



**Fountains
Land**
AN F&W COMPANY



Forney Tract

A tract well positioned for timber management with multiple age classes that provides a potential steady income stream, while also offering excellent recreational opportunities.

The Forney Tract offers a unique combination of timber investment potential, recreational opportunities, and convenient location, highlighted by the following features:

- 🌲 Strong timber investment with multiple age classes of loblolly pine plantations offer future income potential
- 🌲 Excellent recreation potential with abundant wildlife and rolling terrain in the Upper Piedmont of Alabama
- 🌲 Convenient location less than 20 minutes from Lake Weiss and the Coosa River

Property Highlights

- 💰 \$939,000
- 📏 326 Acres
- 📍 Centre, AL
- 🏠 Timberland



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LOCATION



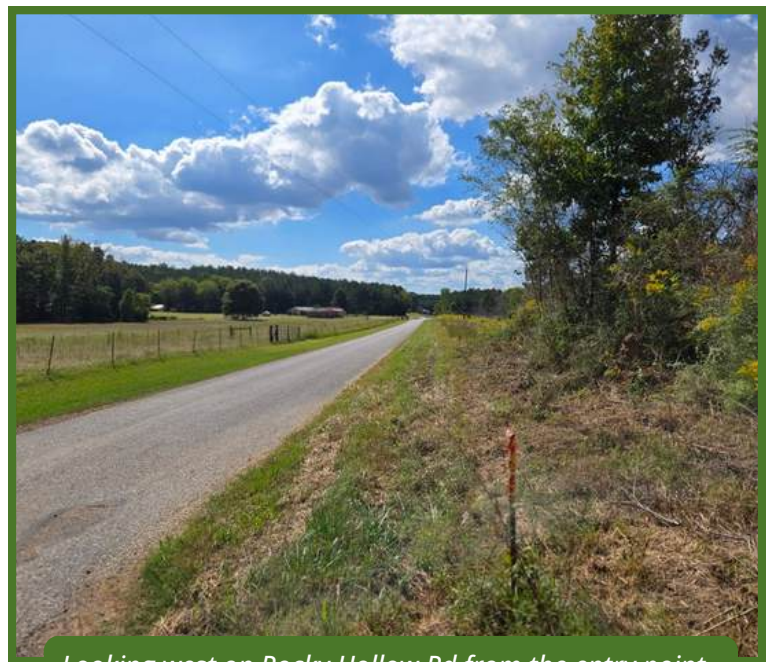
Neighboring plantations paint the distance to the north from this hilltop.

The Forney Tract is located in the Upper Piedmont region of central Alabama, just south of the Appalachian foothills. This area is known for its rolling hills and valleys. The property is bordered by other timberlands and a few residences to the south. Lake Weiss and the Coosa River are less than 20 minutes away, providing outstanding recreational opportunities along with nearby National and State Parks.

US Highway 411 is only minutes from the tract. The town of Cave Springs, Georgia, about eight miles east, offers fuel, groceries, and dining, while the city of Centre, Alabama, about 20 minutes away, provides additional services, including a medical center. Several small regional airports are located nearby, and both Birmingham and Atlanta airports are within about an hour and a half's drive.



Looking east along Rocky Hollow Rd (County Road 28).



Looking west on Rocky Hollow Rd from the entry point.

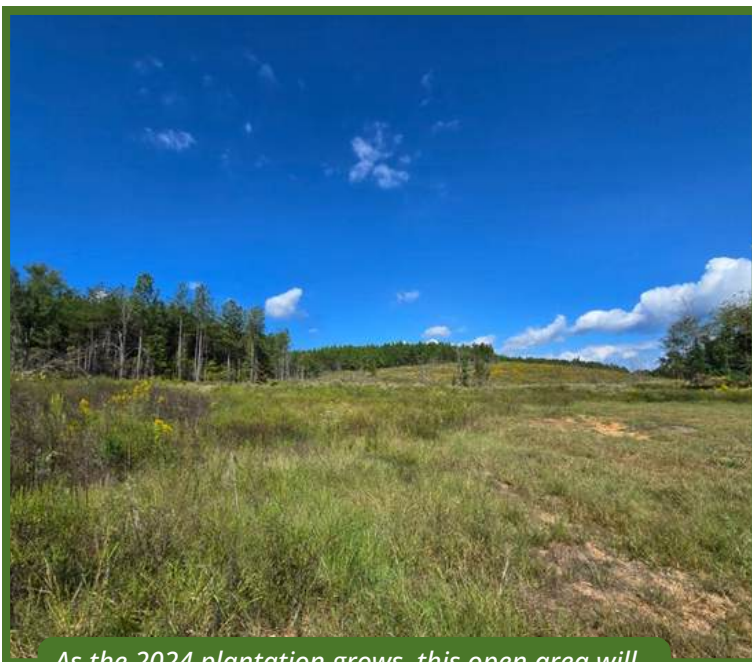
PROPERTY DESCRIPTION



This open area just inside the entrance, surrounded by the 2024 plantation, is perfectly suited for a hunt camp or house site.

The Forney Tract has been actively managed for timber production under the current ownership. Its excellent access and proximity to utilities also make it suitable for recreational or residential use. The property features rolling terrain with elevations ranging from 865 to 1,130 feet. Well-drained soils support productive timber growth.

A small clearing at the entrance on County Road 28 offers a prime site for a home, camp, or cabin. Recent timber harvests have improved the tract's wildlife habitat by increasing forage and cover, further enhancing recreational potential. This property is well-suited for multiple uses, from hunting and outdoor recreation to timber investment and rural living.



As the 2024 plantation grows, this open area will become more and more secluded.



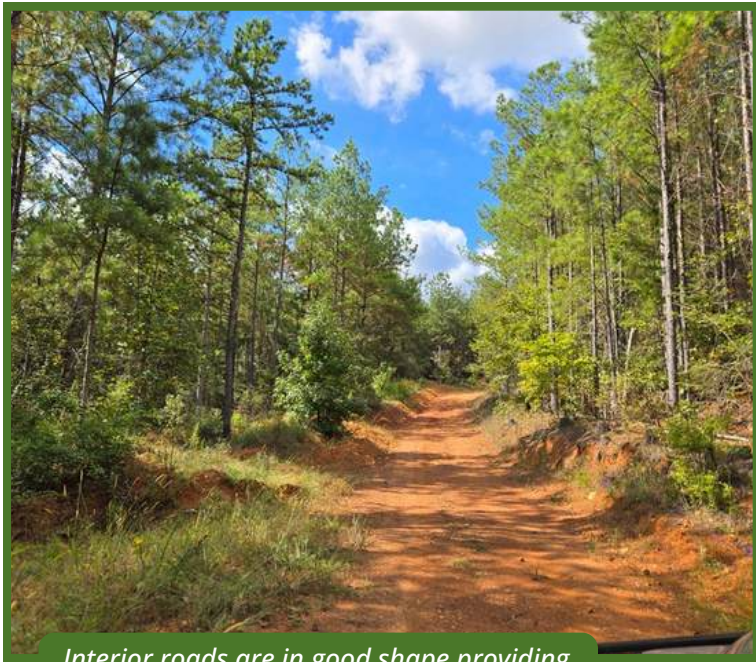
Food plots have recently been planted for the upcoming planting season.

ACCESS

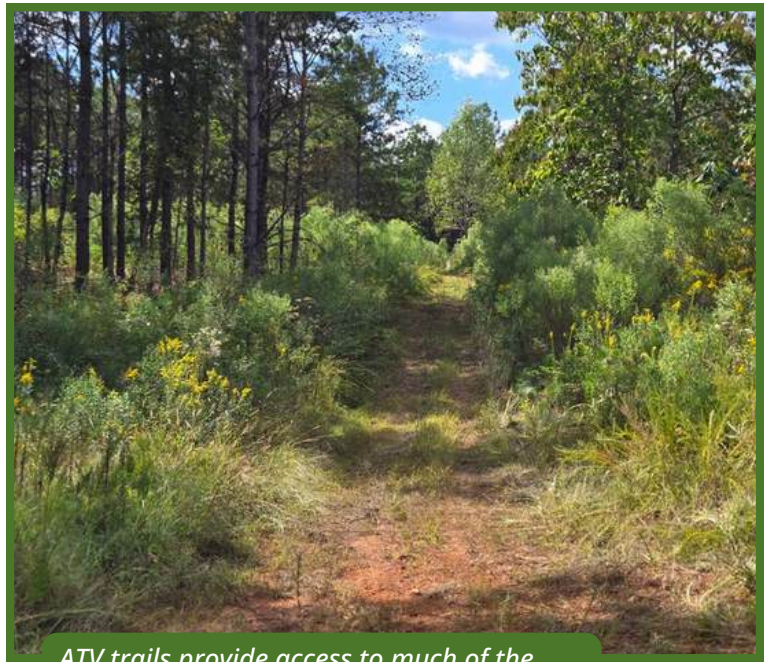


The primary entry point to the Forney Tract.

The tract has approximately 6,600 feet of frontage on County Road 28 (Rocky Hollow Road), a paved and county-maintained road. Public utilities are available a short distance away. One primary entrance leads to about a mile and a half of interior roads, providing practical access to all timber stands. These roads are passable by two-wheel drive vehicles in normal conditions, though four-wheel drive may be required during wet periods.



Interior roads are in good shape providing access to most of the property.



ATV trails provide access to much of the interior.

TIMBER RESOURCE

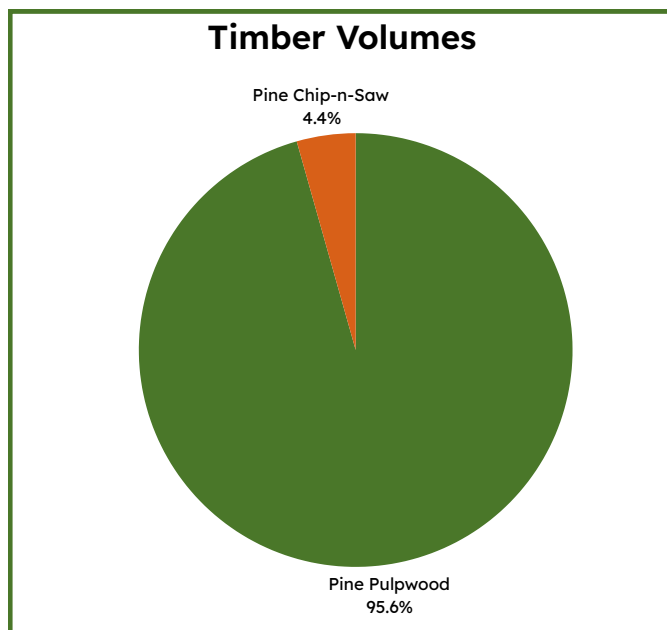
The 19 year old plantation is developing well post thinning.

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 63 acres of a 19-year-old loblolly plantation. This plantation was thinned one year ago and has since exhibited observable growth. If timber production is the primary objective, it should be allowed to grow for another 6 to 10 years. Much of the pulpwood volume will grow during that time into higher product classes such as chip-n-saw and

sawtimber. It would be expected to reach financial maturity between the ages of 25 and 30 in this market region, which should be the opportune time to harvest. 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. Additional thinnings can also be considered if aesthetic or wildlife objectives are primary over timber production. Since it has been thinned, conducting prescribed burning can 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.

The tract also has two age classes of premerchantable pine: 114 acres of 11-year-old, which should be ready to thin about 4 to 5 years, and 84 acres of one-year-old plantation. There are also 65 acres of recently cut over that will be ready for reforestation next year.

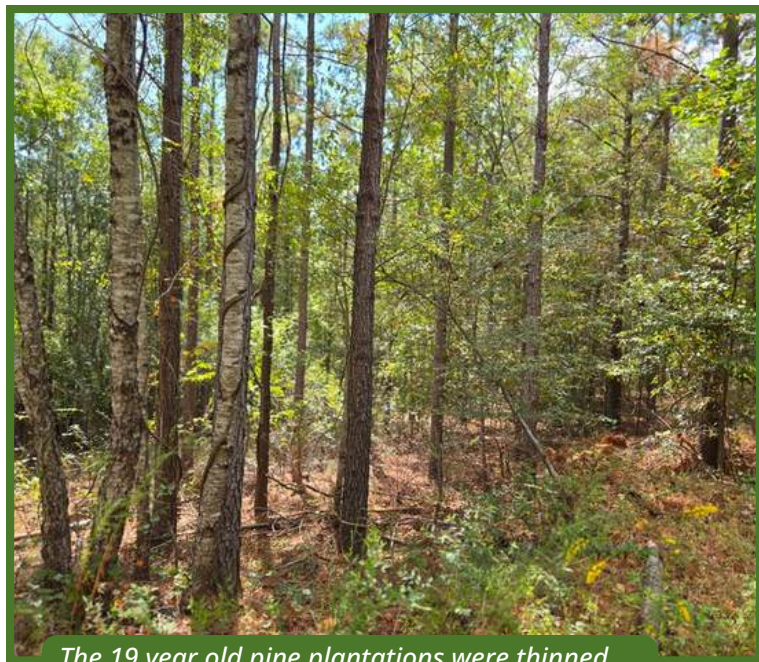


TAX & TITLE

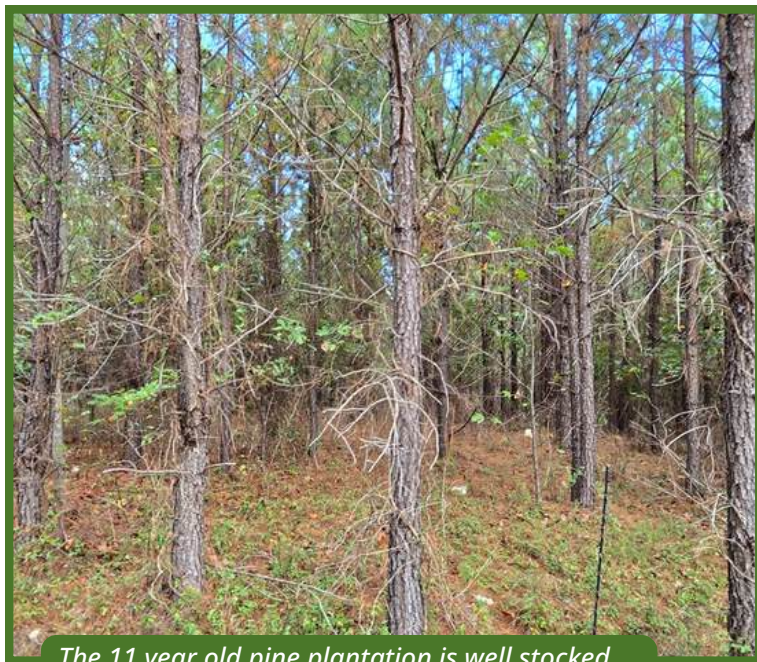


The area harvested in 2025 will be ready for the reforestation process in 2026.

The property is owned by NKM Trees for Life, LLC. The deed is recorded in the Cherokee County Courthouse, Deed Book 2023, page 229963. Property taxes for 2024 were approximately \$730. The tract is enrolled in Alabama's Current Use program for tax savings. Boundaries are marked with old white paint and have been flagged in conjunction with the recent thinning.



The 19 year old pine plantations were thinned two years ago.



The 11 year old pine plantation is well stocked and should be ready to thin in 3 to 5 years.

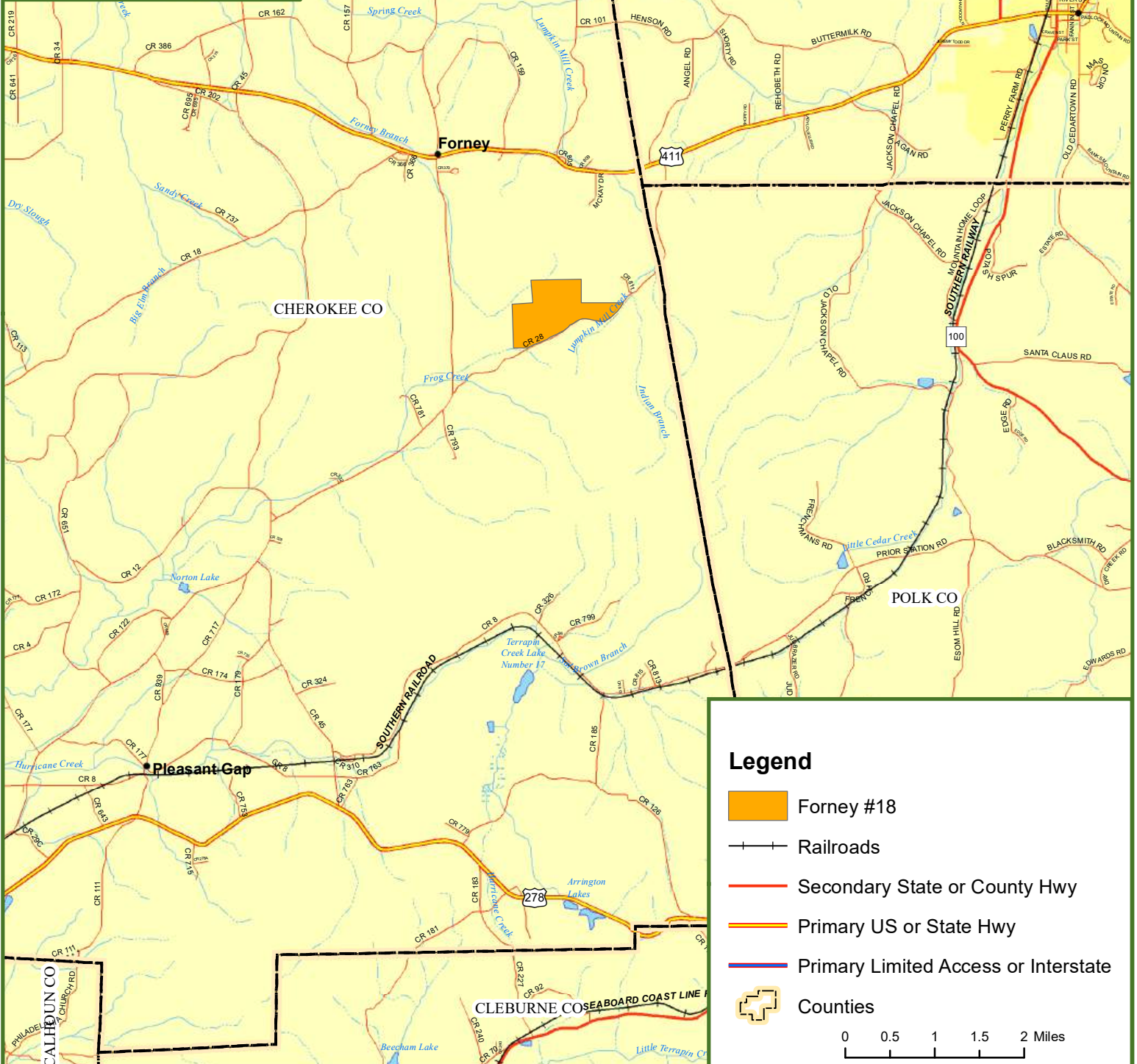
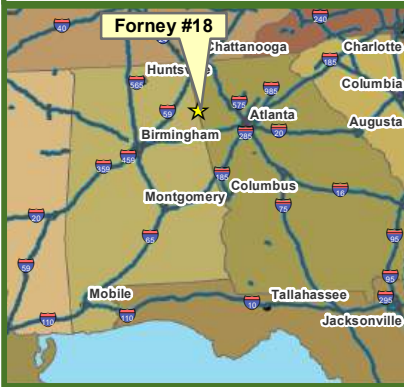
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Locus Map Forney #18

Cherokee County, AL

326.00 ± Acres

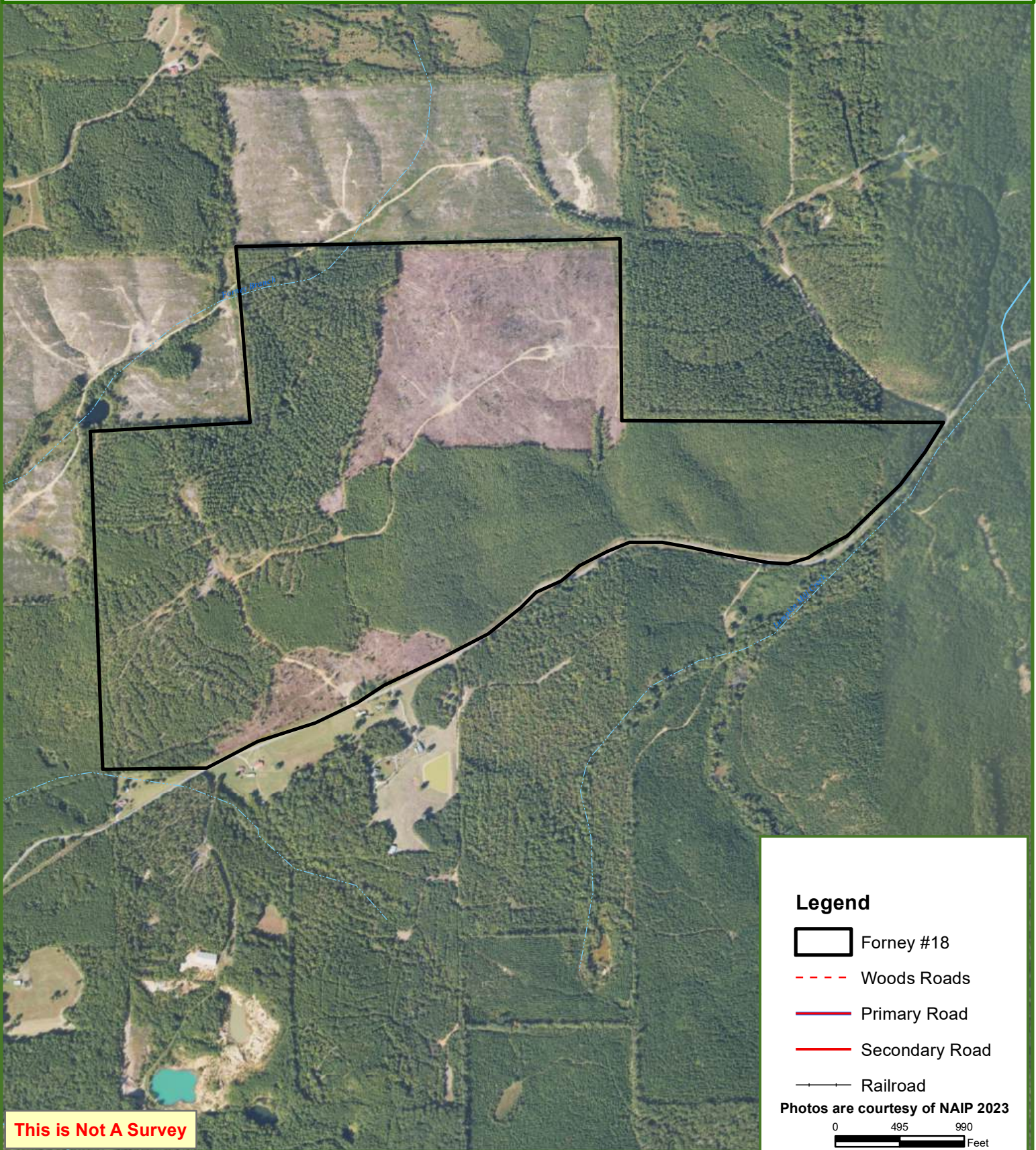




Forney #18






Cherokee County, AL

326.00 ± Acres



This is Not A Survey

Legend

-  Forney #18
-  Woods Roads
-  Primary Road
-  Secondary Road
-  Railroad

Photos are courtesy of NAIP 2023

0 495 990
Feet

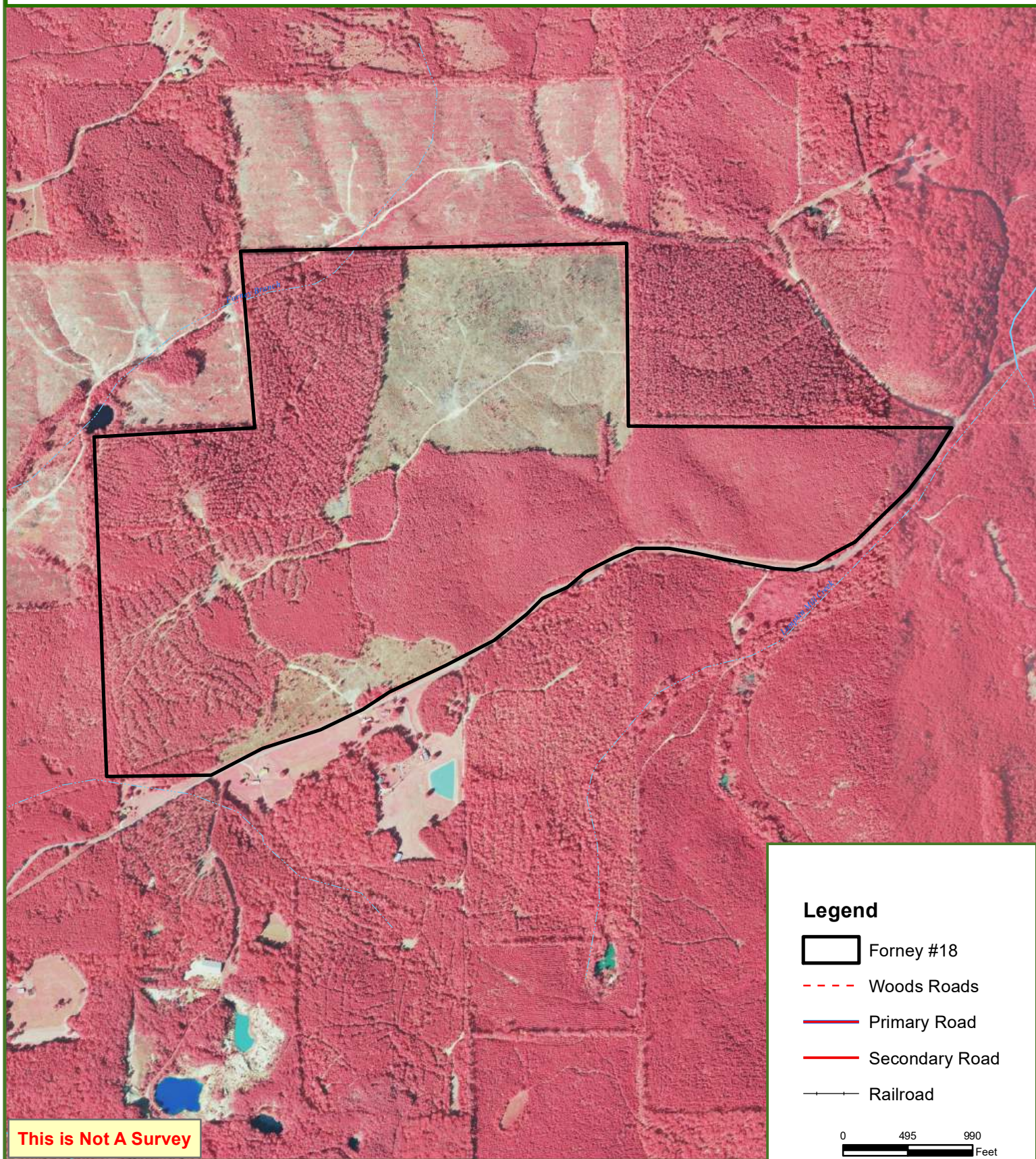
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.








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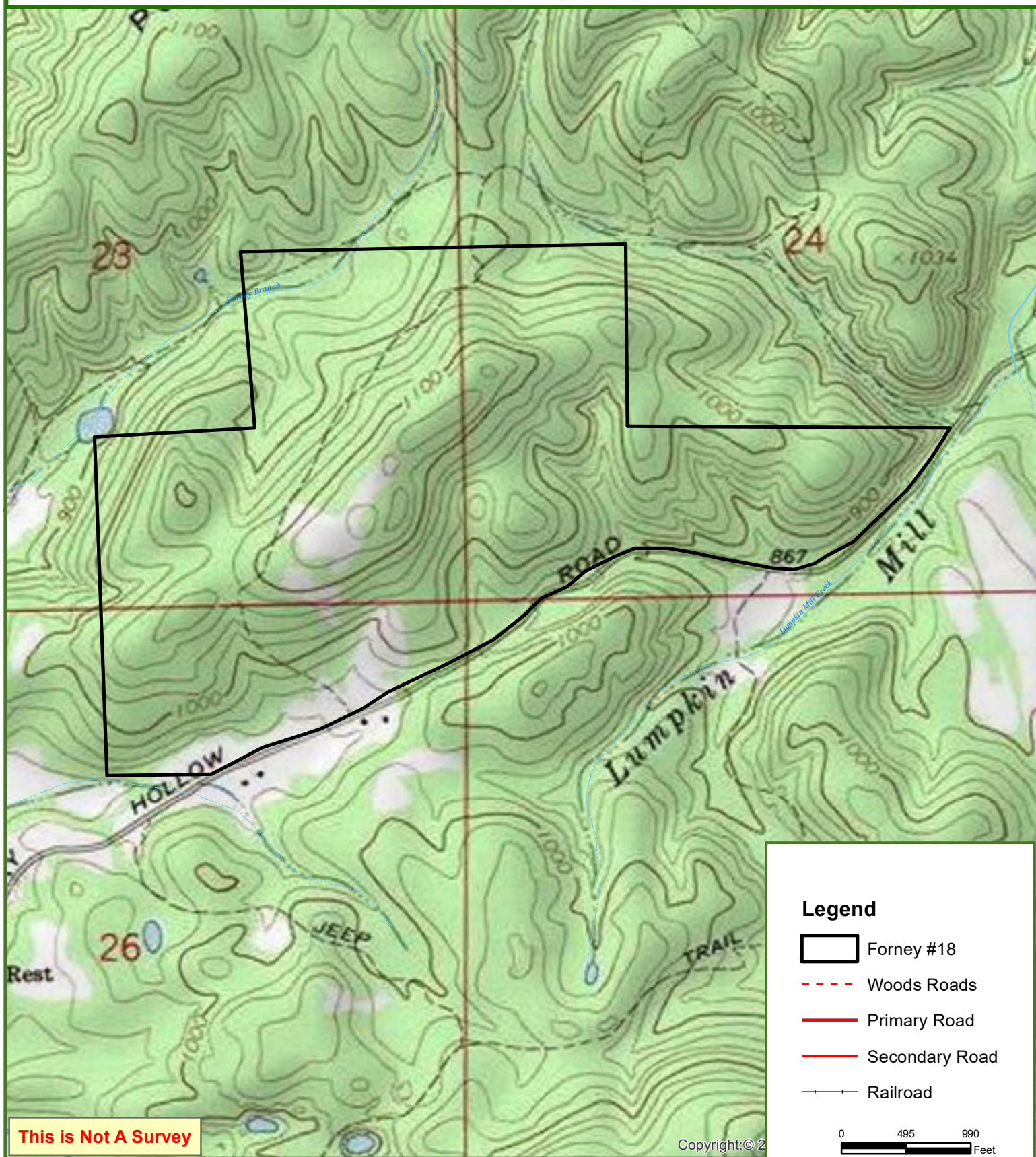
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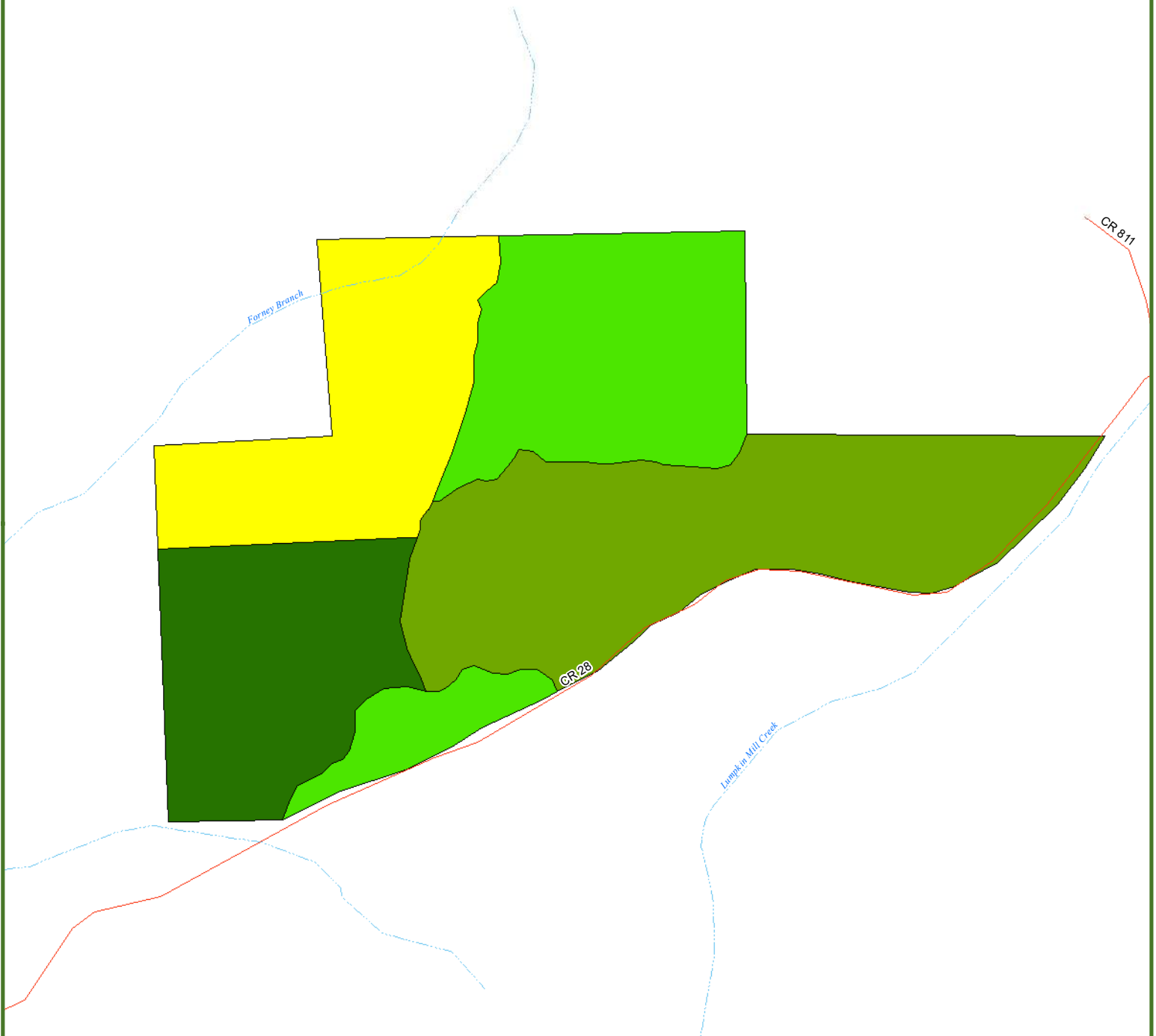
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Cherokee County, AL

326.00 ± Acres



Legend

- Planted Upland Loblolly 2024 (68.10 +/- Acres)
- Planted Upland Loblolly 2014 (129.33 +/- Acres)
- Planted Upland Loblolly 2006 (63.19 +/- Acres)
- Upland Cutover 2025 (65.38 +/- Acres)

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