



**Fountains
Land**
AN F&W COMPANY



Dickert Tracts

A recreationist's dream, offering excellent hunting, a prime location, and productive pine plantations.

#1 Tract



280 Acres



\$967,000

#2/3 Tract



88 Acres



\$292,800

#4 Tract



55 Acres



\$182,650

#5 Tract



39 Acres



\$176,650

The Dickert Tracts offer the unique opportunity to acquire one or all four of these contiguous, wildlife-rich timberland properties located in the Piedmont region of Alabama. Each tract is a recreationist's dream, offering excellent hunting and a prime location near the Tallapoosa River and Lake Wedowee, along with young, productive pine plantations on tracts #1 and #2/3 that present an investment opportunity and mature timber on tracts #4 and #5.



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LOCATION



The loblolly pine plantation planted in 2016 should be ready to thin in six to seven years.

The Dickert Tracts are situated in the Piedmont region of Alabama, characterized by its rolling hills and valleys. It is surrounded by timberland on all sides. The town of Wadley is only a 7-mile drive west, offering convenience stores, fuel options, and a couple of local restaurants. The city of Roanoke is approximately 15 minutes east and provides dining, grocery shopping, and hotel accommodations. The Tallapoosa River is just four miles away, and Lake Wedowee can be reached within 20 minutes. Additionally, Atlanta Airport is about an hour and a half away.

PROPERTY DESCRIPTION



A branch of Beaverdam Creek runs through Tracts #1 and #2.

These tracts are ideal for recreational use due to their diverse timber types and their location within a larger forested area, which offers significant potential for future timber production. The terrain is gently rolling, with elevations ranging from approximately 680 to 900 feet above sea level.

The soils are well-drained, making them suitable for timber management. A branch of Beaverdam Creek runs through along the north side of Tract #1 and the bottom of Tract #2. Tract #4 features a small pond. Additionally, the Tallapoosa River, West Point Lake, and Lake Wedowee are all just a short drive away from these tracts.

ACCESS



Public frontage and access is provided by County Road 823.

Each tract has road frontage and access points along County Road 823. Interior roads and trails may require 4WD vehicles during wet conditions. Additionally, power is available along the county road, and public water is within a quarter mile south of Tract #5.

- 🌲 **Tract #1** has approximately 1.5 miles of interior roads and trails that allow access to the interior. The property features about 2,500 feet of frontage along County Road 823, which is graveled and maintained by the county.
- 🌲 **Tract #2/3** has approximately 1,100 feet of frontage on CR 823 and an internal road shared by a neighbor that provides access to the western portions. Much of the tract sits just behind the church and cemetery.
- 🌲 **Tract #4** boasts about 2,900 feet of frontage on CR 823 and has a trail leading to the pond on the eastern side of the property.
- 🌲 **Tract #5** has nearly 700 feet of frontage and an access used for logging just north of the residence that adjoins.



Much of the road frontage on CR 832 borders the pine plantations that were planted in 2016.

TIMBER RESOURCE



The western most 40 acres were harvested in 2010 and allowed to regenerate naturally.

- 🌲 **Tract #1** has 201 acres of recently planted improved loblolly pine, 12 acres of nine-year-old planted loblolly pine, 39 acres of upland timberland with a mix of pine and hardwood, and 29 acres of hardwood-dominated bottomland that followed the run of the creeks.
- 🌲 **Tract #2/3** has 20 acres of recently planted improved loblolly pine, 47 acres of nine-year-old planted loblolly pine, and 18 acres of hardwood-dominated bottomland that followed the run of the creeks.
- 🌲 **Tract #4** has 44 acres of mature loblolly pine plantation that was thinned about four years ago and 7 acres of upland natural timberland with a mix of pine and hardwood. A small degree of bottomland timber is around the pond on the east side.
- 🌲 **Tract #5** has 34 acres of recently thinned mature loblolly plantation and about 4 acres of natural timber with a mix of hardwood and pine.

The recently planted acres were planted with genetically improved loblolly pine this past winter. The genetic stock used is expected to produce sawtimber and pole-quality timber once it matures. In this region, the typical management practice involves thinning around age 15 and again at age 21. The stand should reach financial maturity between the ages of 25 and 30, depending on growth rates and market conditions. After thinning is completed, additional options can be considered to enhance growth and wildlife value, such as prescribed burning, fertilization, and herbaceous treatments. This tract is located in a robust market for pine sawtimber and poles.



TIMBER RESOURCE



While the newly replanted areas are providing forage, the 9 year old plantation provides cover habitat.

Additionally, some tracts have nine-year-old loblolly pine, which should be ready for thinning in three to four more years following the same management regime mentioned above. Any upland natural timber, comprising a mix of pine and hardwood, can be managed like plantations if they have reached marketable size. But these areas contribute to the tract's diversity, benefiting local wildlife. The hardwood-dominated bottomlands follow the run of the creeks. While some timber harvesting can occur in these areas, it is generally recommended to keep them intact to serve as wildlife travel corridors, which enhances the overall diversity of the tract. This area contains a significant number of hard mast-producing trees, such as oaks, which provide valuable food sources throughout the year.



TAX & TITLE

Tract #4 features a pond offering recreational opportunities.

The Dickert Tracts are owned by DTOF AL, LLC. The deed is recorded in the Randolph County Courthouse. In 2023, property taxes were an estimated \$2.57 per acre. The properties are currently enrolled in Alabama's Current Use program for tax savings.

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.