



**Fountains  
Land**  
AN F&W COMPANY

# Terrapin Creek Tract

**A secluded property with mature timber, abundant wildlife, and strong recreational potential located in Piedmont, Alabama.**

The Terrapin Creek Tract offers a rare combination of timber value, recreational opportunities, and convenient location, highlighted by the following features:

- 🌲 135 acres of mature loblolly pine plantation ready for harvest or management
- 🌲 Excellent hunting with abundant game, hardwood ridges, and oak mast
- 🌲 Interior road system with power available nearby
- 🌲 Rolling Appalachian terrain with elevations from 740 to 1,080 feet
- 🌲 Conveniently located near Piedmont, Gadsden, and Lake Weiss

## Property Highlights

- 💰 \$402,800
- 📏 158 Acres
- 📍 Piedmont, AL
- 🏠 Timberland



**T.R. Clark, ACF, RF | Qualifying Broker**  
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## LOCATION



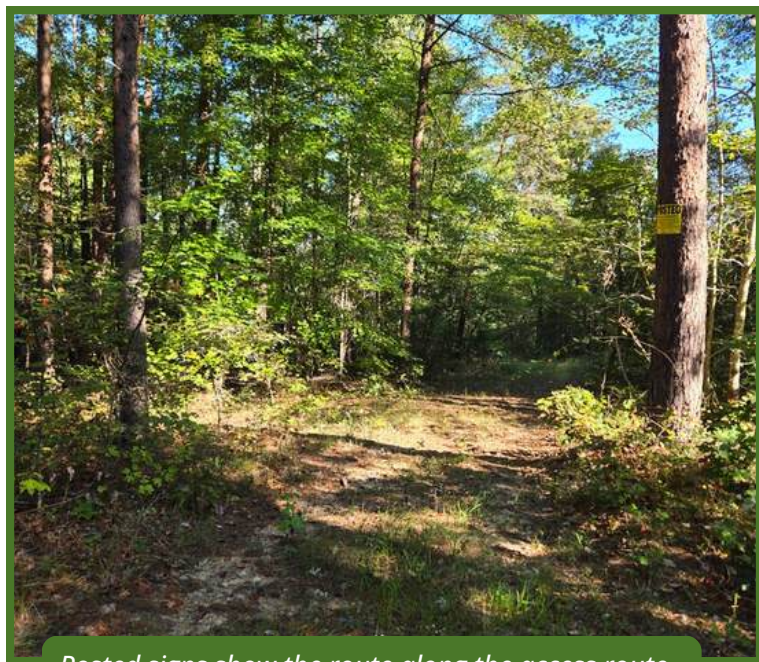
*The access point on Duggar Mountain Road.*

The Terrapin Creek Tract lies in the southernmost reaches of the Appalachian Mountains in Northeast Alabama. The valleys in this region are largely farmed or used for timber production, while the ridges support natural stands of mature mountain hardwoods. This tract adjoins other timber-producing properties, creating a strong land base for forestry and wildlife.

Recreational opportunities abound with Lake Weiss and the Coosa River just 30 minutes away, and numerous National and State Parks in the area. The property is only 10 minutes from US Highway 278 in Piedmont, Alabama, where fuel, groceries, dining, and a medical center are available. The cities of Jacksonville (14 miles south) and Gadsden (25 miles west) offer hotels, expanded dining, grocery stores, and regional medical centers. Several small airports serve the region, and both Birmingham and Atlanta international airports are about an hour and a half away.



*The access road through the adjoining tract.*



*Posted signs show the route along the access route.*



## PROPERTY DESCRIPTION



*Food plots have been recently mowed, preparing for the upcoming season.*

Currently managed for timber production and recreation, this tract features hilly terrain with elevations ranging from 740 to 1,080 feet. The well-drained soils are well-suited for timber growth. Signs of abundant wildlife are present, thanks to the mix of loblolly pine stands and hardwoods, including sawtooth, white, and chestnut oaks that provide a reliable acorn crop. While the tract is presently accessed by permission through neighboring landowners, obtaining legal access would open opportunities for residential use.

## ACCESS



*The access route is traversable by a two-wheel drive with good ground clearance. It may require 4x4 during periods of rain.*

The property is accessible by permission across adjoining properties, and all showings must be by appointment to alert neighbors. Historically, Dugger Mountain Road has provided access for timber operations, and power is available along this road. About one mile of interior roads provides good access within the tract. These roads are passable by a 2x4 vehicle with good clearance in dry conditions, though a 4x4 may be needed during wet periods.



## TIMBER RESOURCE

*The 30-year-old plantation is well-stocked and ready for harvest.*

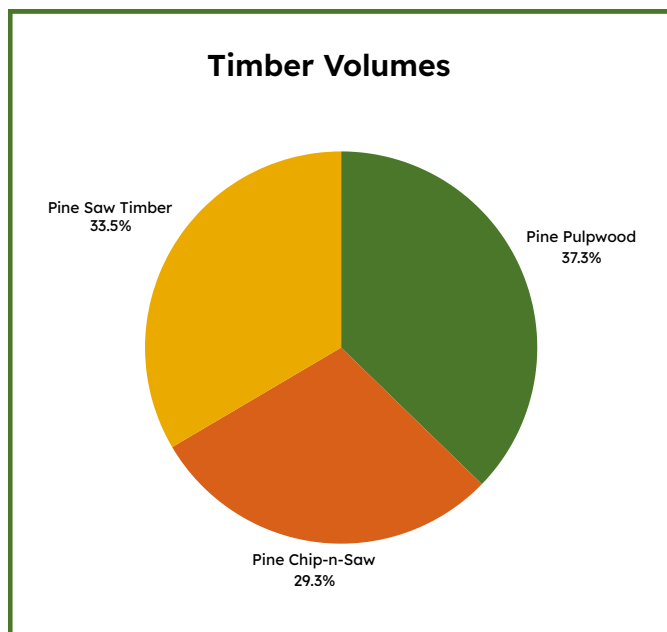
A timber inventory was conducted in the summer of 2025. The current owner's property manager provided timber volumes. Product values were applied by F&W Forestry Services, Inc. Volumes and values are not guaranteed.

This tract has approximately 135 acres of a 30-year-old loblolly plantation. This plantation is financially mature and ready for a final harvest. If timber production is the primary objective, then the 30-year-old timber should be brought to market within the next two years.

If continued timber production is the goal, it should be replanted with loblolly pine after cutting. If desired, timber growth can be enhanced by herbicide and fertilizer use, as both typically show a return on investment. If aesthetic or wildlife objectives are primary over timber production, thinning should be considered instead of final harvest.

If thinned, conducting prescribed burning would become 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.

Strips of hardwood follow the run of the intermittent stream within. We recommend keeping this strip intact to maintain diversity, enhance wildlife value, and protect the integrity of the streams.



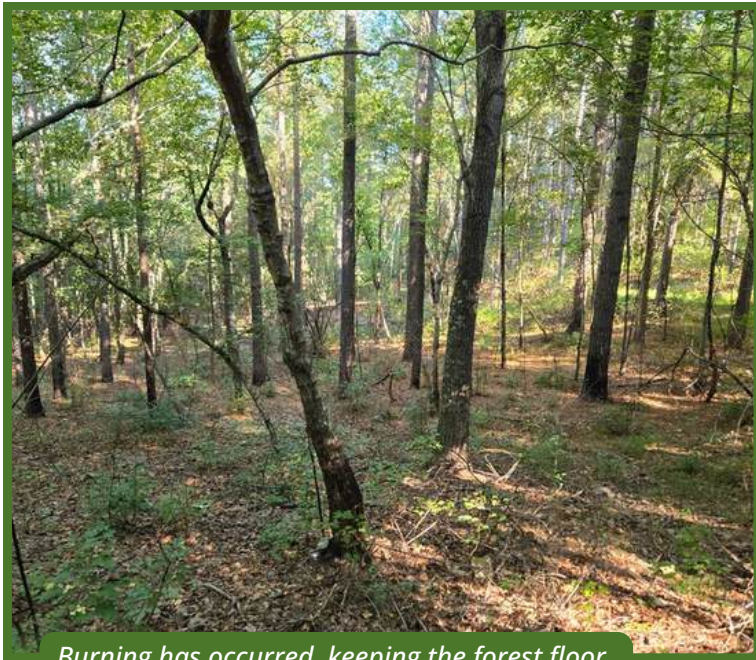


## TAX & TITLE

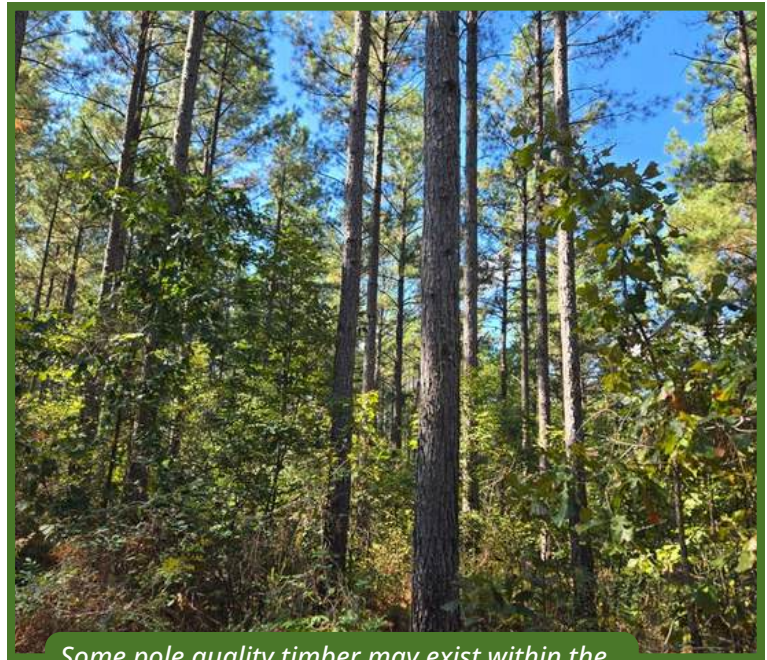


*The plantation has developed well with a significant amount of sawtimber present.*

The Terrapin Creek Tract is owned by NKM Trees for Life, LLC. The deed is recorded in the Calhoun County Courthouse, Deed Book 3320, page 870. Annual taxes for 2024 were approximately \$320. The property is enrolled in Alabama's Current Use program for tax savings. Boundaries are marked with old white paint.



*Burning has occurred, keeping the forest floor relatively open and clean.*



*Some pole quality timber may exist within the plantation adding to its value*

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.



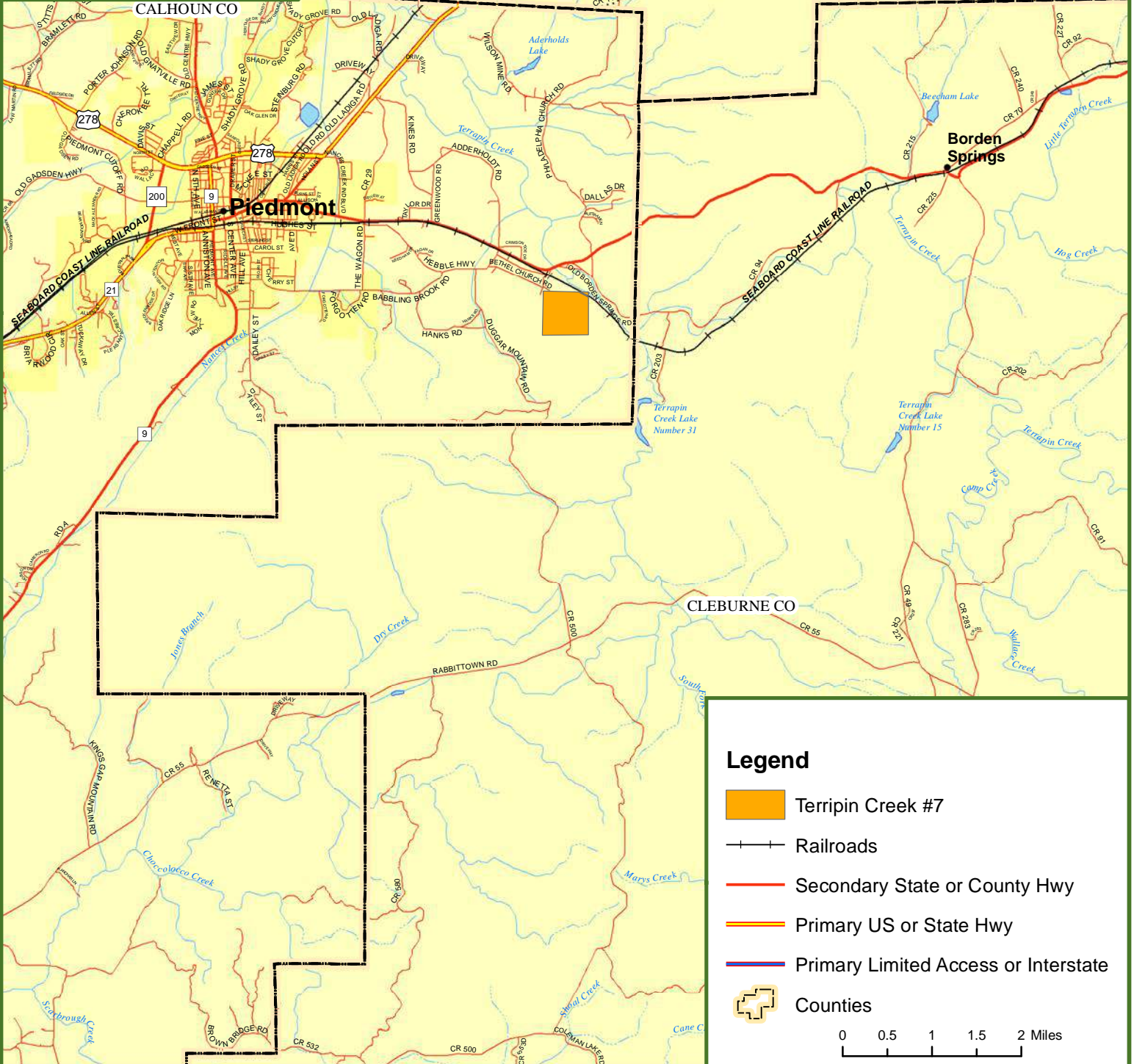


# Locus Map

## Terripin Creek #7

### Calhoun County, AL

### 158.00 Acres



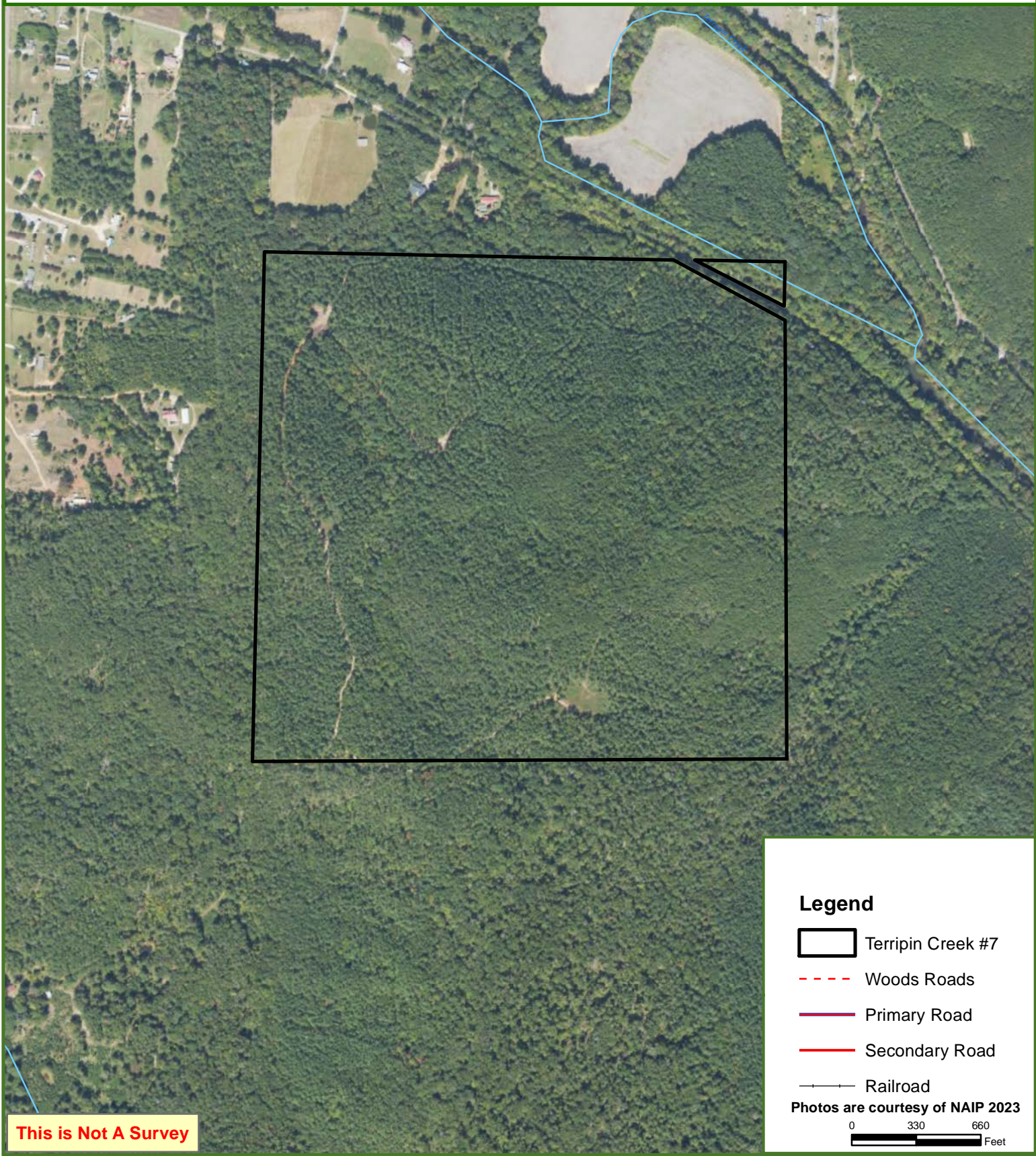









# Terrapin Creek #7

## Calhoun County, AL

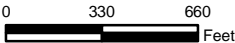
158.00 ± Acres



### Legend

-  Terrapin Creek #7
-  Woods Roads
-  Primary Road
-  Secondary Road
-  Railroad

Photos are courtesy of NAIP 2023



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.

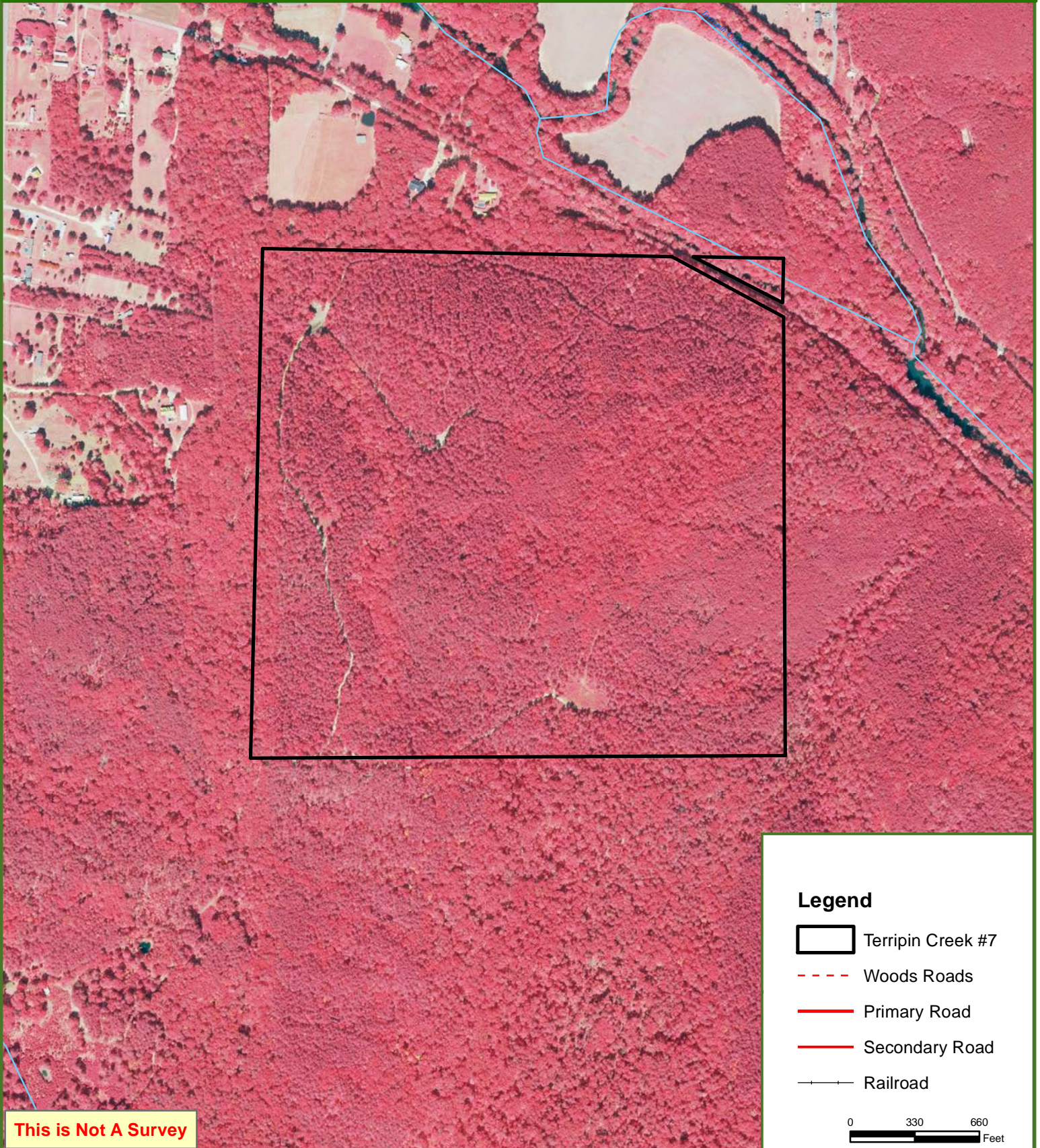




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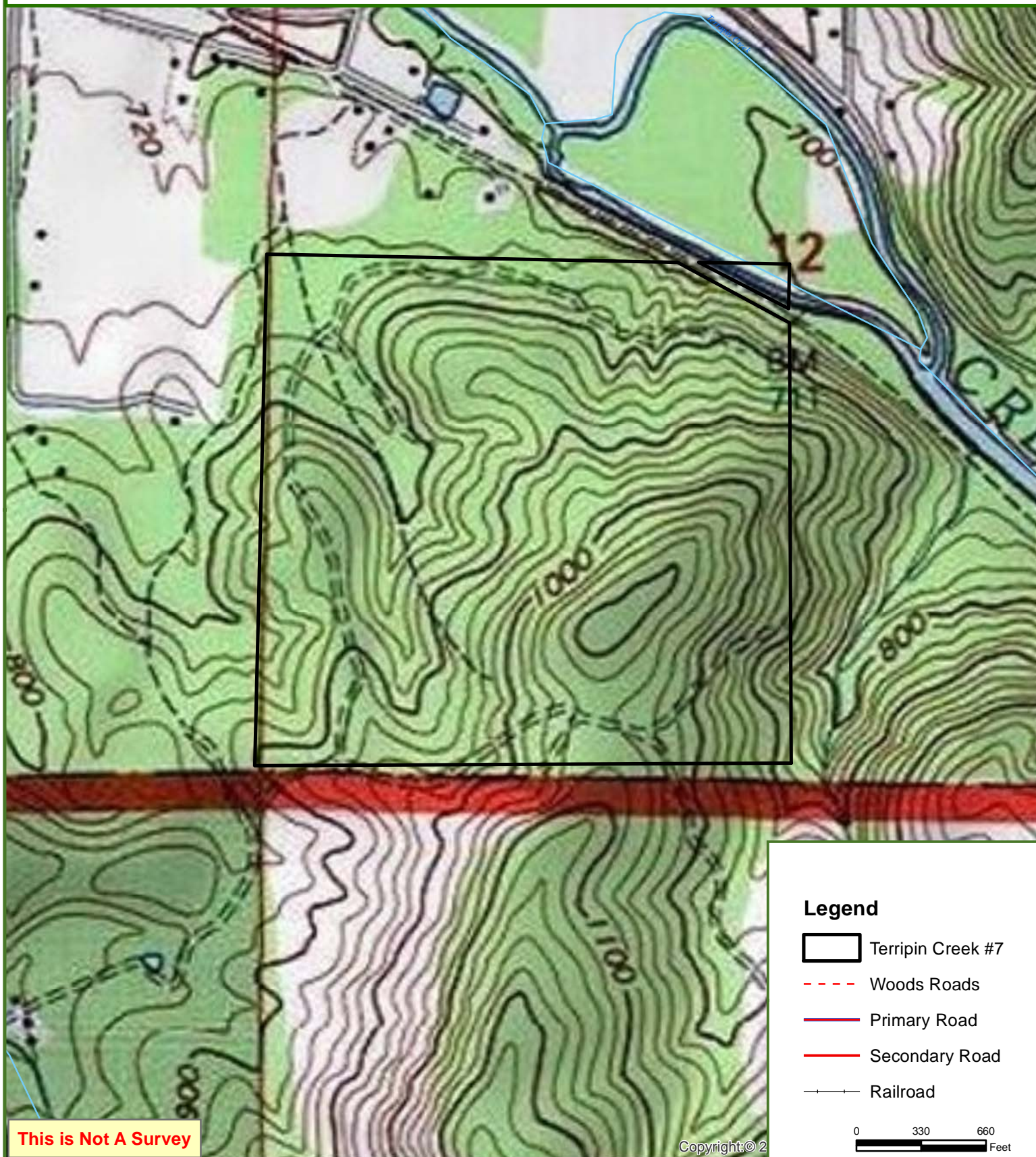




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This is Not A Survey

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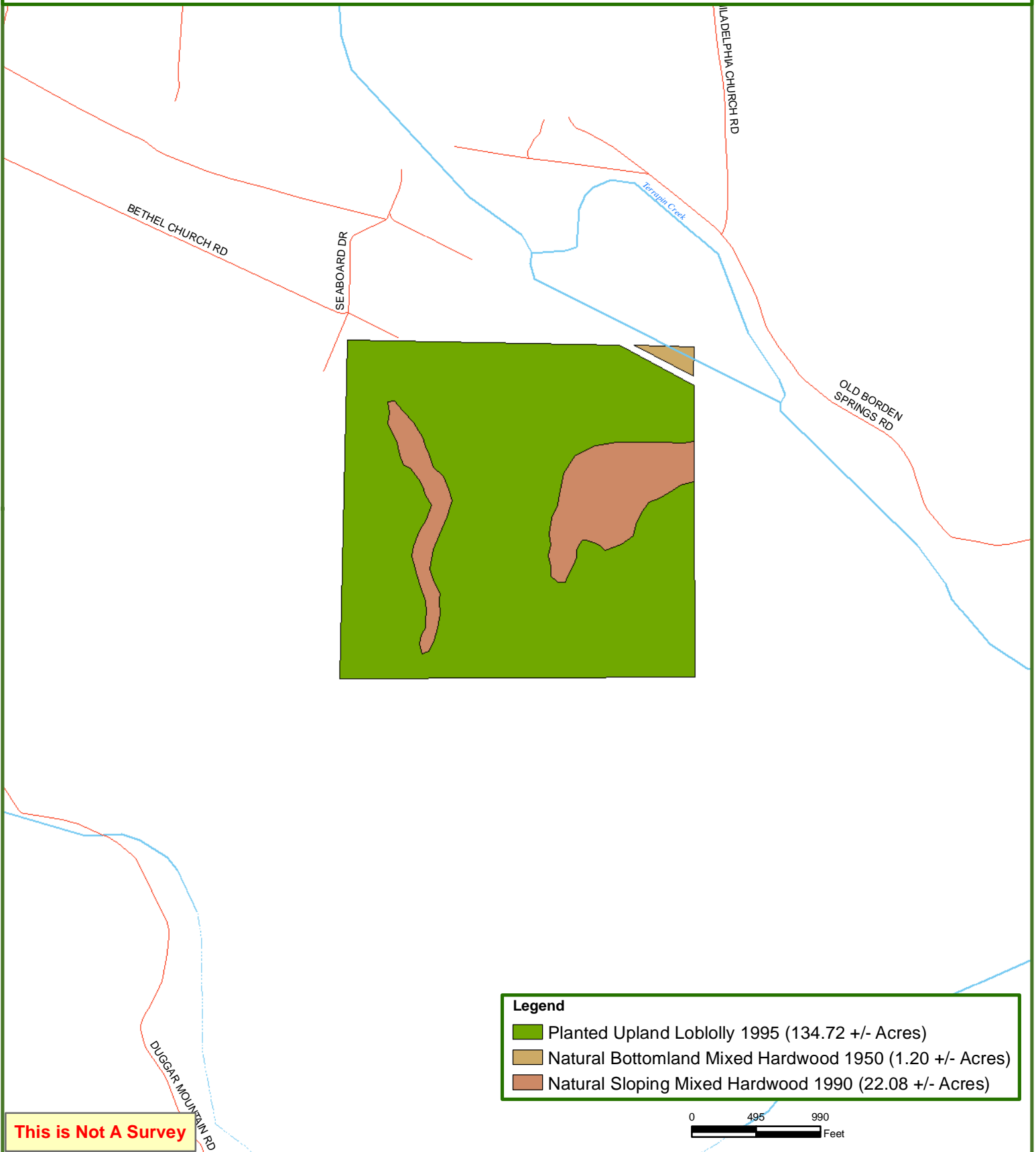




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