



**Fountains
Land**
AN F&W COMPANY



Estes Gravel Pit Tract

A well-managed loblolly pine plantation, excellent wildlife habitat, and convenient access make it ideal for timber production, recreation, or a country home site.

Estes Gravel Pit Tract is a well-managed loblolly pine plantation featuring:

- 🌲 Convenient access from County Road 66 with a gated entry
- 🌲 25-year-old loblolly pine plantation thinned three years ago and is continuing to grow well
- 🌲 Suitable for multiple uses including timber production, hunting, recreation, or a country home site
- 🌲 A clearing near the entrance ideal for a cabin, home, or camp
- 🌲 Located less than five miles from Piedmont, AL, and under 30 minutes to the Coosa River and Lake Weiss

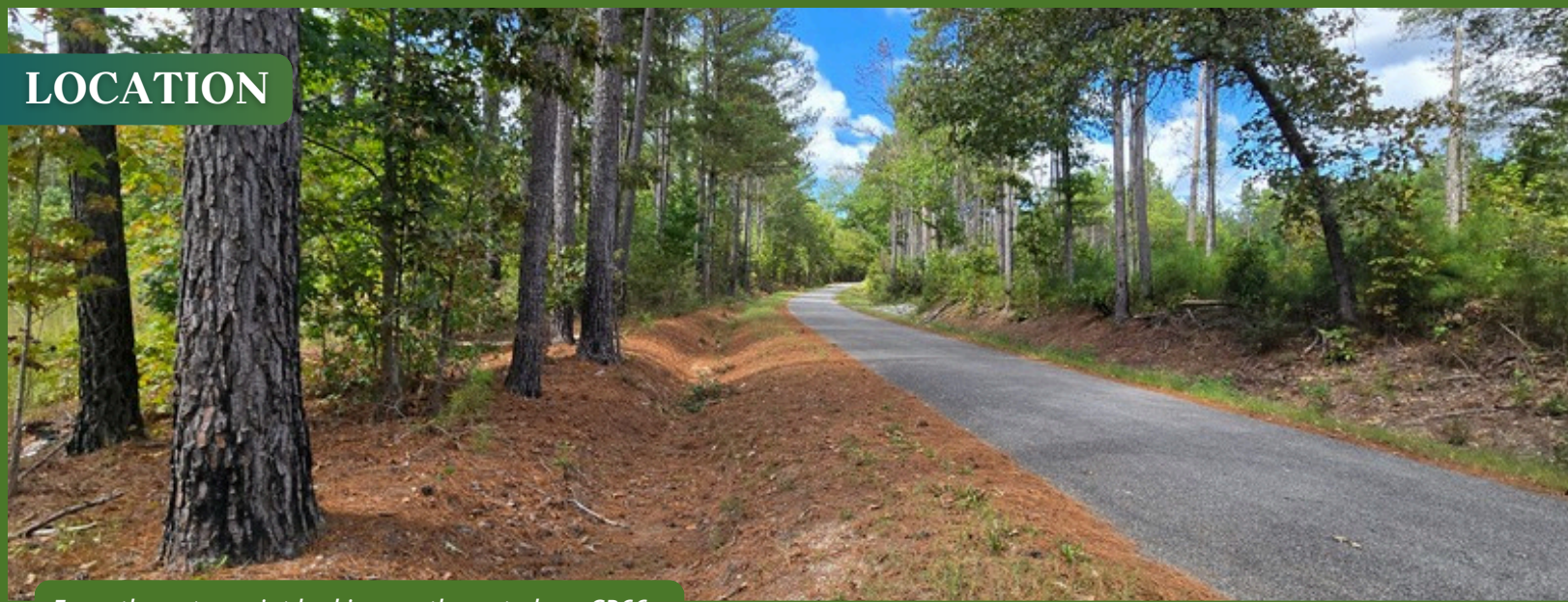
Property Highlights

- 💰 \$150,000
- 📏 40 Acres
- 📍 Piedmont, AL
- 🏠 Multiple Use



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LOCATION



From the entry point looking north west along CR66.

The Estes Gravel Pit Tract is located in the Piedmont region of central Alabama, just west of the southernmost reaches of the Appalachian Mountains. The area is known for its rolling hills and valleys, with a mix of timberland, farmland, and waterways.

The property is surrounded by other timbered tracts and lies less than 30 minutes from the Coosa River and Lake Weiss, both of which provide excellent fishing, boating, and recreational opportunities.

US Hwy 278 is only minutes away, and the tract is less than five miles from the town of Piedmont, Alabama, where fuel, groceries, dining, and medical care are available. Jacksonville is about 12 miles south, and Gadsden is approximately 18 miles west, both offering hospitals, hotels, and additional amenities. Several regional airports are nearby, while Birmingham and Atlanta airports are each about an hour and a half away.



From the entry point, looking southeast along CR 66.



Electricity is available directly across CR 66.

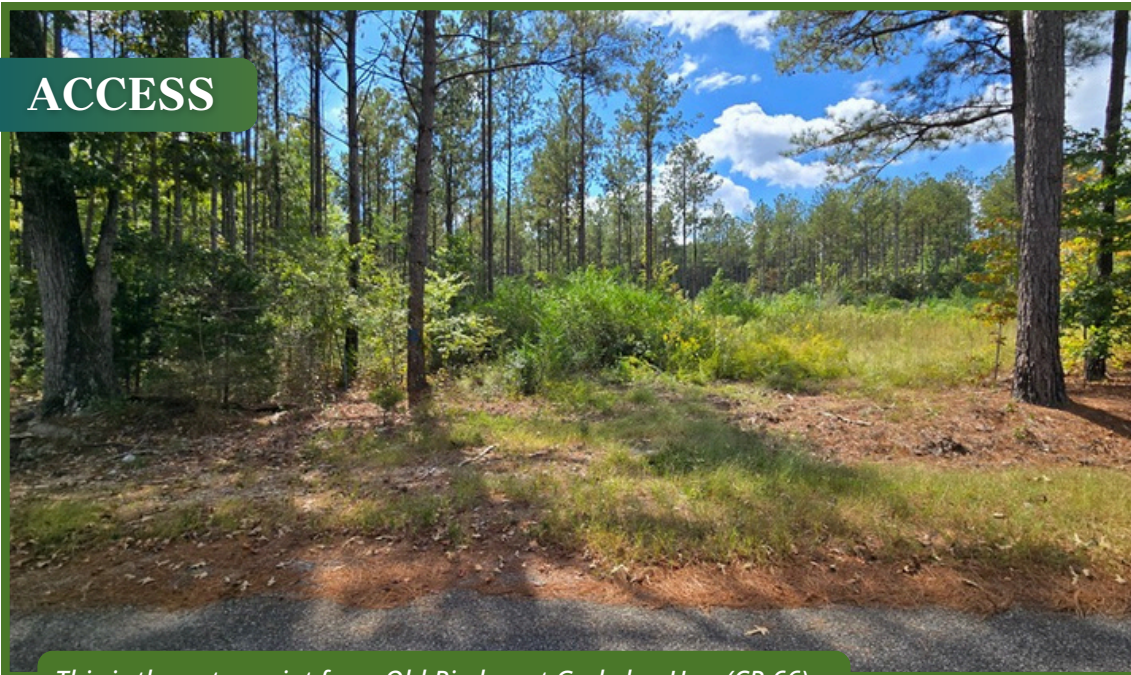
PROPERTY DESCRIPTION



A loading dock was created just inside the entrance when this tract was thinned about 3 years ago.

Under the current ownership, this tract has been managed for timber production. Its location, accessibility, and nearby utilities also make it suitable for recreational or residential use. The property features rolling terrain with elevations ranging from 780 to 910 feet. Soils are well-drained and favorable for timber growth. A clearing near the gated entrance off County Road 66 provides an excellent site for a home, cabin, or hunting camp. The recent thinning of the pine plantation has improved wildlife habitat by increasing both forage and cover, making the property attractive for hunting and other outdoor recreation.

ACCESS



This is the entry point from Old Piedmont Gadsden Hwy (CR 66).

The tract's northeast corner meets the right-of-way of County Road 66, a paved and county-maintained road. While the property has little direct frontage, access is established through a gated entry that briefly crosses a neighboring tract, historically used for timber harvests.

Public utilities are located only a short distance from the property, further supporting its residential or recreational potential. Internal access currently consists of logging skid trails, which can be expanded and improved by following existing corridors.

TIMBER RESOURCE

The whole tract is operable ground for timber.

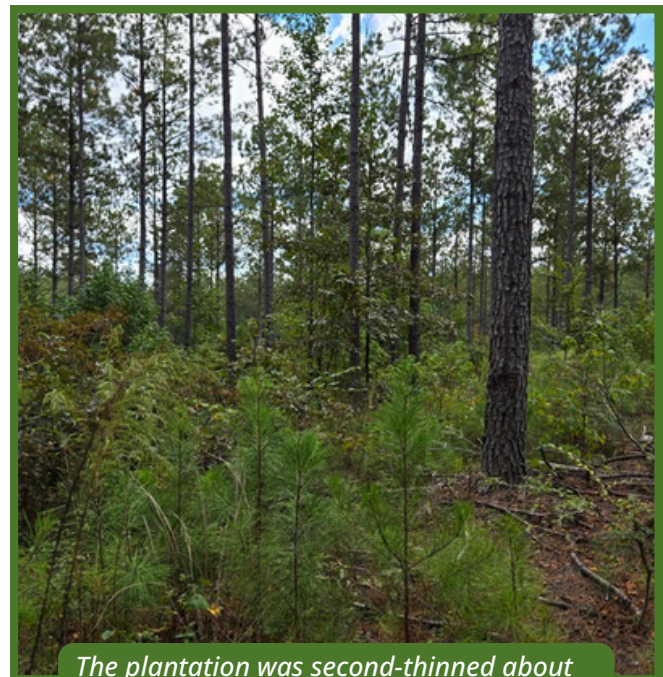
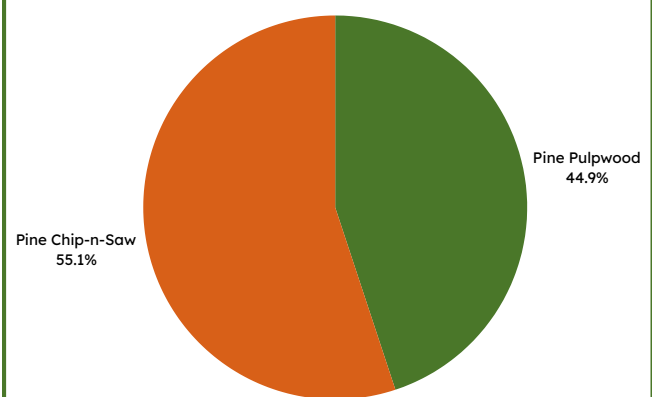
A timber inventory was completed in the summer of 2025, with volumes provided by the ownership's property manager and product values applied by F&W Forestry Services, Inc. Figures are estimates and not guaranteed.

The property contains approximately 40 acres of 25-year-old loblolly pine plantation. Thinned three years ago, the stand is showing strong growth. If managed for timber, it should be allowed to grow for another 5 to 7 years, at which point pulpwood volume will transition into higher-value classes such as chip-n-saw and sawtimber. In this region, loblolly typically reaches financial maturity between 25 and 30 years of age, which would be the optimal time for harvest.

If timber production remains the objective, replanting with loblolly pine after harvest is recommended. Growth can also be enhanced through herbicide and fertilizer treatments, both of which generally show a return on investment.

For those prioritizing wildlife and aesthetics, additional thinning and periodic prescribed burning every two to three years are recommended. Controlled burns improve wildlife habitat, enhance aesthetics, and reduce wildfire risk.

Timber Volumes



The plantation was second-thinned about three years ago.

TAX & TITLE

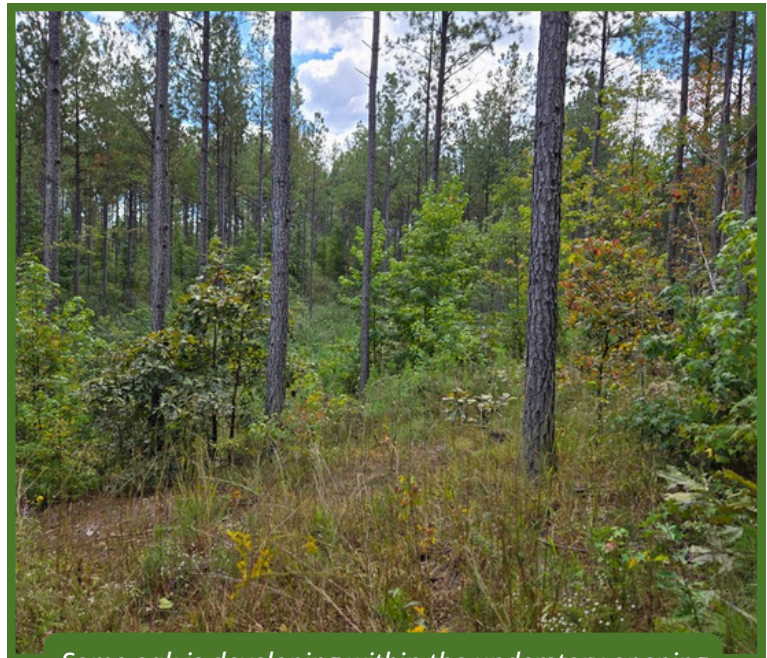


The old loading dock can be improved to serve as a food plot.

The property is owned by NKM Trees for Life, LLC. The deed is recorded in the Calhoun County Courthouse in Deed Book 3320, Page 870. Property taxes for 2024 were approximately \$83. The tract is enrolled in Alabama's Current Use program for tax savings. Boundaries are marked with old white paint and have been flagged during recent thinning operations.



Since the thinning was completed, the timber is exhibiting good growth and development.



Some oak is developing within the understory opening up non-timber related possibilities for the future.

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.

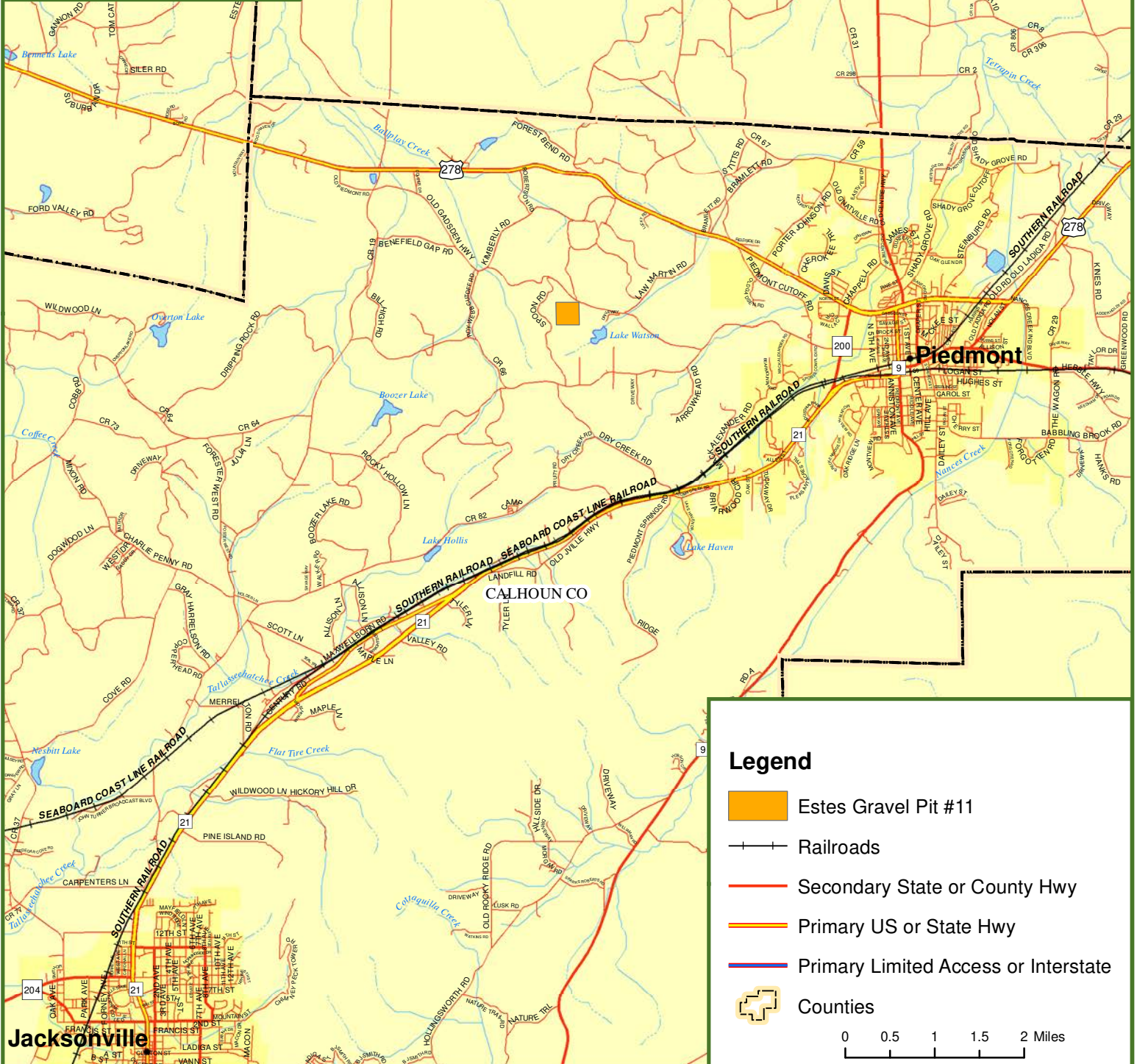
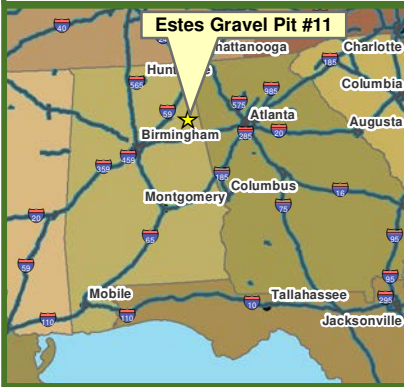


Locus Map

Estes Gravel Pit #11

Calhoun County, AL

42.00 ± Acres

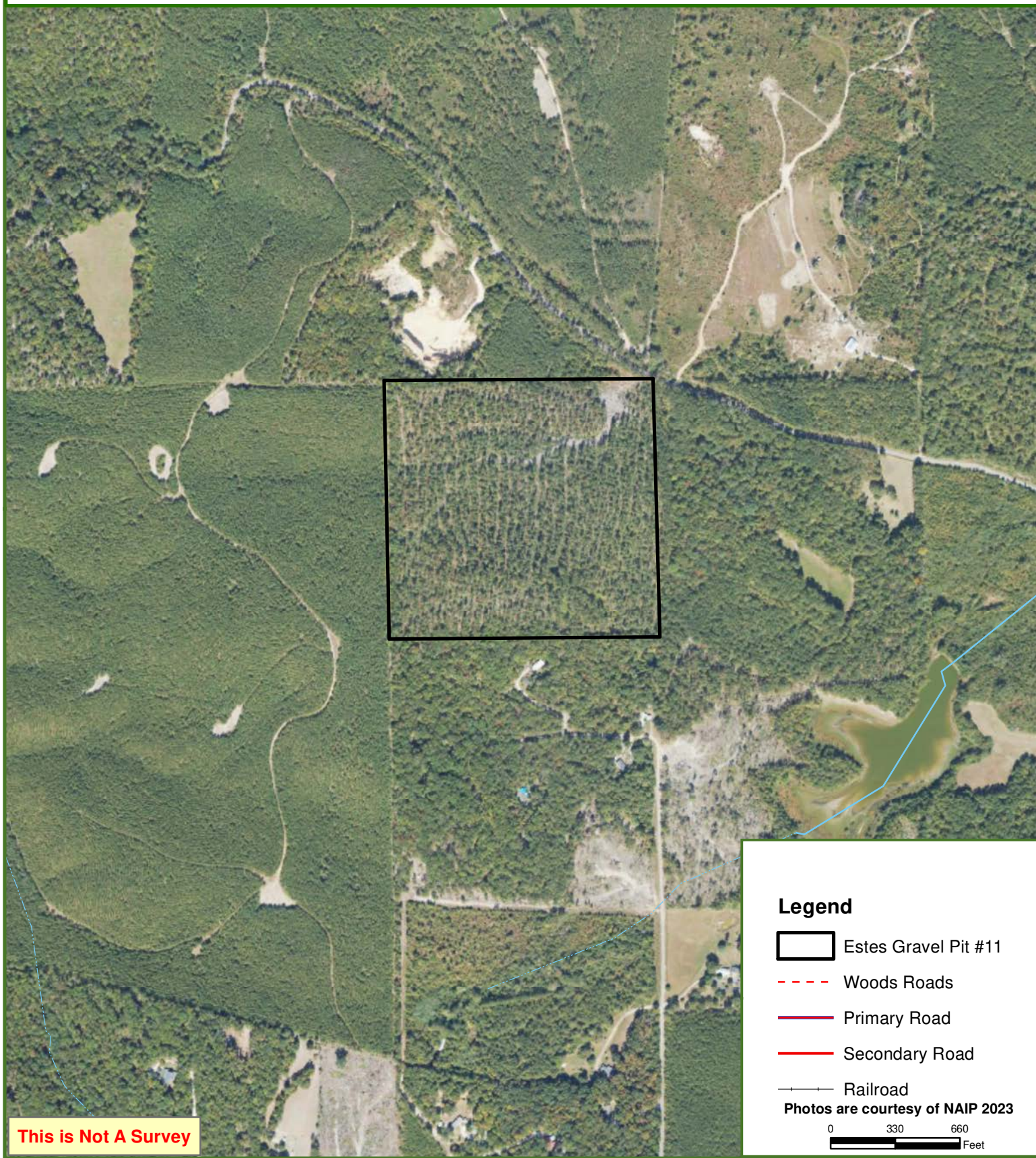




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Calhoun County, AL

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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.



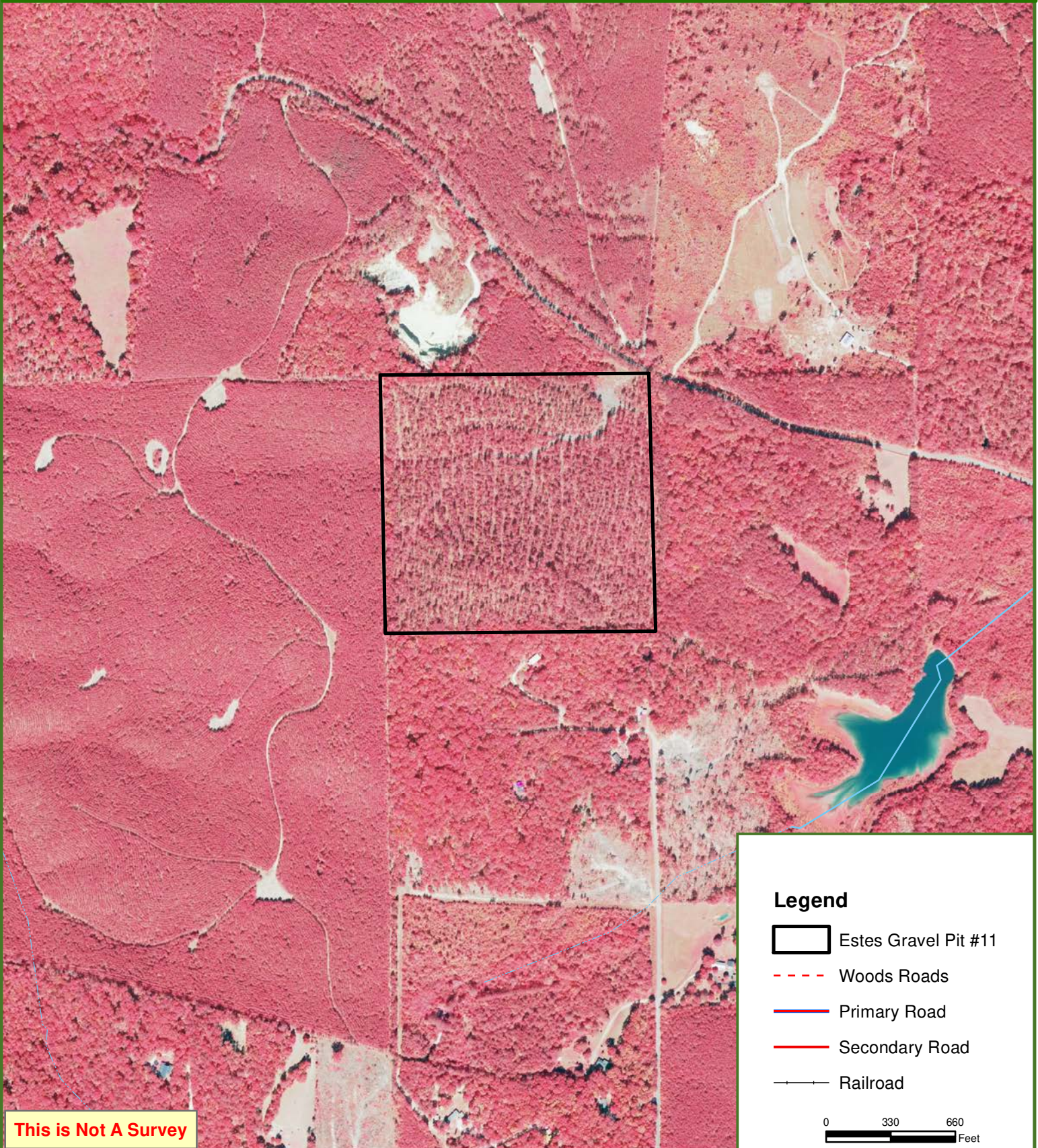
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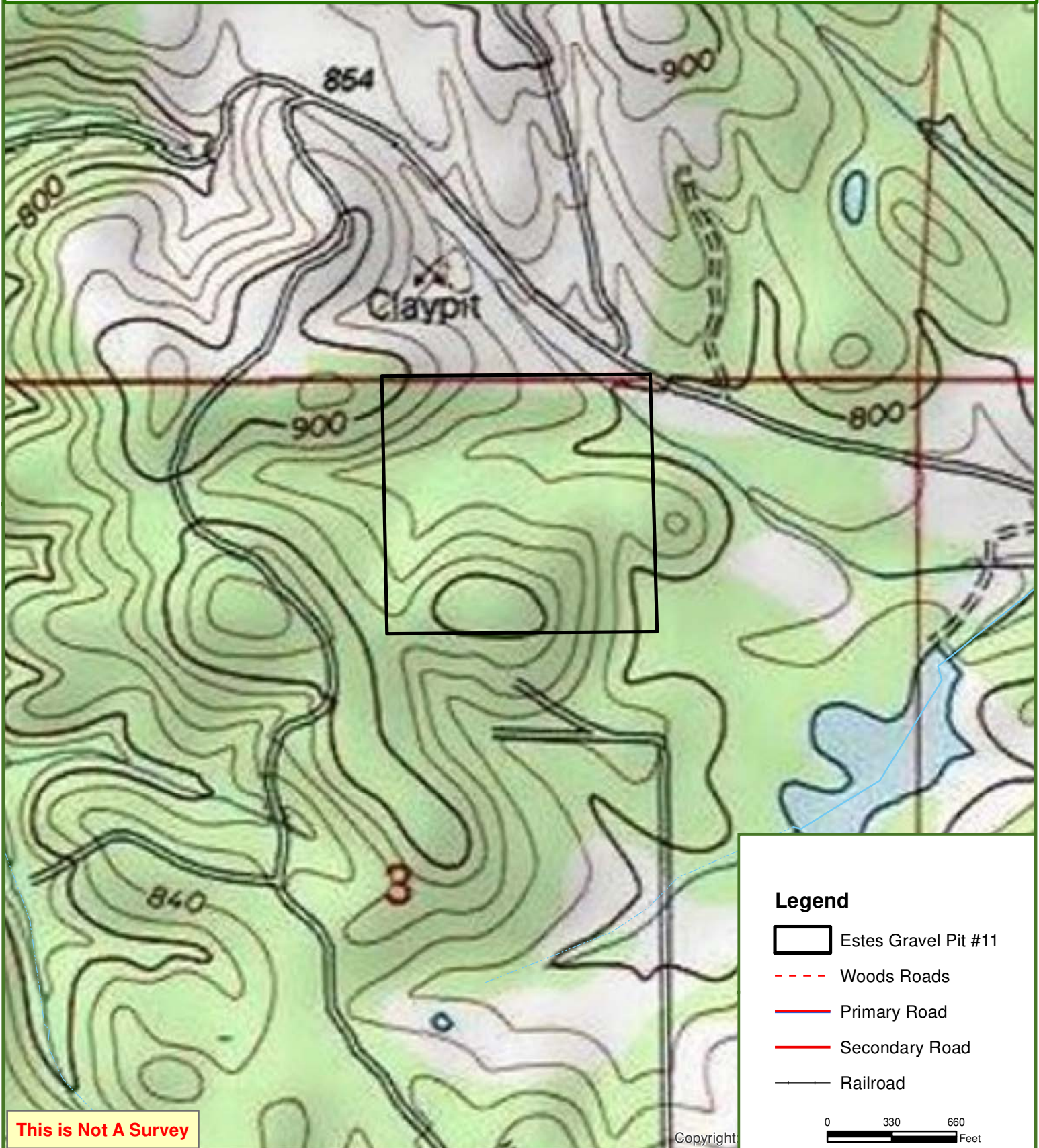
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This is Not A Survey

Copyright

Legend

-  Estes Gravel Pit #11
-  Woods Roads
-  Primary Road
-  Secondary Road
-  Railroad

0 330 660
Feet

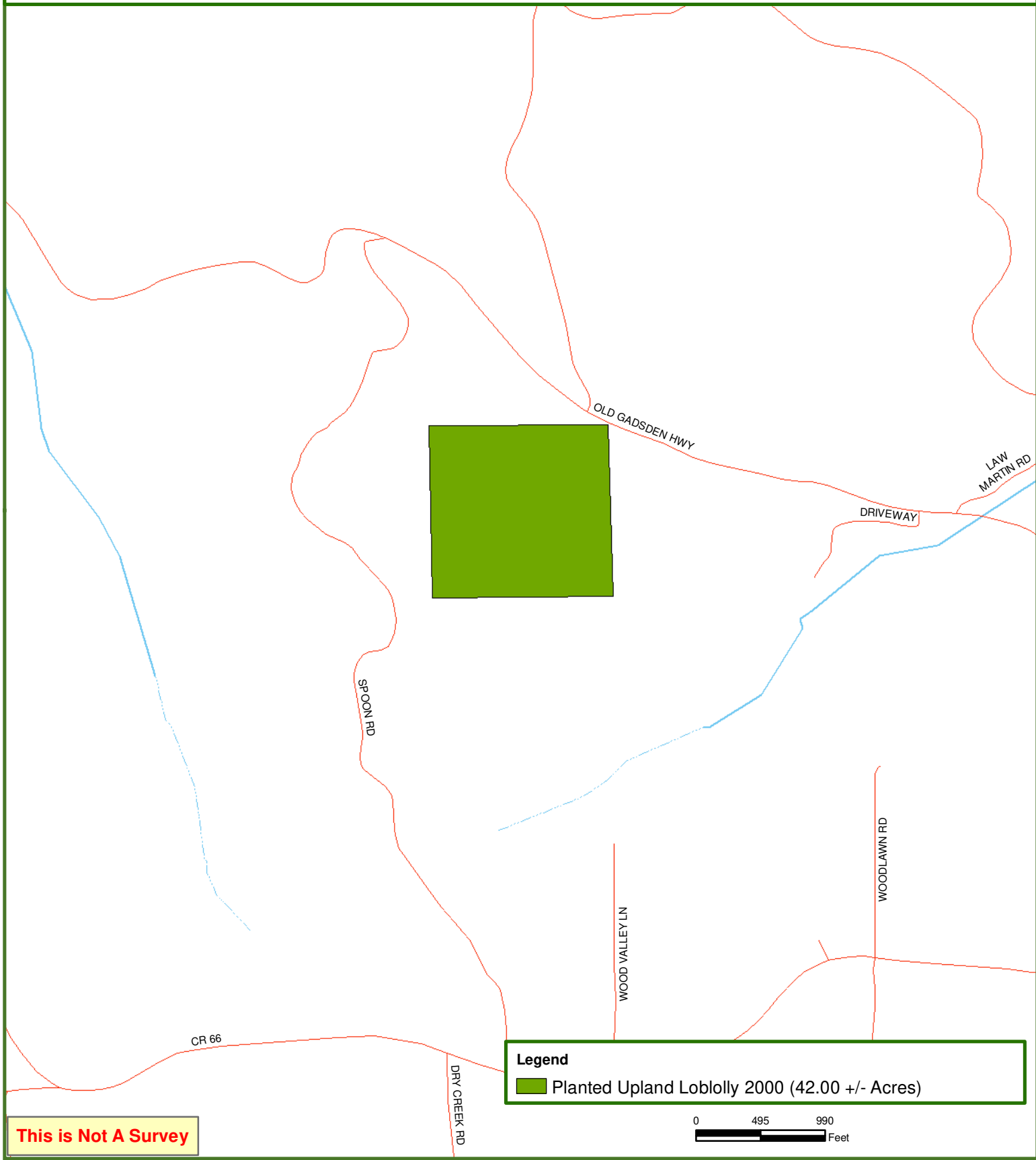
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