



**Fountains
Land**
AN F&W COMPANY

McCord Tract

A 20-acre loblolly pine plantation in northeast Alabama, offering strong timber investment potential, abundant wildlife, and close proximity to Lake Weiss.

McCord Tract is a secluded 20-acre timber and recreational property in Northeast Alabama's Piedmont region featuring:

- 🌲 20 acres of 23-year-old loblolly pine plantation ready for thinning or harvest
- 🌲 Less than a half mile from Lake Weiss and the Coosa River
- 🌲 Surrounded by productive timberland with abundant wildlife
- 🌲 Accessible in 10 minutes from US Hwy 411, near Cave Springs, GA and Centre, AL
- 🌲 Strong timber investment potential with recreational opportunities

Property Highlights

- 💰 \$38,000
- 📏 20 Acres
- 📍 Centre, AL
- 🏠 Timberland



T.R. Clark, ACF, RF | Qualifying Broker
(229) 407-0119 | tclark@fwforestry.com
www.fountainsland.com

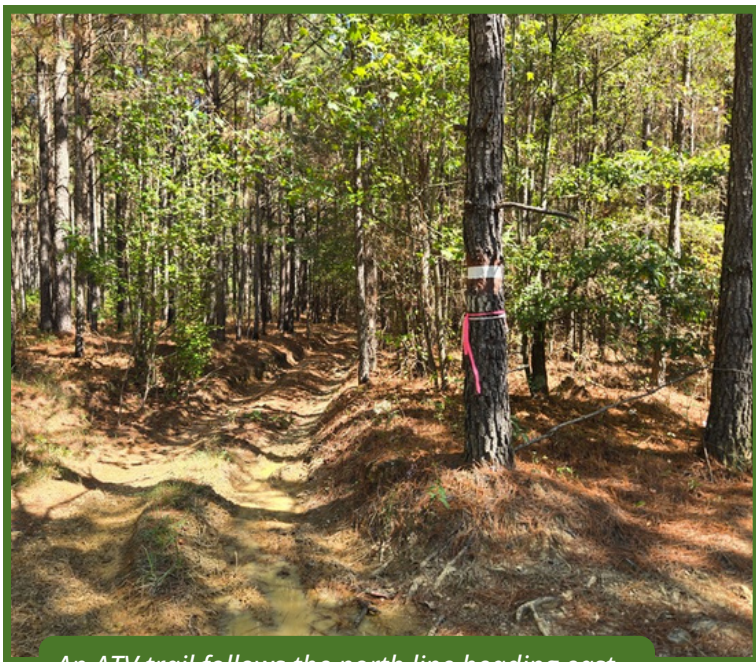
LOCATION



The entry point to the McCord Tract on the south side.

The McCord Tract lies in the upper Piedmont region of northeast Alabama, just south of the Appalachian Mountains' southernmost ridges. The surrounding valleys are in farmland and timber production, while the ridges hold natural stands of mature mountain hardwoods. The property is bordered by other timber-producing tracts, contributing to its seclusion and wildlife habitat.

Lake Weiss and the Coosa River are less than half a mile away, offering excellent recreational opportunities alongside the nearby state and national parks. The tract is about 10 minutes from US Highway 411. The town of Cave Springs, Georgia is only 8 miles to the southeast and provides grocery, fuel, and dining options. Centre, Alabama is about 25 minutes west with additional amenities including hotels, shopping, dining, and medical facilities. Several small airports serve the area, while Huntsville and Birmingham airports are each about an hour's drive. Atlanta's international airport is roughly an hour and a half away.



An ATV trail follows the north line heading east on the neighboring property.



Moving north along the access road as the McCord tract is approached.

PROPERTY DESCRIPTION



The plantation has developed well and is ready to be thinned.

This tract has been in timber production under the current ownership and is used for recreation. Access is currently by permission crossing other landowners; however, if legal access can be obtained, that will open the door to residential use. This property has relatively flat terrain with elevations ranging from 580 to 600 feet. Soils are very well drained and suitable for timber production. Since it is surrounded on all sides by other timberland, game species thrive in the area.

ACCESS



This interior road crosses the whole tract from south to north.

At present, McCord is accessible by permission crossing other properties. Showings must be by appointment to ensure the neighbors are alerted appropriately. Its primary access is a logging road owned by a timber company. The logging road meets public frontage on Cherokee County Road 101 in about a mile and a quarter. Power is available along CR 101. The logging road crosses the McCord tract, giving it about 750 feet of interior road. The logging road itself is in good condition from CR 101 to the powerline right of way, but it needs maintenance from the powerline to the boundary of McCord. UTV or 4x4 with good clearance is needed to access the tract.

TIMBER RESOURCE



Much of the timber has reached chip-n-saw size.

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.

The entire tract is comprised of 23-year-old loblolly plantation that has not been thinned. This plantation is ready to thin, or can be allowed to grow until final harvest. If timber production is the primary objective, it should be allowed to grow for another 2 to 5 years.

During that time, much of the pulpwood volume should grow 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 28 in this market region, which should be the opportune time to harvest. After harvest, replanting with loblolly pine is recommended for ongoing production. Herbicide and fertilizer applications can further enhance growth and investment returns. If the primary objective is wildlife or aesthetics, thinning combined with prescribed burning is advised. A burn every 2 to 3 years improves wildlife habitat, reduces wildfire risk, and enhances visual appeal.

TAX & TITLE



Boundaries are painted white. The neighbor to the north has a trail leading west along the McCord Tract's boundary.

The McCord Tract is owned by NKM Trees for Life, LLC, with title recorded in Deed Book 2023, Page 229963 at the Cherokee County Courthouse. 2024 property taxes were \$53.24, and the tract is enrolled in Alabama's Current Use program for reduced taxation. Boundaries are marked with white paint. Please contact us to schedule a showing. Access is strictly by permission, and directions will be provided before the appointment.

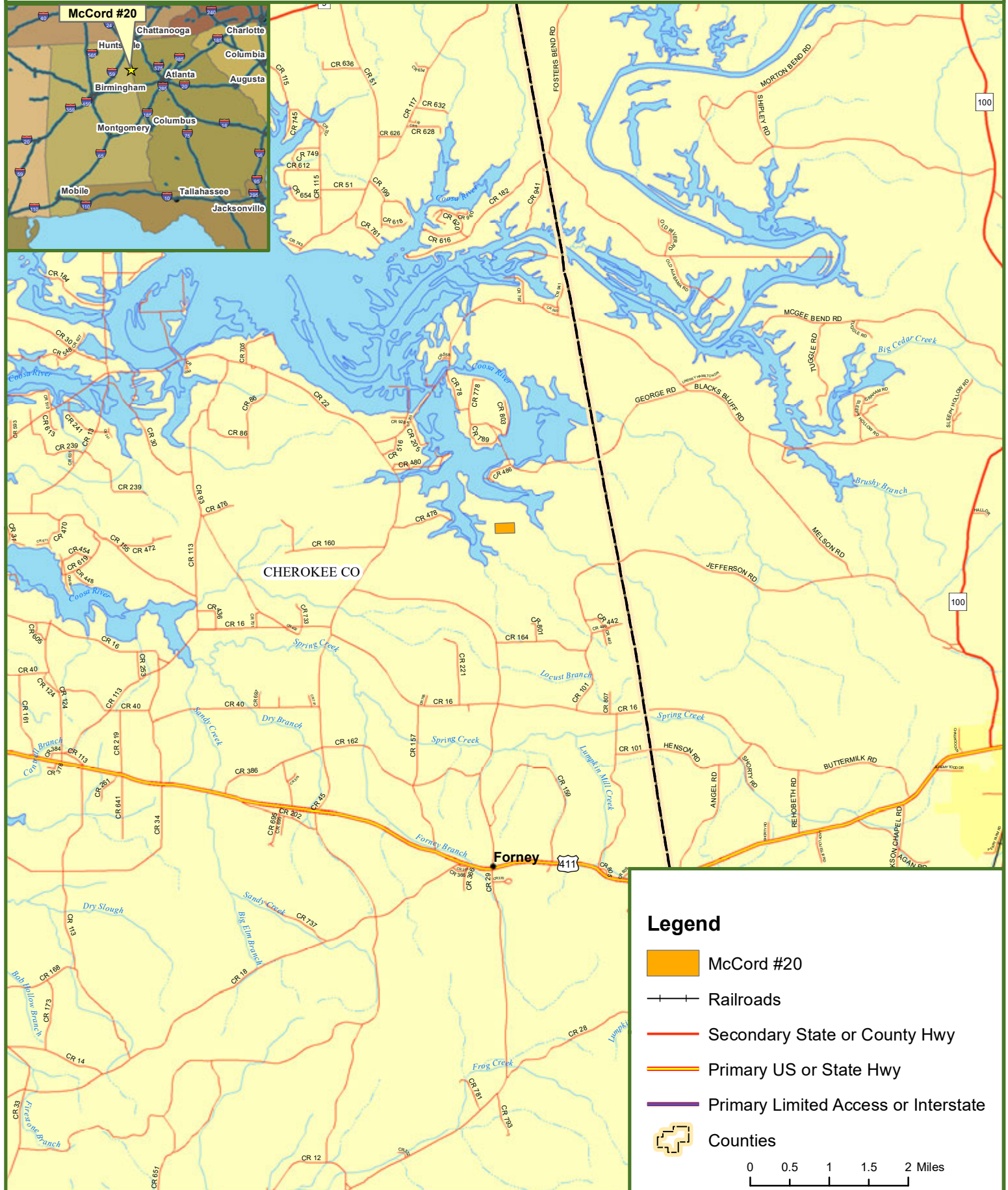
Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains Land has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements 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 McCord #20

Cherokee County, AL

20.00 ± Acres

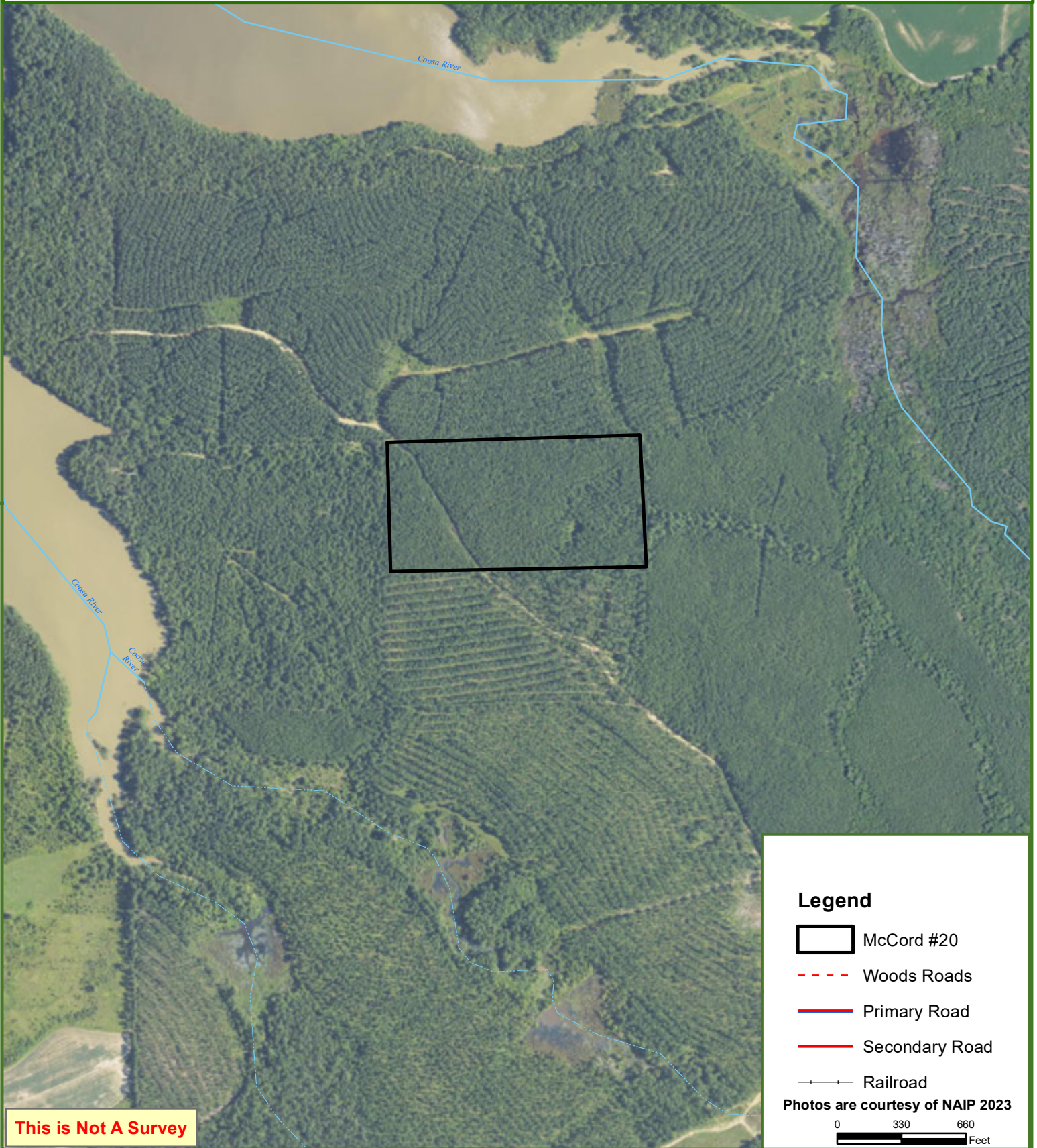




McCord #20

Cherokee County, AL

20.00 ± Acres



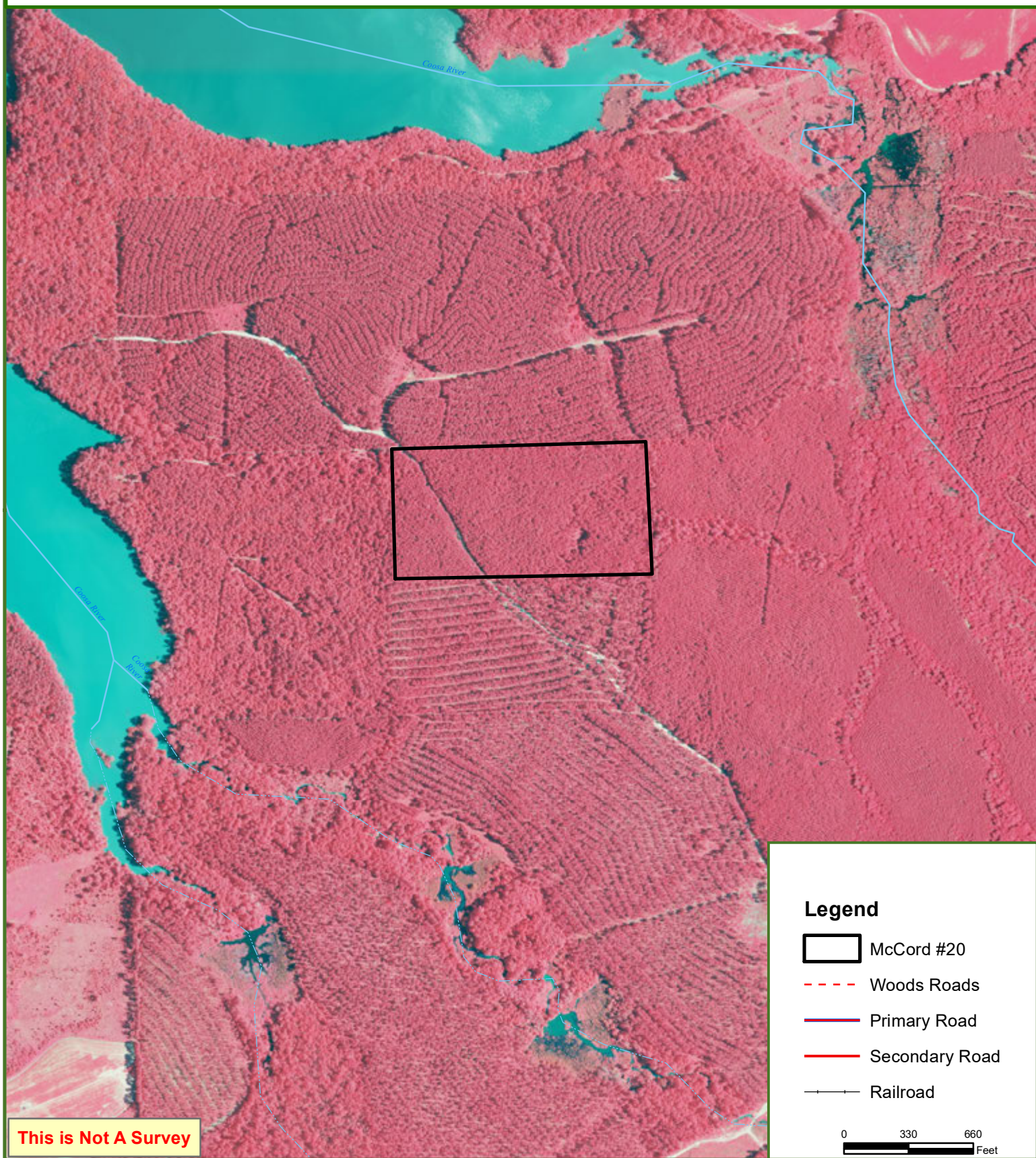
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



McCord #20

Cherokee County, AL

20.00 ± Acres



This is Not A Survey

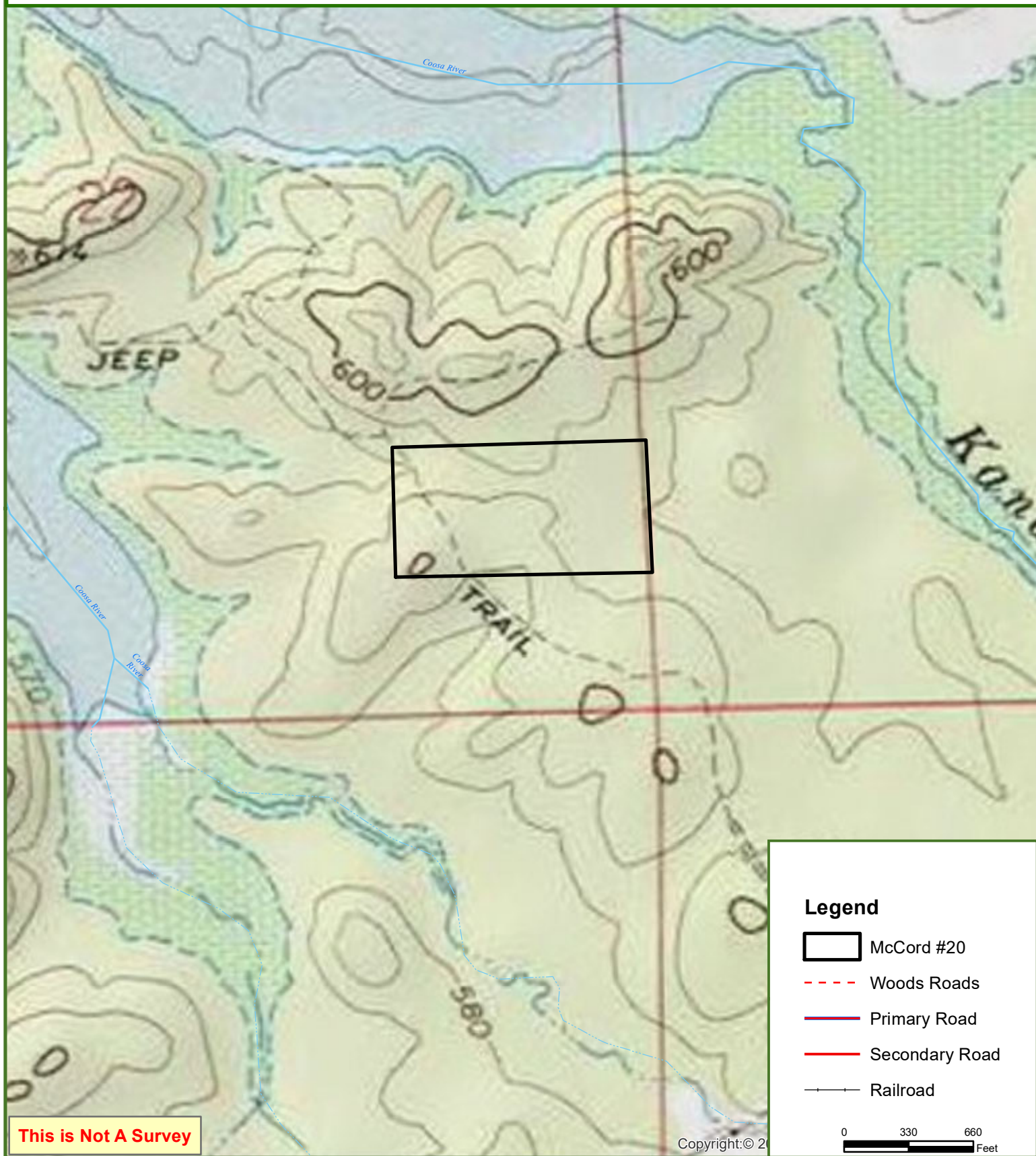
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



McCord #20

Cherokee County, AL

20.00 ± Acres



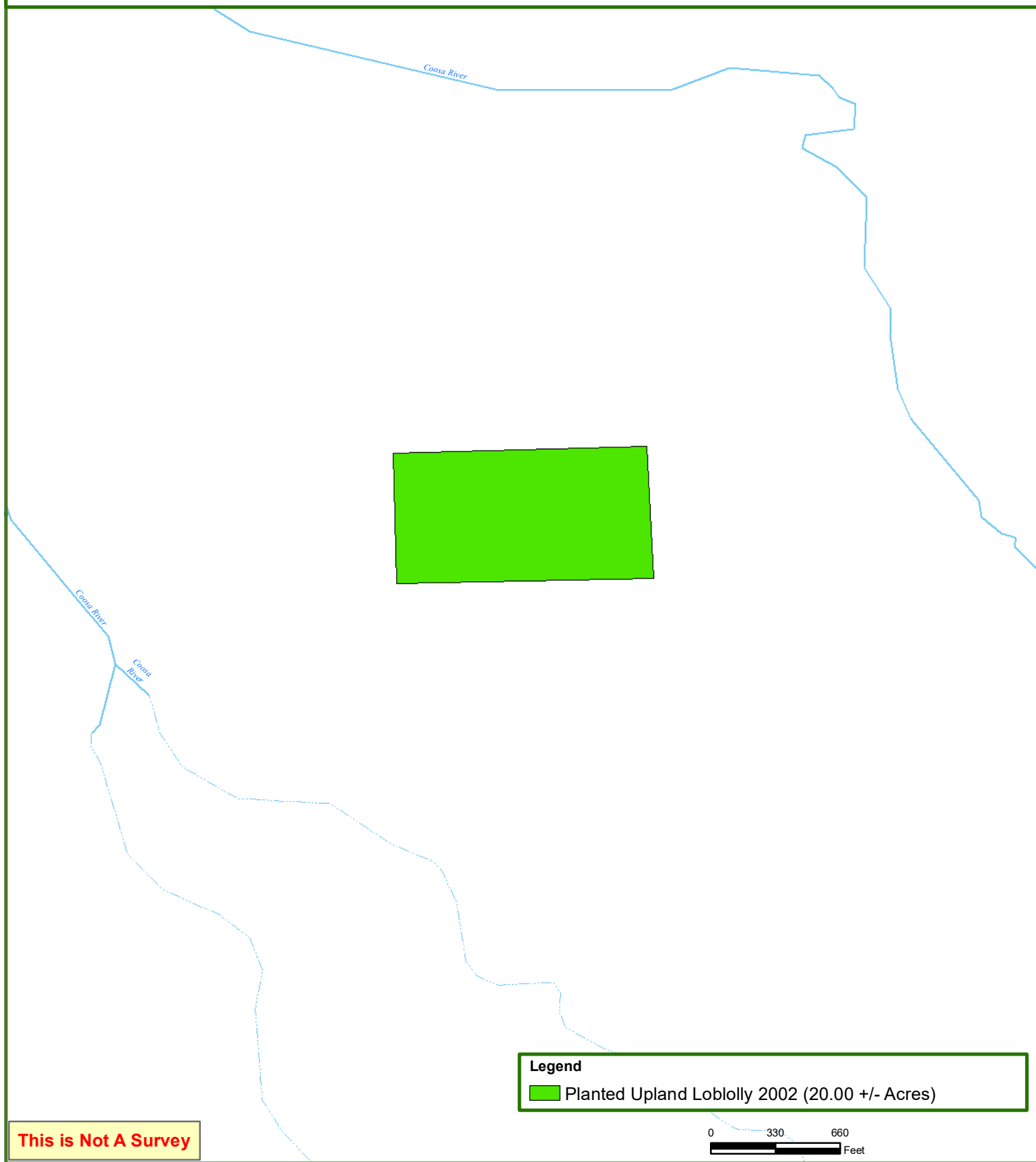
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



McCord #20

Cherokee County, AL

20.00 ± Acres



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.