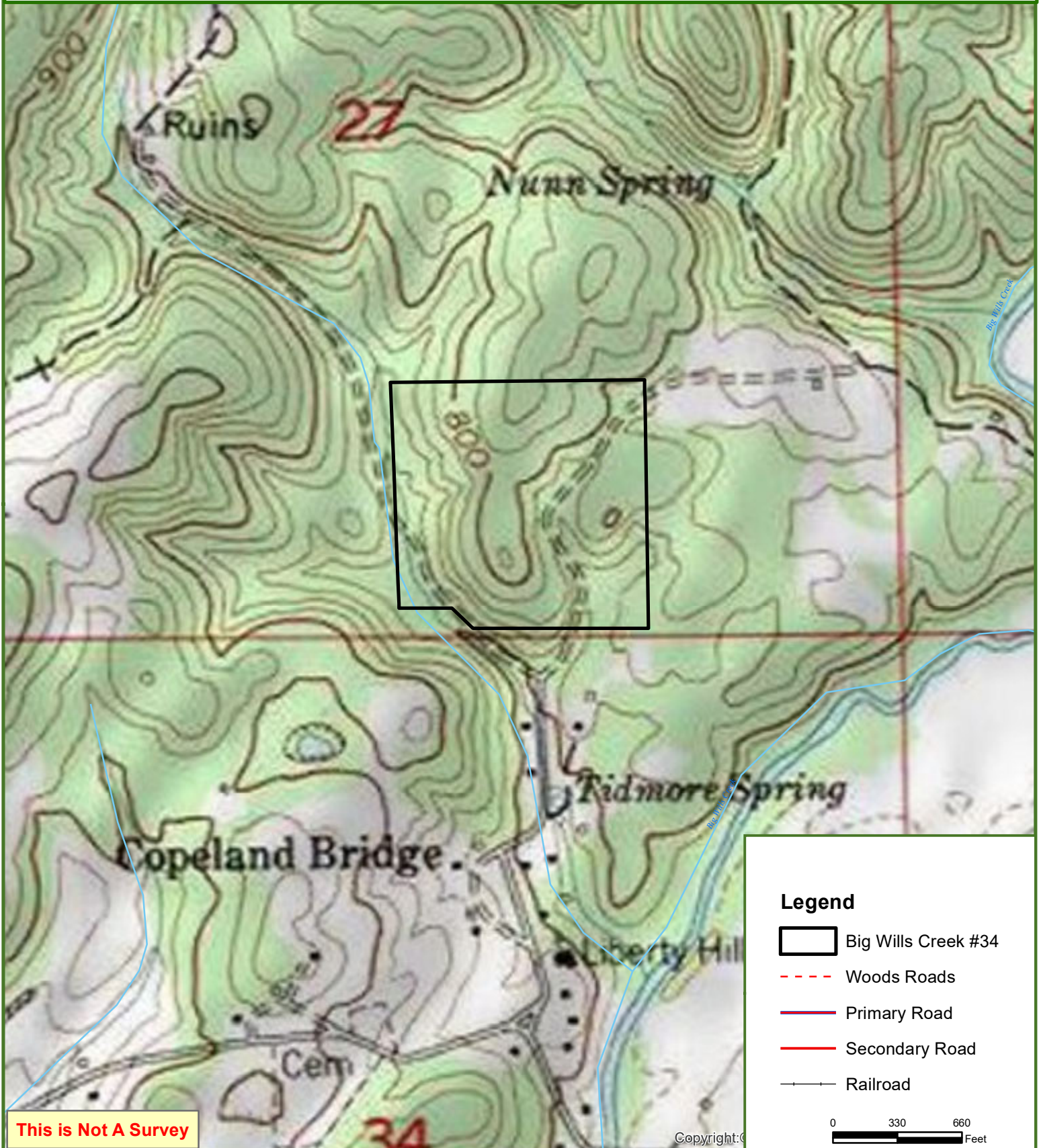
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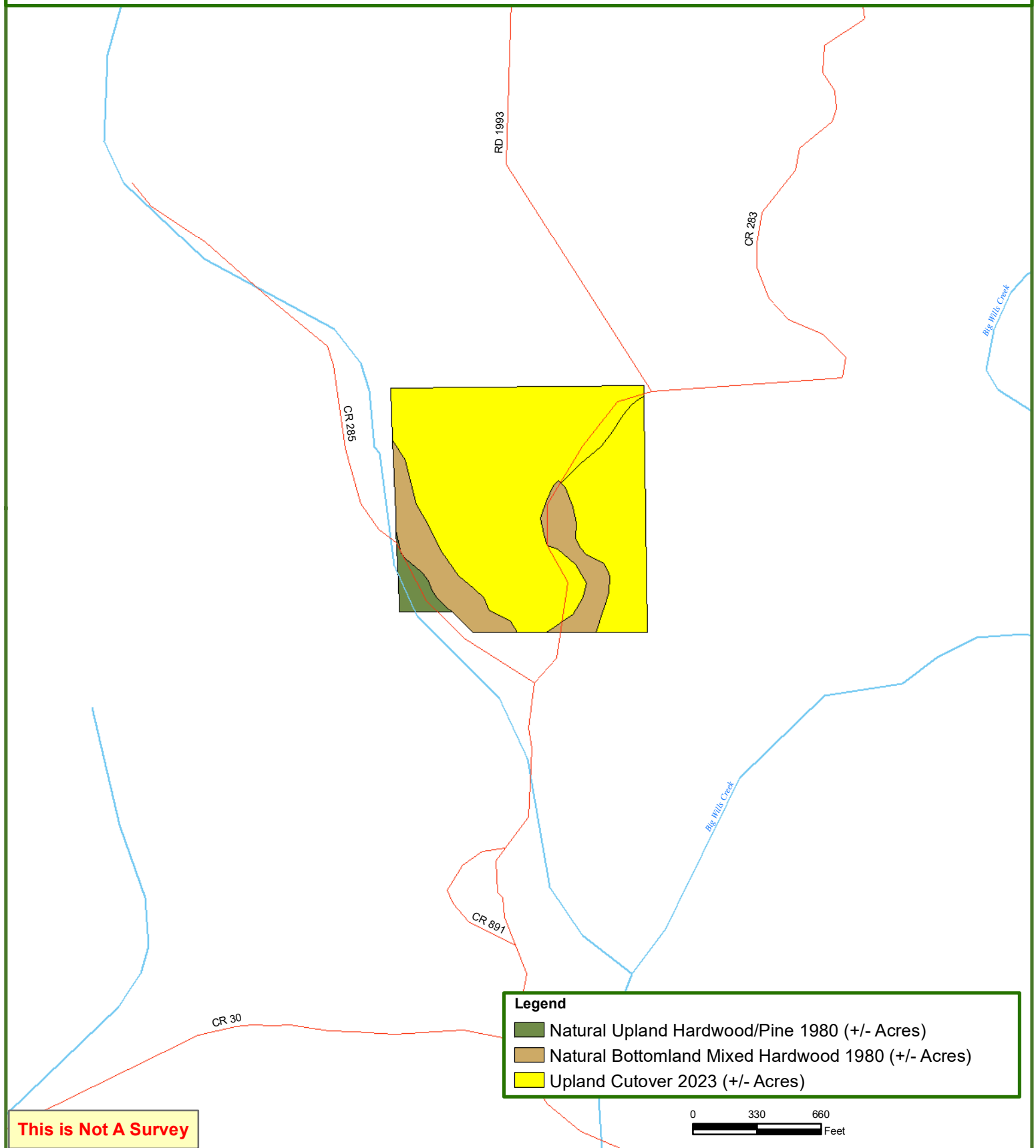
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