



**Fountains
Land**
AN F&W COMPANY



Camp Hill Tracts #1 - 12

Twelve wildlife-rich timberland properties, each with mature timber and wildlife habitat, located in the heart of Tallapoosa County, Alabama's timber belt.

Tract #1



72 Acres



\$272,151

Tract #2



190 Acres



\$597,052

Tract #3



183 Acres



\$566,186

Tract #4



127 Acres



\$432,750

Tract #5



95 Acres



\$322,194

Tract #6



117 Acres



\$379,594

Tract #7



96 Acres



\$348,899

Tract #8



242 Acres



\$754,876

Tract #9



430 Acres



\$1,354,089

Tract #10



120 Acres



\$463,743

Tract #11



243 Acres



\$795,439

Tract #12



183 Acres



\$657,488



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LOCATION



US Hwy 280 road frontage.

The Camp Hill Tracts are located in the Piedmont region of Alabama, known for its rolling hills and valleys. These tracts are situated within a heavily timbered area of Tallapoosa County, surrounded by additional timberland on nearly all sides. Tracts 1 and 12 have direct frontage on US Hwy 280. The city of Dadeville is just a 5-mile drive away, offering options for dining, groceries, and fuel. The cities of Auburn and Opelika, Alabama, are approximately 20 minutes to the southeast and provide more dining choices, grocery stores, hotels, shopping, hospitals, and access to Interstate 85. The Tallapoosa River and Lake Martin can be reached within 20 minutes. Also, the Atlanta Airport is less than an hour and a half drive away.

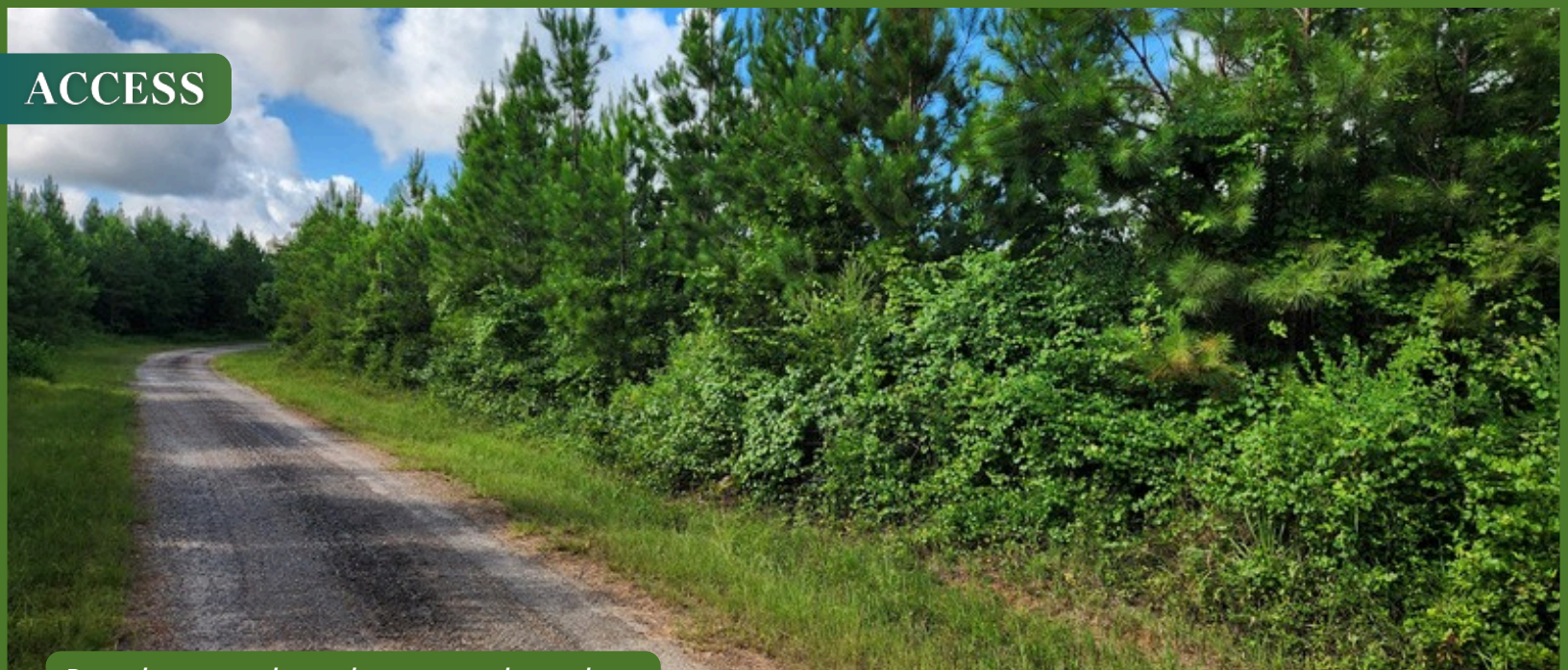
DESCRIPTION



Large creeks provide year-round water source.

The Camp Hill Tracts provide an outstanding opportunity for timber investment, recreation, and rural living, all within close proximity to the Tallapoosa River and Lake Martin. Each property features gently rolling terrain and well-drained soil, making it ideal for timber production. The diverse range of timber types supports long-term forest management and attracts abundant wildlife. With access to creeks and natural water sources, all twelve tracts offer both aesthetic appeal and practical function, making them perfect for activities like hunting, camping, or future homestead development. Additionally, convenient access to US Hwy 280 and existing internal infrastructure paves the way for potential development, whether constructing ranchettes or creating a high-end recreational retreat.

ACCESS



Paved access along the eastern boundary.

The Camp Hill tracts have entry points from various public and private roads. Lower Sandy Road and Slaughter's Crossing Road are retired, county-maintained dirt roads that are in good condition. Each tract includes internal woods roads suitable for access, although some require a 4x4 vehicle or UTV. All tracts have direct access to electricity, with the exception of Tract #11.

- 🌲 **Tract 1** features 1,850 feet of frontage on US Hwy 280 and 1,290 feet along Lower Sandy Road, which forms its eastern boundary.
- 🌲 **Tract 2** features access from Lower Sandy Road, with 3,200 feet of frontage forming its eastern boundary, plus three-quarters of a mile of interior woods roads.
- 🌲 **Tract 3** features 780 feet of frontage on Slaughter's Crossing Road, where power is available, and 4,650 feet along Lower Sandy Road forming its eastern boundary, plus three-quarters of a mile of interior woods roads.
- 🌲 **Tract 4** is accessed from Slaughter's Crossing Road, on which it has 1,100 feet of frontage. Power is available along this road. It has additional frontage along a portion of Slaughter's Crossing that is retired from county maintenance. It has a mile of interior wood roads.
- 🌲 **Tract 5** features 3,150 feet of frontage along Slaughter's Crossing Road and about half a mile of interior woods roads.
- 🌲 **Tract 6** features 1,700 feet of frontage along Railroad Avenue and Bond Spur Road and over half a mile of interior woods roads.
- 🌲 **Tract 7** features 3,300 feet of paved frontage on Railroad Avenue and 2,200 feet along the dirt Bond Spur Road, plus a quarter mile of interior woods roads.
- 🌲 **Tract 8** features 5,700 feet of paved frontage on Railroad Avenue and 1,990 feet along Bond Spur Road, plus a mile of interior woods roads.
- 🌲 **Tract 9** features 5,990 feet of frontage on Sandy Road and Slaughter's Crossing with 2.5 miles of interior woods roads and trails.
- 🌲 **Tract 10** has public access to Rogers Street and nearly a mile of interior woods roads.
- 🌲 **Tract 11** features 1,340 feet of frontage on Lower Sandy Road forming the western boundary, plus 1.25 miles of interior woods roads.
- 🌲 **Tract 12** features 730 feet of frontage on US Hwy 280 and 5,060 feet along Lower Sandy Road forming the western boundary, plus a quarter mile of interior woods roads.

TIMBER RESOURCE

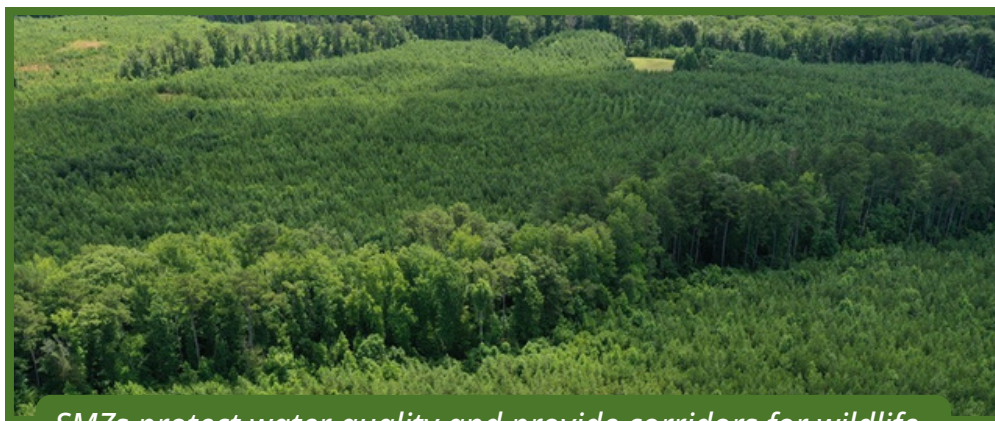


Loblolly pine plantation planted in 2010.

The Camp Hill Tracts have been effectively managed for both timber and wildlife. Each tract has been cultivated for timber production through the establishment of loblolly pine plantations, featuring stands of pine at various ages and stages of development. It is recommended that these tracts continue to be managed in this manner if generating timber income remains the primary objective, as loblolly pine is the preferred tree species for maximizing returns in this market region.

Typically, the management regime for loblolly plantations involves thinning at ages 15 and 21. The final harvest occurs between the ages of 28 and 32, depending on growth rates, development status, and market conditions. After harvesting, it is advisable to replant loblolly pine to maximize return potential. Fertilization and herbaceous treatments can be applied throughout the lifespan of a loblolly plantation to enhance growth.

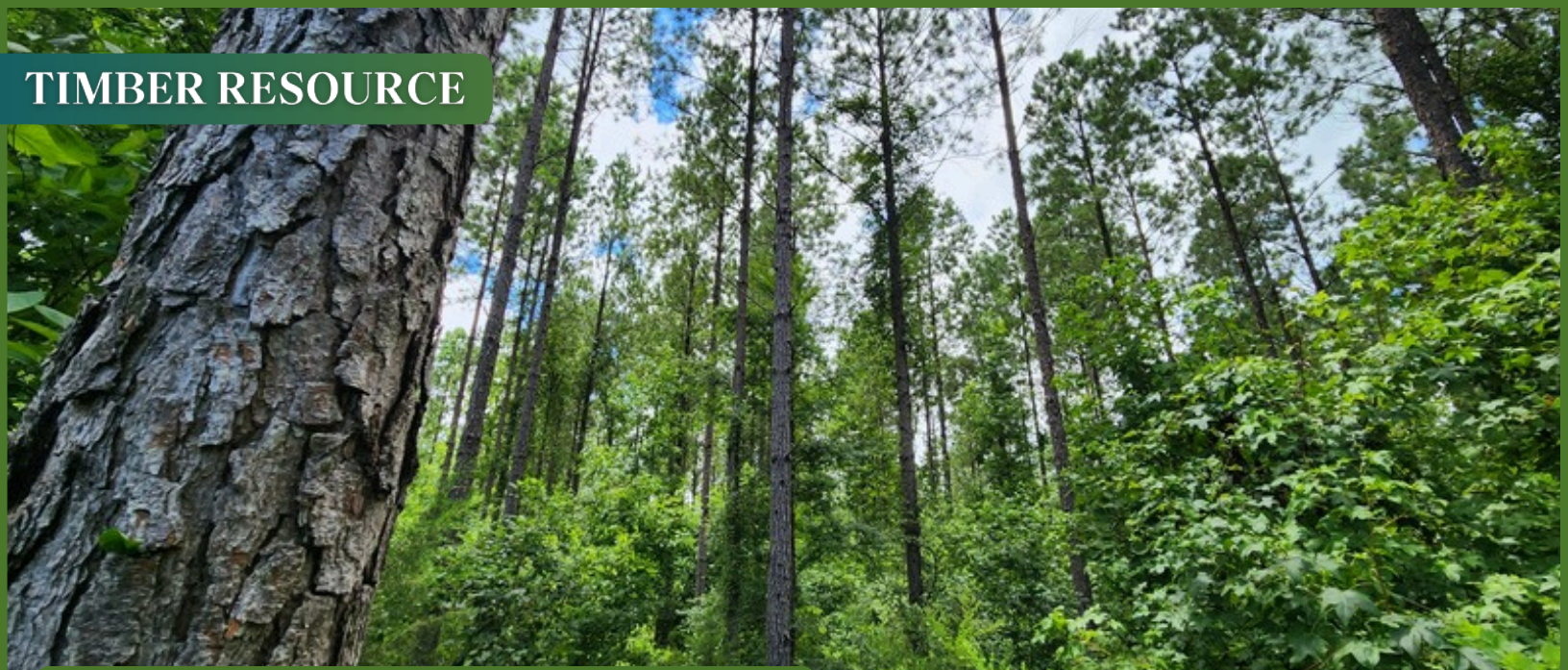
For landowners who prioritize wildlife habitat or aesthetic values, it is recommended to thin existing loblolly stands or replace them with longleaf pine, accompanied by a prescribed burning cycle every 2 to 3 years. This approach improves habitat quality by opening the canopy, enhancing forage availability, reducing wildfire risk, and clearing residual debris.



SMZs protect water quality and provide corridors for wildlife.

Additionally, several tracts contain hardwood bottomlands rich in mast-producing oaks located along creek corridors. These areas are ecologically valuable, serving as wildlife corridors and food sources. It is best to leave these areas intact to preserve their environmental benefits.

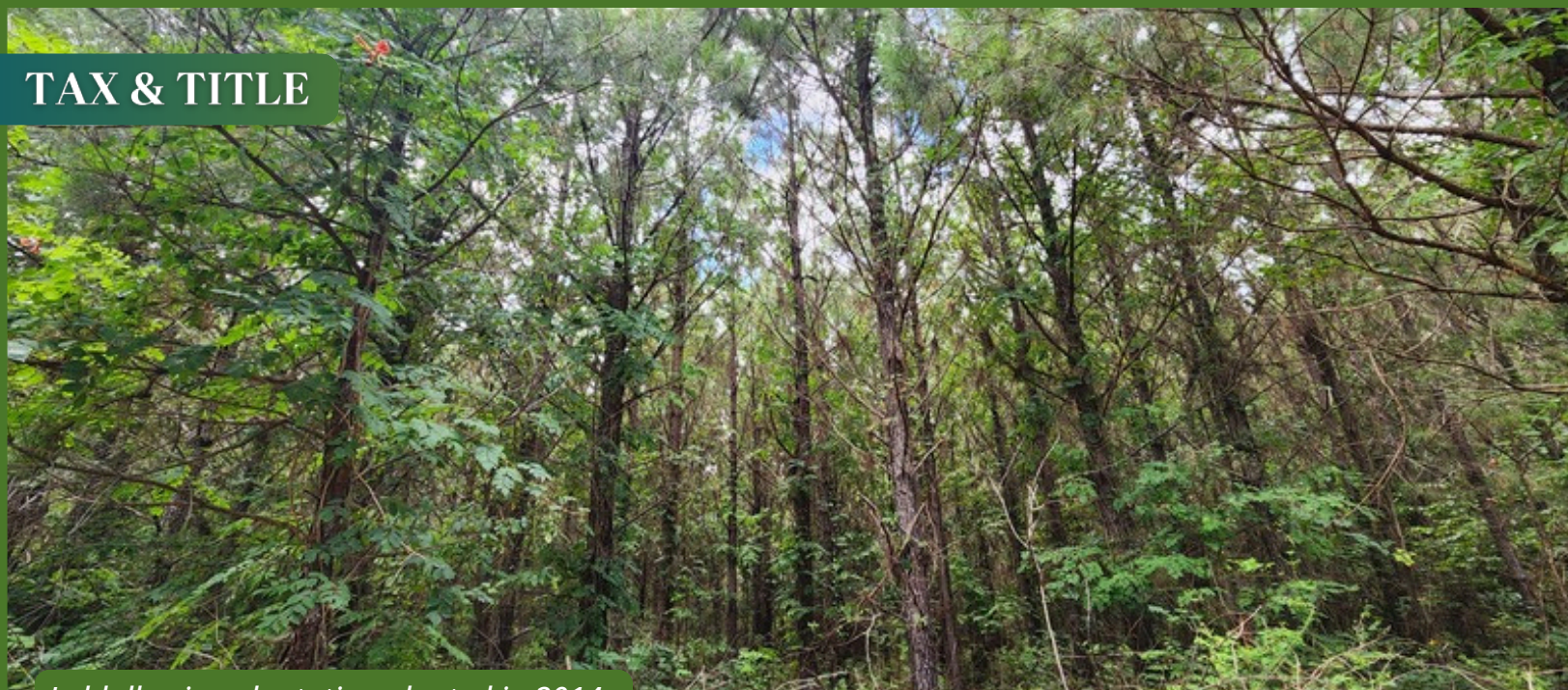
TIMBER RESOURCE



The 21-year-old pines are ready for a second thinning.

- 🌲 **Tract 1** features 50 acres of 8-year-old loblolly that should be ready to thin in 6 to 7 years, and 8 acres of hardwood bottomlands. It also has approximately 12 acres of mature timber, serving as a visual buffer to US Hwy 280.
- 🌲 **Tract 2** features 145 acres of young loblolly, 39 acres of hardwood bottom, and 5 acres of powerline right of way, which offers wildlife enhancement opportunity.
- 🌲 **Tract 3** features 85 acres of young loblolly pine of various ages. There are 26 acres of 15-year-old pine ready for thinning. This tract also has 26 acres of bottomland hardwood.
- 🌲 **Tract 4** features 104 acres of young loblolly and 17 acres of 15-year-old pine ready to be thinned. There are 6 acres of bottomland hardwood.
- 🌲 **Tract 5** features 90 acres of 11-year-old loblolly ready for thinning in about 4 years and 6 acres of bottomland hardwood.
- 🌲 **Tract 6** features 103 acres of plantation that will be ready to thin in about 4 years and 14 acres of hardwood bottom.
- 🌲 **Tract 7** features 91 acres of various ages of young loblolly pine that are approaching thin readiness. There are 13 acres of bottomland hardwood.
- 🌲 **Tract 8** features 197 acres of various ages of young loblolly pine approaching thin readiness. These multiple age classes increase diversity and enhance wildlife value.
- 🌲 **Tract 9** is the largest of the tracts offered. It has 353 acres of plantations of various ages, ranging from three-year-old saplings to 21-year-old stands ready to be second thinned or clear-cut. It boasts 76 acres of hardwood and plenty of water resources.
- 🌲 **Tract 10** features 39 acres of seven-year-old loblolly and boasts 76 acres of hardwood bottoms, including direct North Fork Sandy Creek access.
- 🌲 **Tract 11** features 176 acres of young loblolly plantations and 18 acres of 21-year-old pine ready for thinning or final harvest.
- 🌲 **Tract 12** features 110 acres of young loblolly at various stages approaching thinning age and 8 acres of pine that are 21 years old and ready for thinning. There are 55 acres of hardwood bottomlands. It also has approximately 4 acres of mature timber, serving as a visual buffer to US Hwy 280.

TAX & TITLE



Loblolly pine plantation planted in 2014.

The Camp Hill Tracts are owned by DTOF AL, LLC. The deed is recorded in Deed Book 368892, Page 1 in the Tallapoosa County Courthouse. The tracts are currently enrolled in Alabama's Current Use program for tax savings. Tax records from 2024 indicate an estimated \$1.92 per acre per year in property taxes.



Large food plots established along powerline ROWs.



50 acres of 8-year-old machine-planted loblolly pine.

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.