



**Fountains  
Land**  
AN F&W COMPANY



# Yellow Creek Tract

**A scenic Appalachian property with Yellow Creek at its heart, offering timber value, abundant wildlife, and recreational opportunities.**

The beauty of Yellow Creek Tract is captured in its flowing waters, with strong potential for recreation, wildlife, and timber investment, including:

- 🌲 25 acres of 23-year-old loblolly pine plantation ready for thinning or future harvest
- 🌲 Beautiful Yellow Creek frontage with deep pools, including the "Otter Hole"
- 🌲 Wildlife-rich habitat with oak mast, cover, and game sign throughout
- 🌲 Recreational appeal for hunting, fishing, hiking, and swimming

## Property Highlights

💰 \$92,000

📏 41 Acres

📍 Collinsville, AL

🏠 Timberland



**T.R. Clark, ACF, RF | Qualifying Broker**  
(229) 407-0119 | [tclark@fwforestry.com](mailto:tclark@fwforestry.com)  
[www.fountainsland.com](http://www.fountainsland.com)



## LOCATION

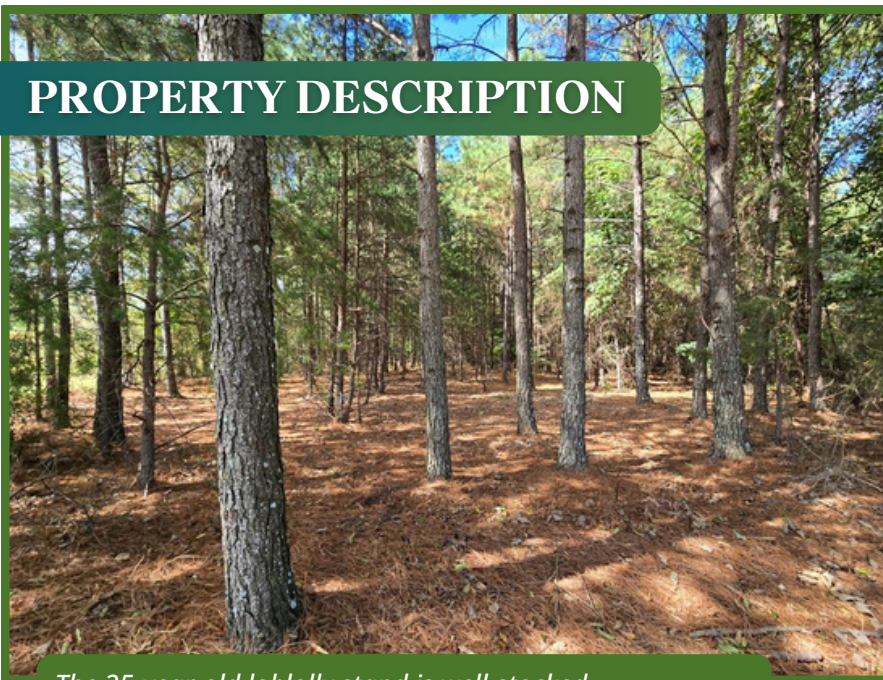


*A hardwood bluff separates the plantation from Yellow Creek.*

The Yellow Creek Tract is located in the southernmost reaches of the Appalachian Mountains in Northeast Alabama. Valleys in this region are farmed or used for timber, while ridges support natural stands of mature mountain hardwoods. The tract is surrounded by timber-producing properties and cropland. Lake Weiss and the Coosa River are just 5 miles away, while the Tennessee River and Lake Guntersville can be reached in less than 45 minutes.

The surrounding landscape offers abundant recreational opportunities tied to state and national parks. The property is about 15 minutes from Interstate 59 at Exit 205. The town of Collinsville is a 10-minute drive west and offers groceries, fuel, and dining. Fort Payne and Gadsden are within 30 minutes and provide hotels, restaurants, grocery stores, and major medical centers. Several small airports are nearby. Huntsville International Airport is about one hour away, and Atlanta's airport is just over two hours.

## PROPERTY DESCRIPTION



*The 25-year-old loblolly stand is well-stocked.*

The tract has been managed for timber production and recreational use. Access is currently by permission across neighboring land, though securing legal access would open opportunities for residential development.

The terrain is hilly, with elevations from 975 to 1,105 feet. Soils are well-drained and highly suitable for timber production.

Yellow Creek is a large, scenic feature of the property, containing several deep pools that may have once been used for swimming. One pool, known as the "Otter Hole," has even been home to playful otters.

Wildlife is abundant, supported by sawtooth, white, and chestnut oaks that provide acorns for forage. Game sign is common throughout the tract, further enhancing its recreational value.



## ACCESS



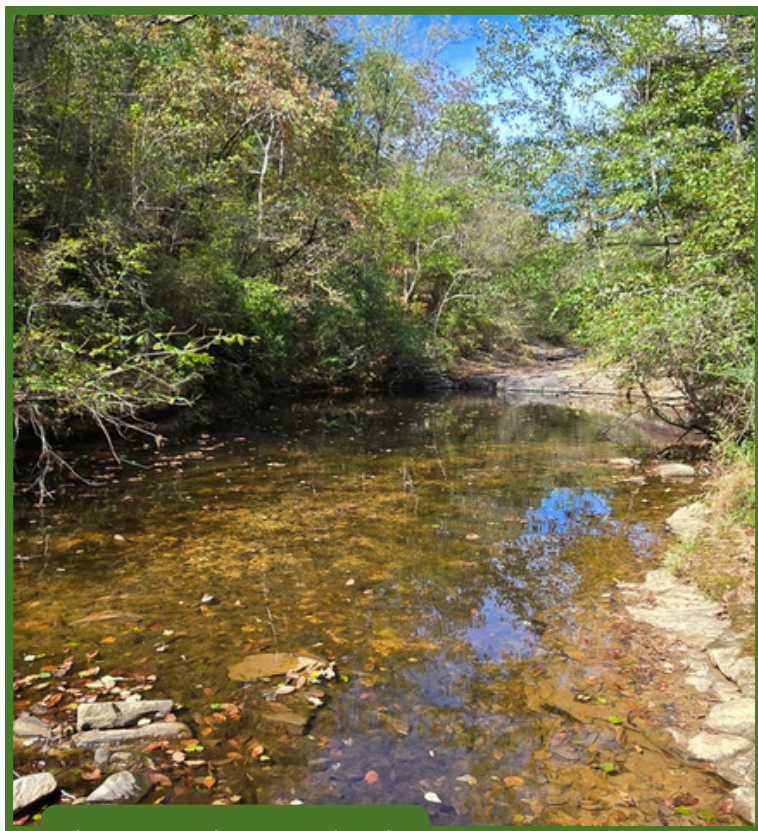
*The tract can be accessed with permission from the neighboring seed farm to the east, and it's the timber visible across the cornfield.*

Access to Yellow Creek is currently by permission across adjoining properties. We have permission for viewing, but showings must be scheduled by appointment to alert neighboring landowners. In the past, County Road 65 to the west and County Road 73 to the east provided access for timber operations, with CR 73 currently in use.

Power is available a short distance away, as nearby farms and residences are already connected. Although the property has no internal roads or trails, the pine plantation is open and easy to navigate by foot or ATV. Reaching the Otter Hole is worth the walk.



*This fence runs along the south boundary. The field to the left belongs to the neighbor*



*The Otter Hole is just ahead.*



## TIMBER RESOURCE



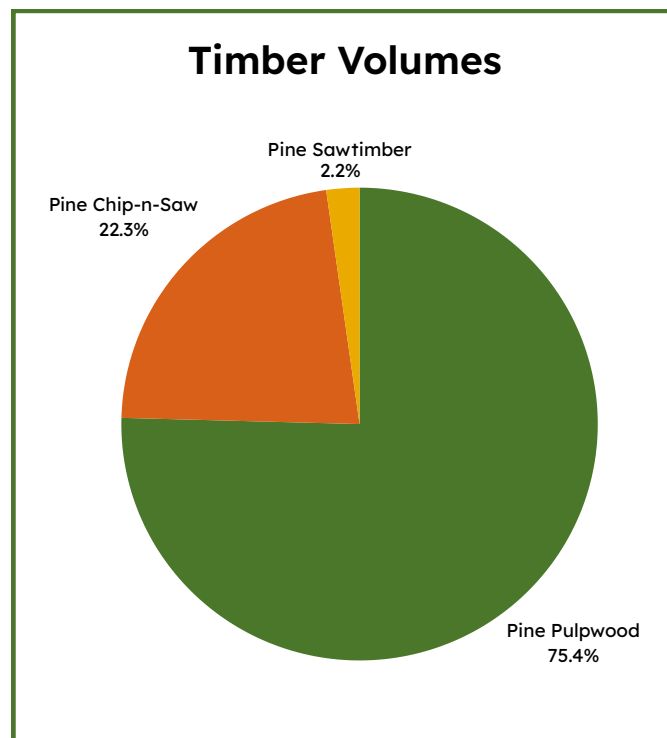
*Thanks to a thick canopy, it is very clean and open underneath the pine plantation.*

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

The tract includes approximately 25 acres of 23-year-old loblolly pine plantation. This stand is ready for thinning, but it can also be allowed to grow until final harvest. If timber production is the primary goal, waiting another 2 to 5 years will allow much of the pulpwood to transition into higher-value chip-n-saw and sawtimber. In this market region, financial maturity is typically reached between ages 25 and 28, the optimal harvest window.

If replanting after harvest, loblolly pine will maximize production. Timber growth can also be enhanced with herbicides and fertilizers, both of which generally provide a solid return on investment. If wildlife or aesthetic goals take priority, thinning may be more appropriate than a final harvest. Once thinned, prescribed burning every 2 to 3 years is recommended to improve habitat, enhance aesthetics, and reduce wildfire risk.

Strips of hardwood run along Yellow Creek and its tributaries. These should be maintained to preserve diversity, protect stream integrity, and enhance wildlife habitat.



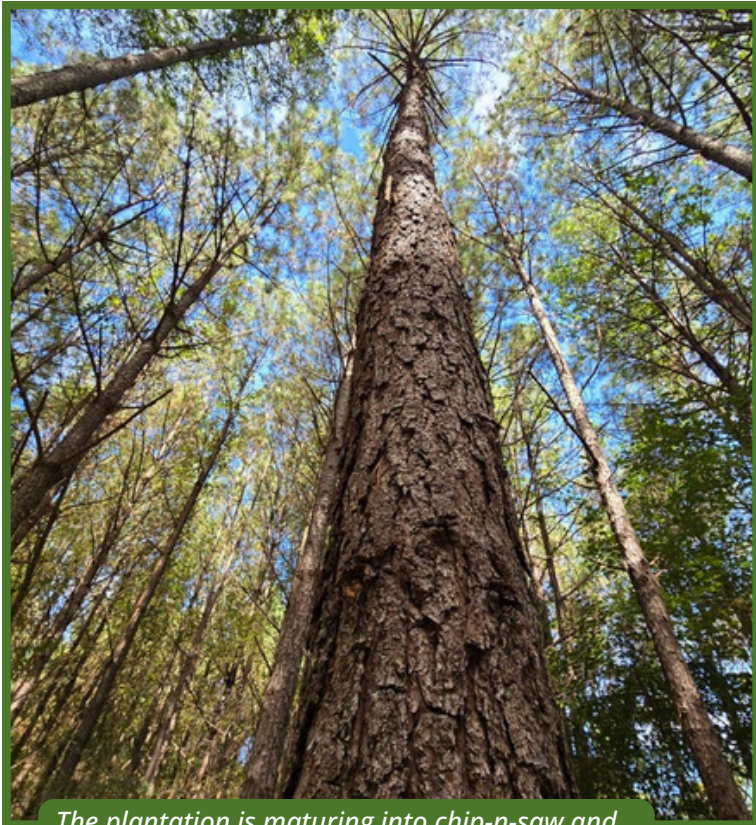


## TAX & TITLE



*Yellow Creek is a large creek with pools and waterfalls.*

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 significant tax savings.



*The plantation is maturing into chip-n-saw and sawtimber size classes.*



*Mature, acorn-dropping sawtooth oaks line the east boundary of this tract.*

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.



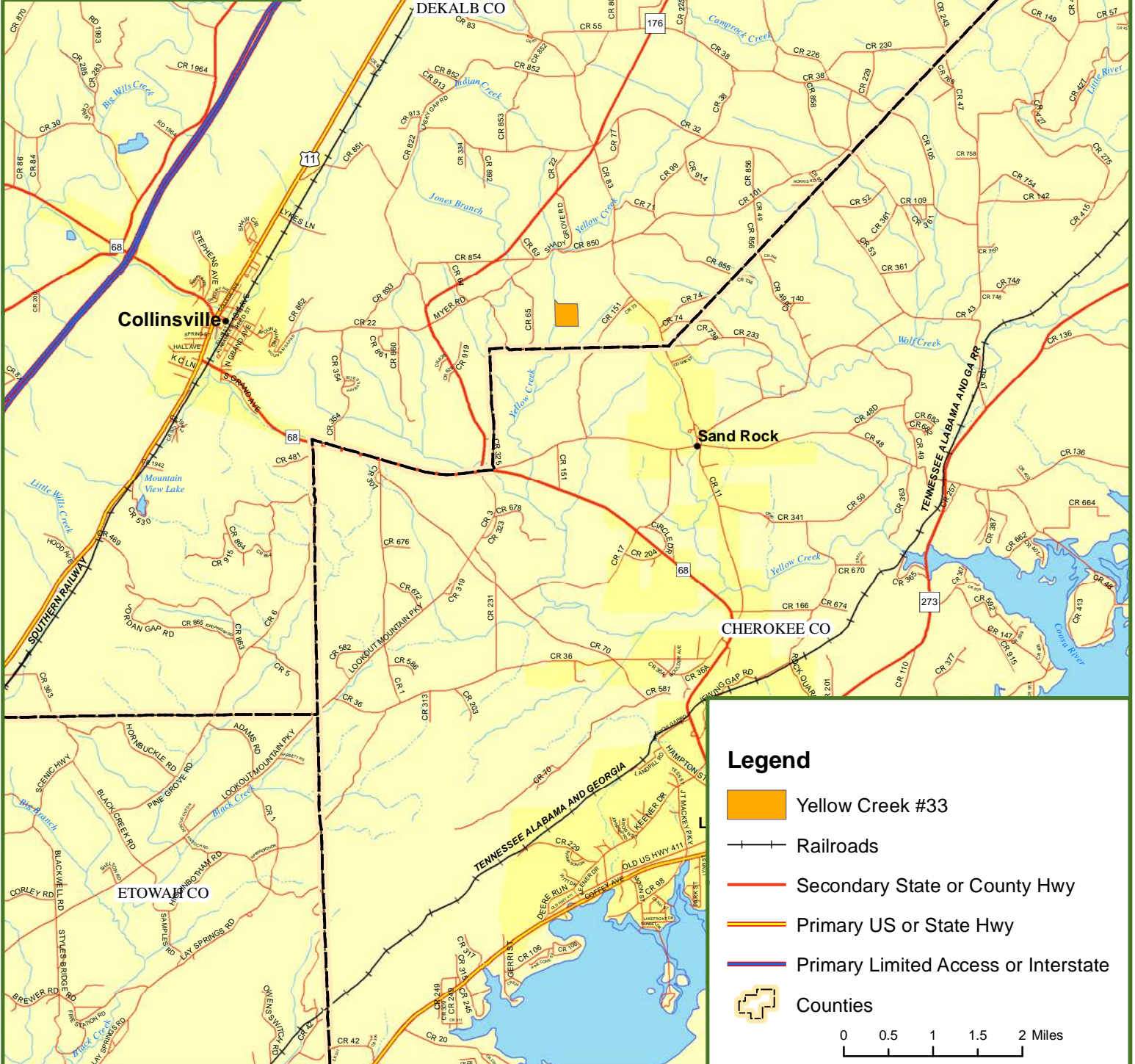


# Locus Map

## Yellow Creek #33

### Dekalb County, AL

41.00 ± Acres



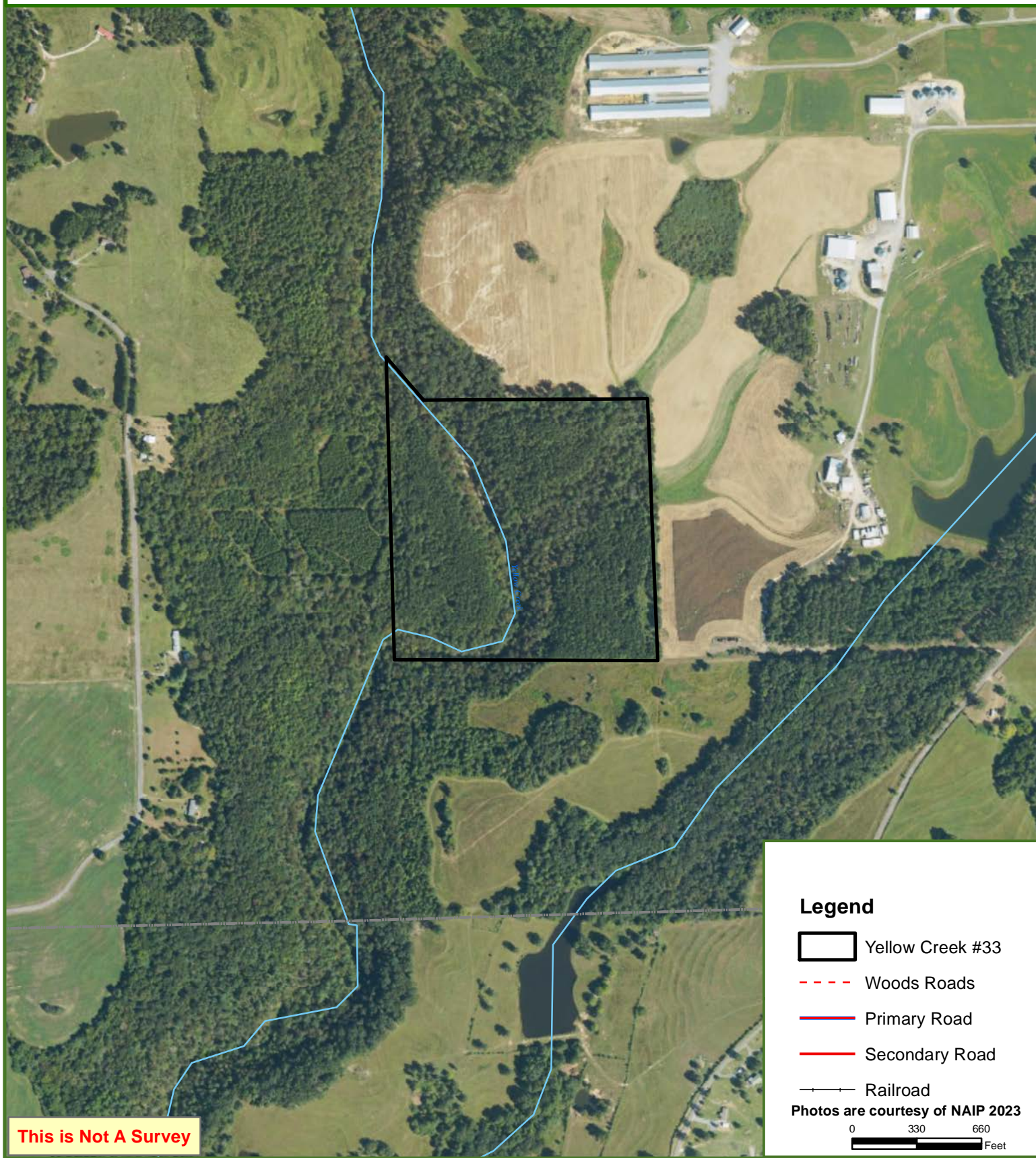




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This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.

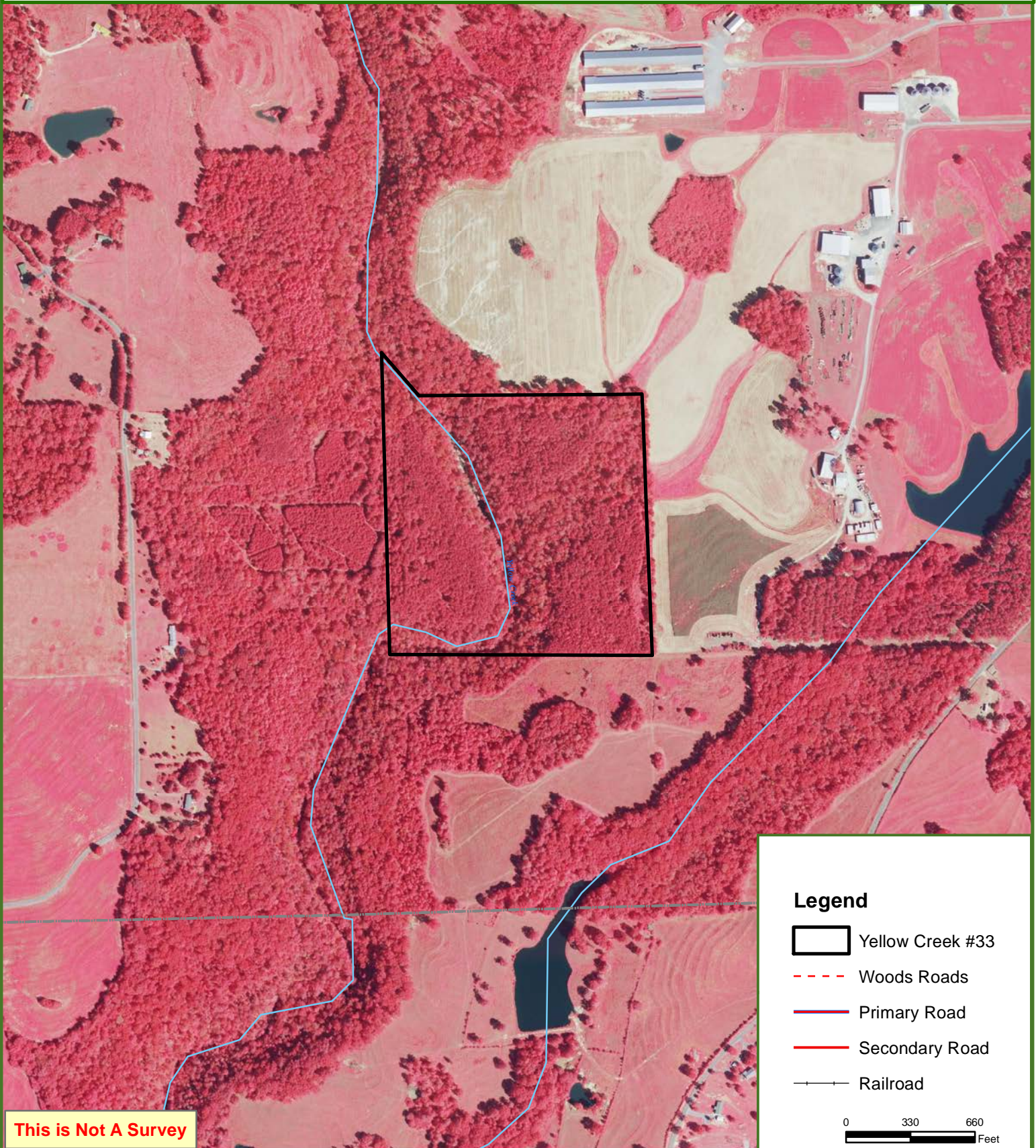




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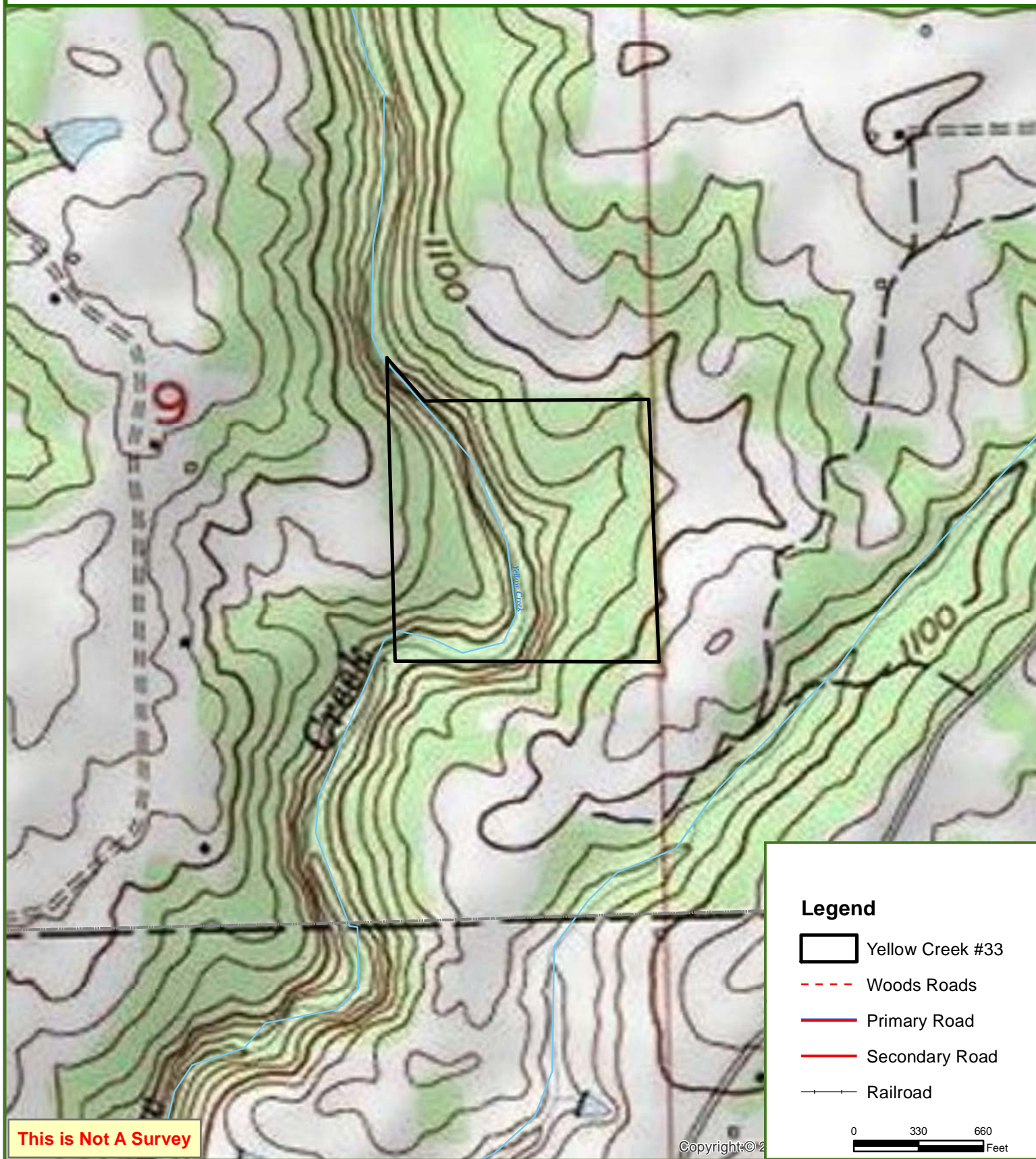
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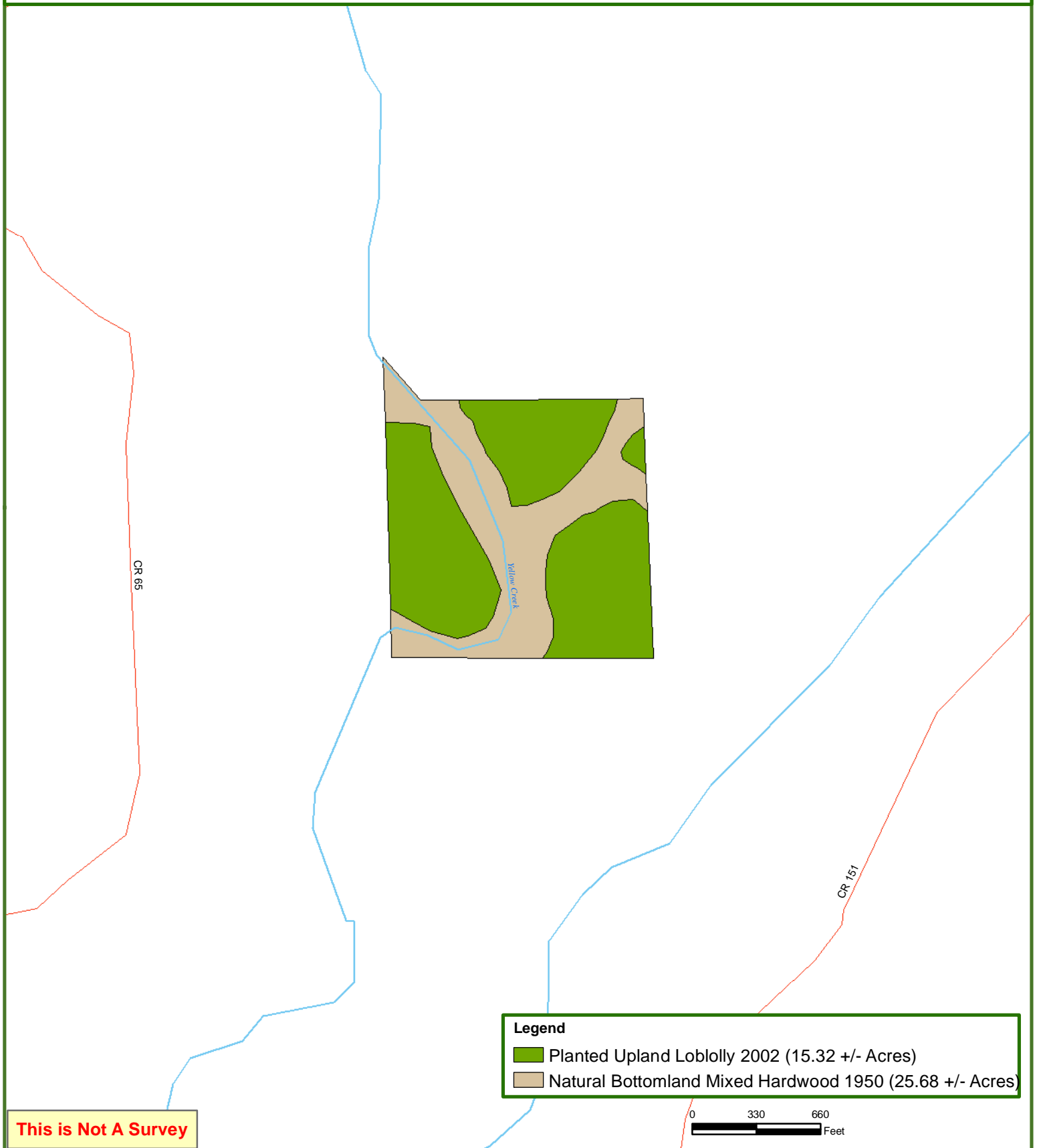
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