



**Fountains
Land**
AN F&W COMPANY

Oak Ridge Forest

A recreational property features rolling ridges, mature hardwoods, and abundant mast-producing oaks that support a thriving wildlife population.

Oak Ridge Forest is a recreational tract in the Appalachian Mountains featuring the following attributes:

- 🌲 Scenic setting with natural stands of mountain hardwoods
- 🌲 Ample mast-producing oaks providing food and habitat for deer, turkey, and other wildlife
- 🌲 Convenient location just minutes from Interstate 59 (Exit 205) and 5 minutes from Collinsville
- 🌲 Just minutes from Lake Weiss and the Coosa River, and less than 40 minutes from the Tennessee River and Lake Guntersville

Property Highlights

💰 \$154,000

📏 80 Acres

📍 Collinsville, AL

🏠 Timberland



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LOCATION

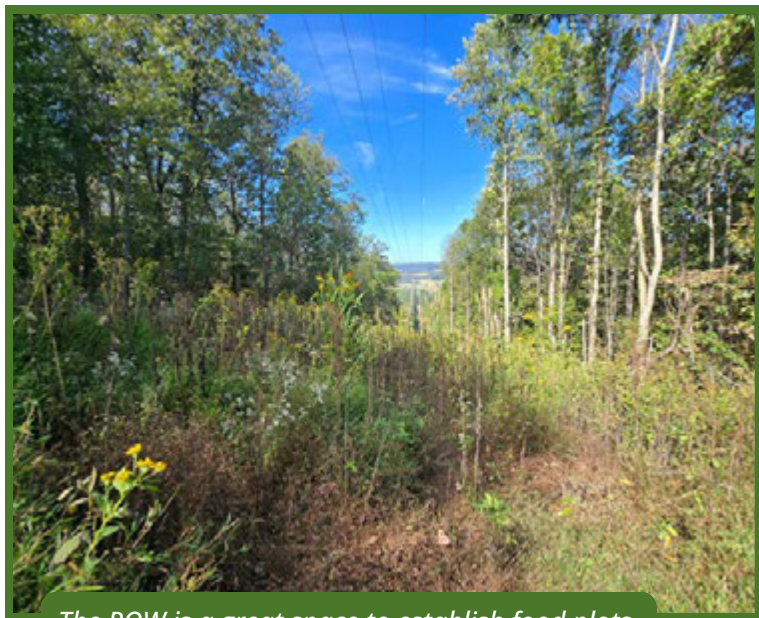


The mature timber on the northern portion of the tract features plenty of white oak.

The Oak Ridge Forest is located in Northeast Alabama's southernmost reaches of the Appalachian Mountains. In this region, valleys are cultivated for farming or timber production, while ridges support natural stands of mature mountain hardwoods.

The tract is surrounded by timber-producing properties and a gravel operation to the east. Lake Weiss and the Coosa River are only minutes away, and the Tennessee River and Lake Guntersville are less than 40 minutes from the property. The surrounding Appalachian landscape offers a wide range of recreational opportunities connected to nearby state and national parks.

Interstate 59 is only minutes away at Exit 205, where fuel, lodging, and dining options are available. The community of Collinsville is a 5-minute drive north and provides additional fuel and dining. Fort Payne, Alabama, is about 14 miles north, directly off the interstate, and offers hotels, restaurants, groceries, and a major medical center. Several small airports serve the area.



The ROW is a great space to establish food plots.



This utility road runs along the power line.

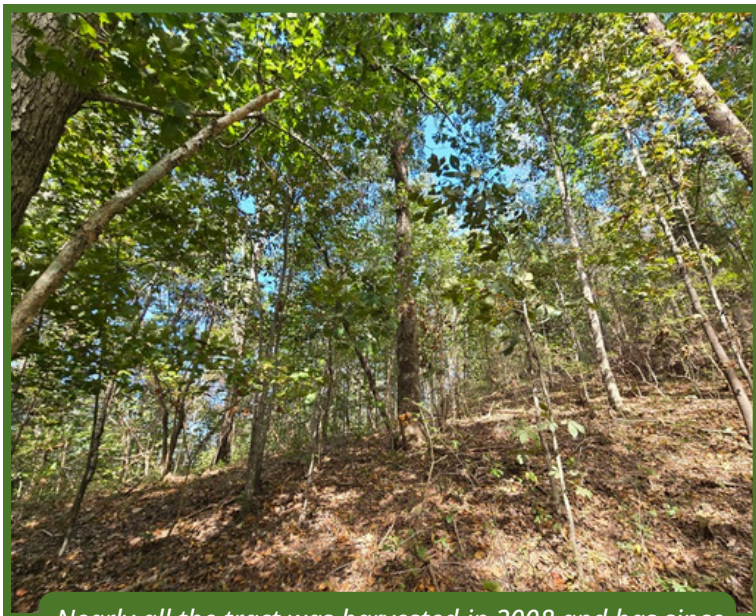
PROPERTY DESCRIPTION



The young developing hardwoods produce abundant acorns for wildlife.

This tract has been managed for timber production under the current ownership. Access is presently by permission across neighboring properties, but if legal access can be secured, the property could also be suitable for residential development.

The terrain is hilly, with elevations ranging from 800 to 1,200 feet. Soils are well-drained and highly suitable for timber production, although some slopes may require specialized equipment. As shown in the photos, the ridgetops provide impressive views of surrounding mountain ridges and valleys. The property supports a rich variety of oak species in both younger and older stands, producing abundant acorns that enhance its wildlife and recreational value.



Nearly all the tract was harvested in 2008 and has since regenerated with a diverse mix of hardwood species.



Oaks are a significant component of the development of young hardwood areas.

ACCESS



The access road is not public, but is used for mining.

Currently, the property is accessible only by permission through adjoining tracts. Showings must be scheduled in advance to ensure that neighbors are notified appropriately. The primary access route is via South Valley Avenue through a county-owned parcel to the east that is being mined for gravel.

The tract has direct access to electricity. Internal trails were created during the 2009 harvest; while some have become overgrown, portions remain passable by ATV and could be improved for future use.



The access point to the property, which served as the logging entrance during the tract's harvest in 2008.



The tract is accessible by a road between Collinsville Elementary School and the day trading space.

TIMBER RESOURCE



The 17-year-old hardwood stand.

Approximately 74 acres were harvested in 2009, and the area has since regenerated naturally. The 16-year-old stand is now a mix of hardwood and pine species that has not yet reached merchantable size. For timber production objectives, this stand should be allowed to continue growing until it becomes marketable, which is typically around 30 years of age for naturally regenerated timber.

Because of the property's steep terrain, harvesting may require specialized rough-terrain logging equipment. For future production, replanting with improved loblolly pine at lower densities is recommended, as thinning may be difficult on slopes and sawtimber markets are projected to remain strong.

Older patches of hardwood remain on the property and may provide selective harvest opportunities as the younger stands mature. For buyers not focused on timber management, the tract is well-suited to remain in natural regeneration. Over time, oak and hickory species are expected to dominate, providing strong wildlife habitat and recreational appeal.

TAX & TITLE



This ATV trail leads into the tract.

This property is owned by NKM Trees for Life, LLC, with the deed recorded in the DeKalb County Courthouse in Deed Book 3003, Page 4599. Annual property taxes for 2024 were \$143.61, and the tract is currently enrolled in Alabama's Current Use program, which provides significant tax savings. The boundaries are marked with older white paint and were supplemented with flagging during the 2009 timber harvest.

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

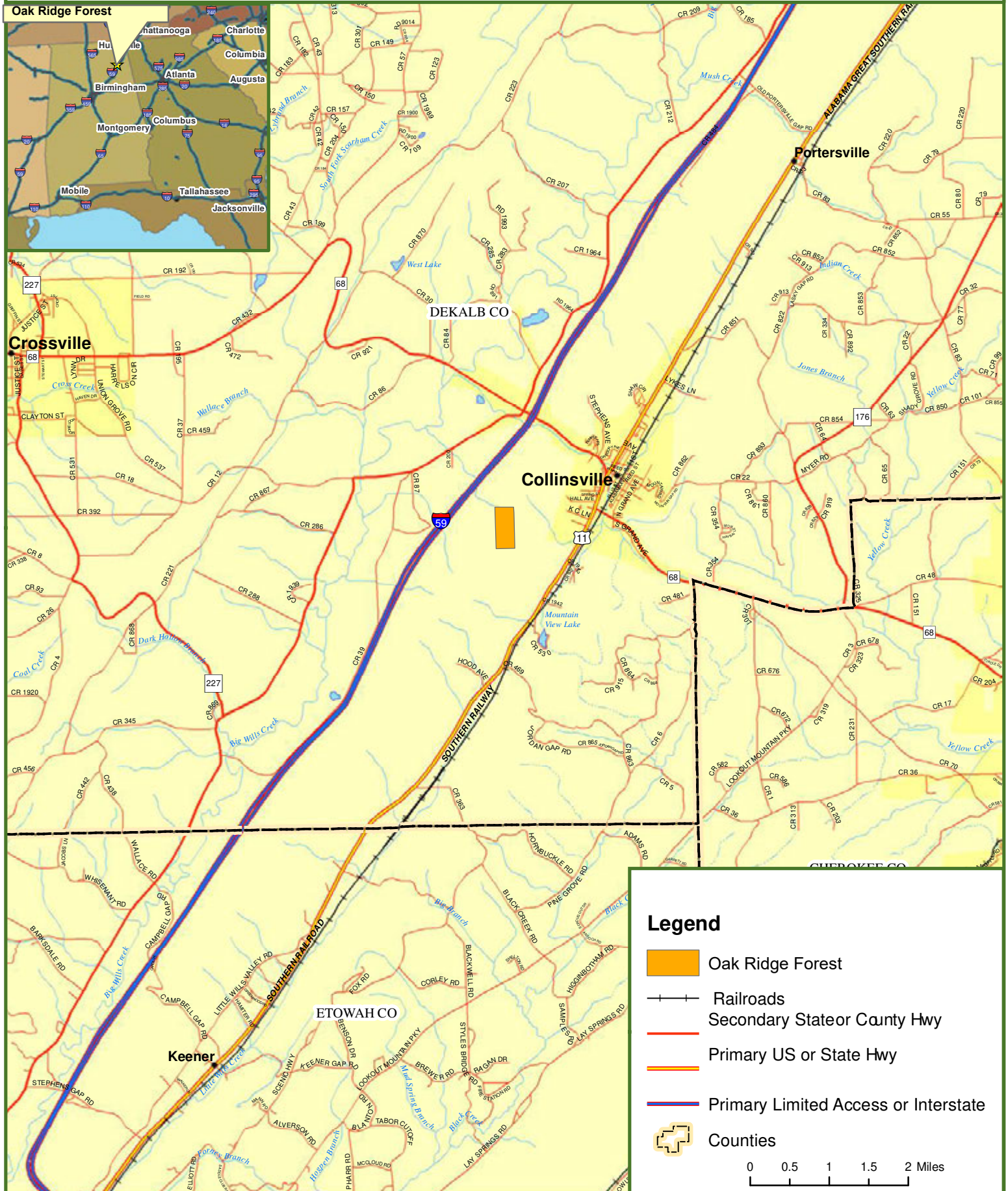
Oak Ridge Forest

Dekalb County, AL

80.00 ± Acres



Oak Ridge Forest

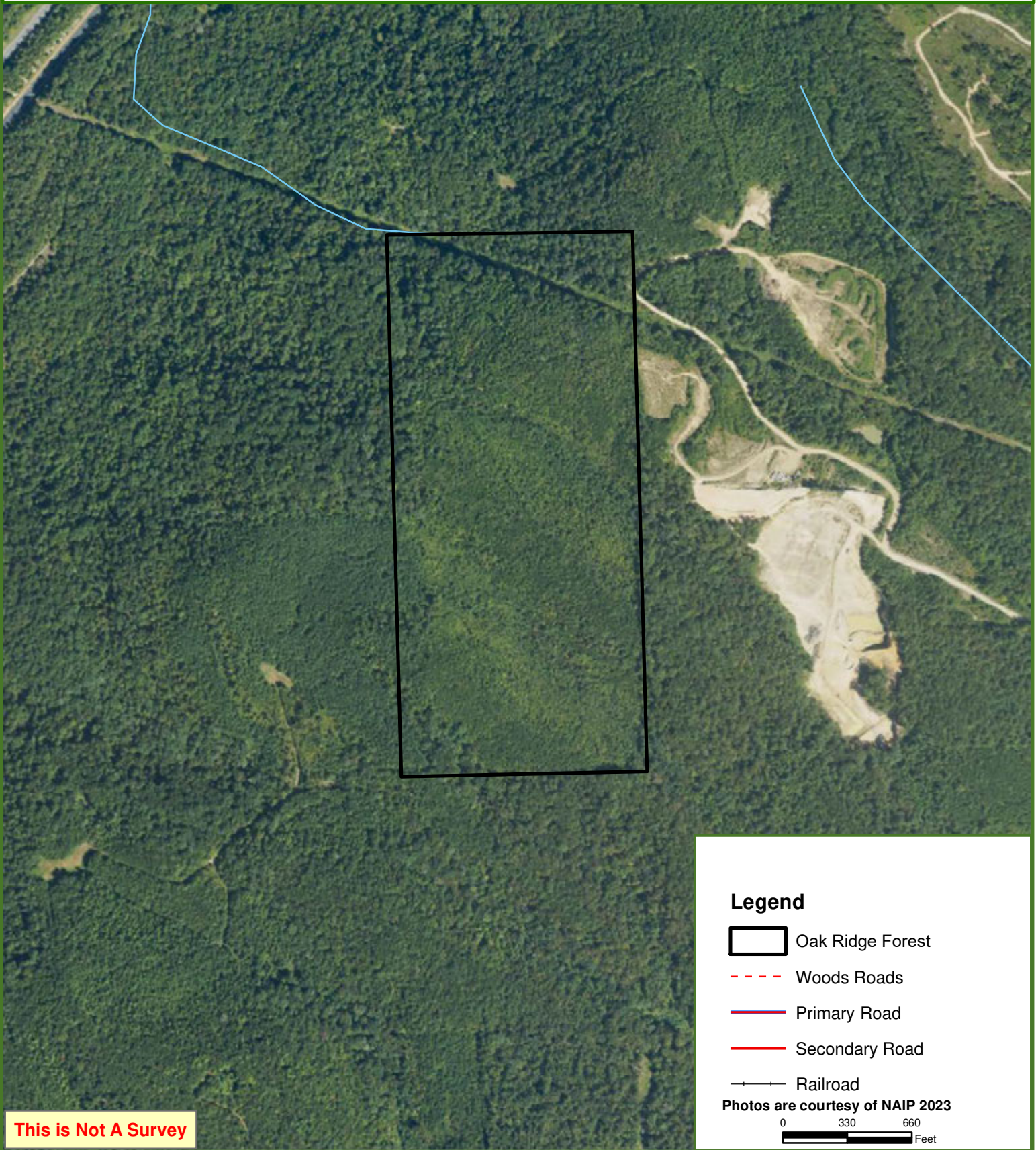




Oak Ridge Forest






Dekalb County, AL

80.00 ± Acres



This is Not A Survey

Legend

-  Oak Ridge Forest
-  Woods Roads
-  Primary Road
-  Secondary Road
-  Railroad

Photos are courtesy of NAIP 2023

0 330 660
Feet

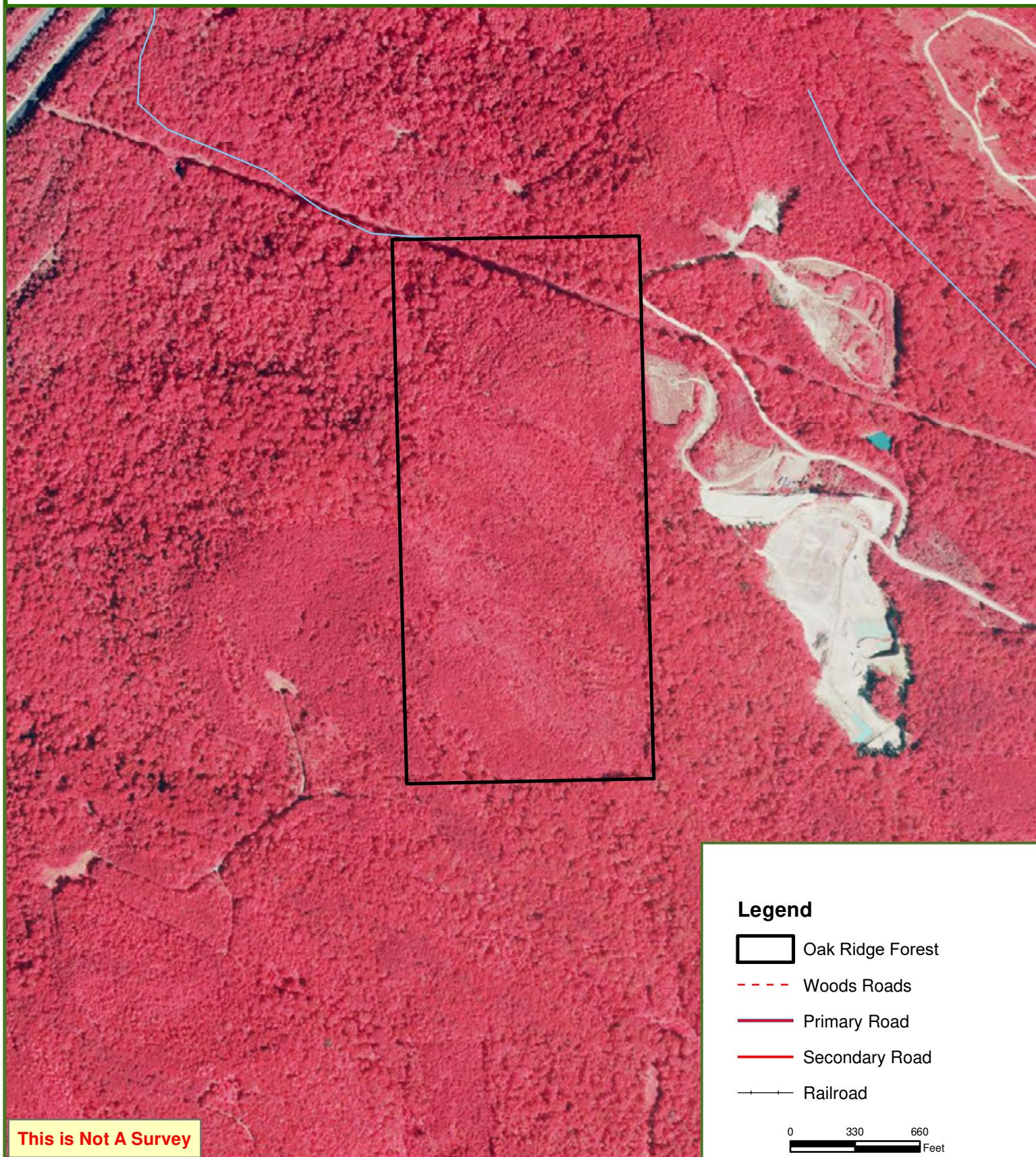
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



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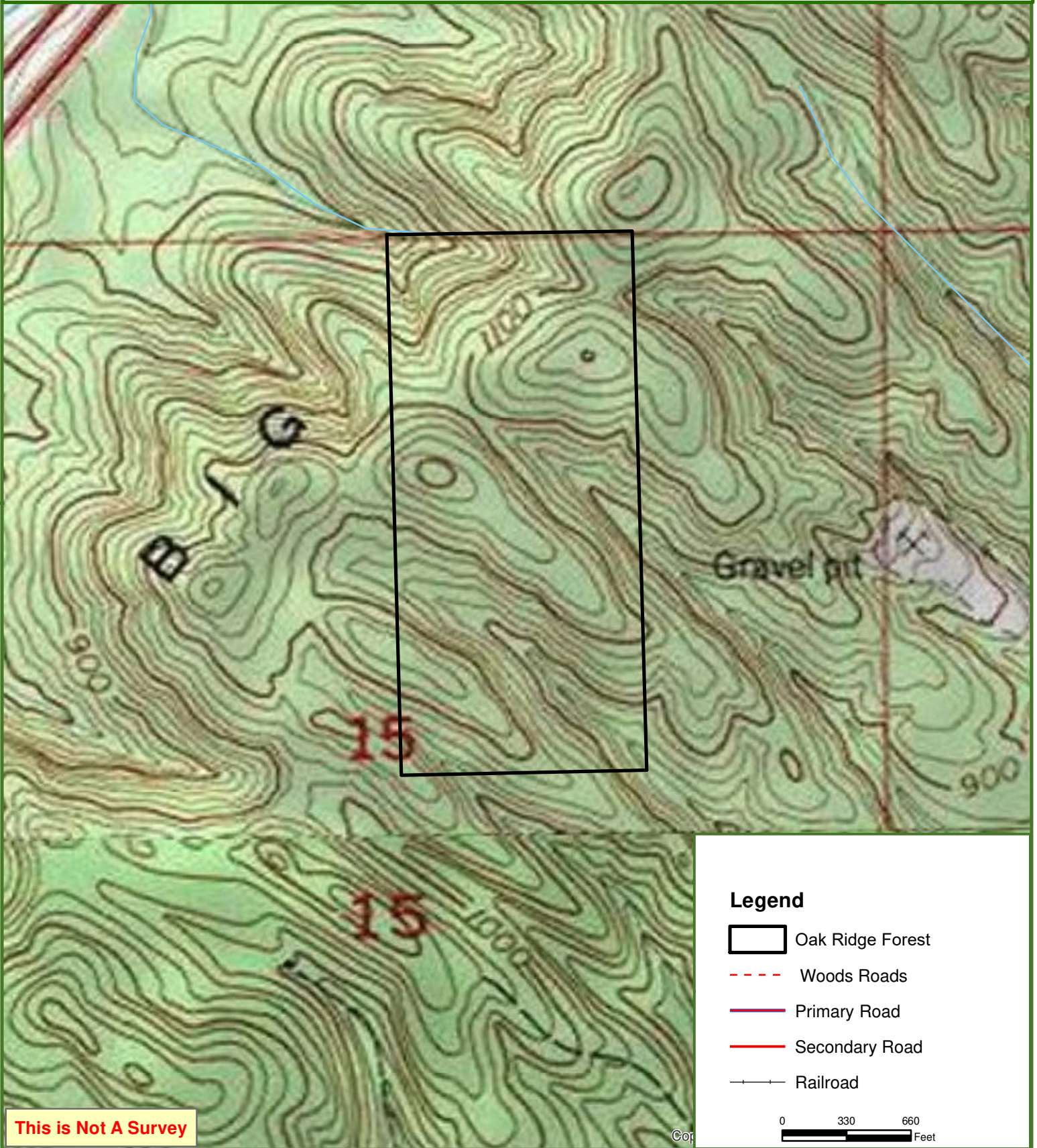
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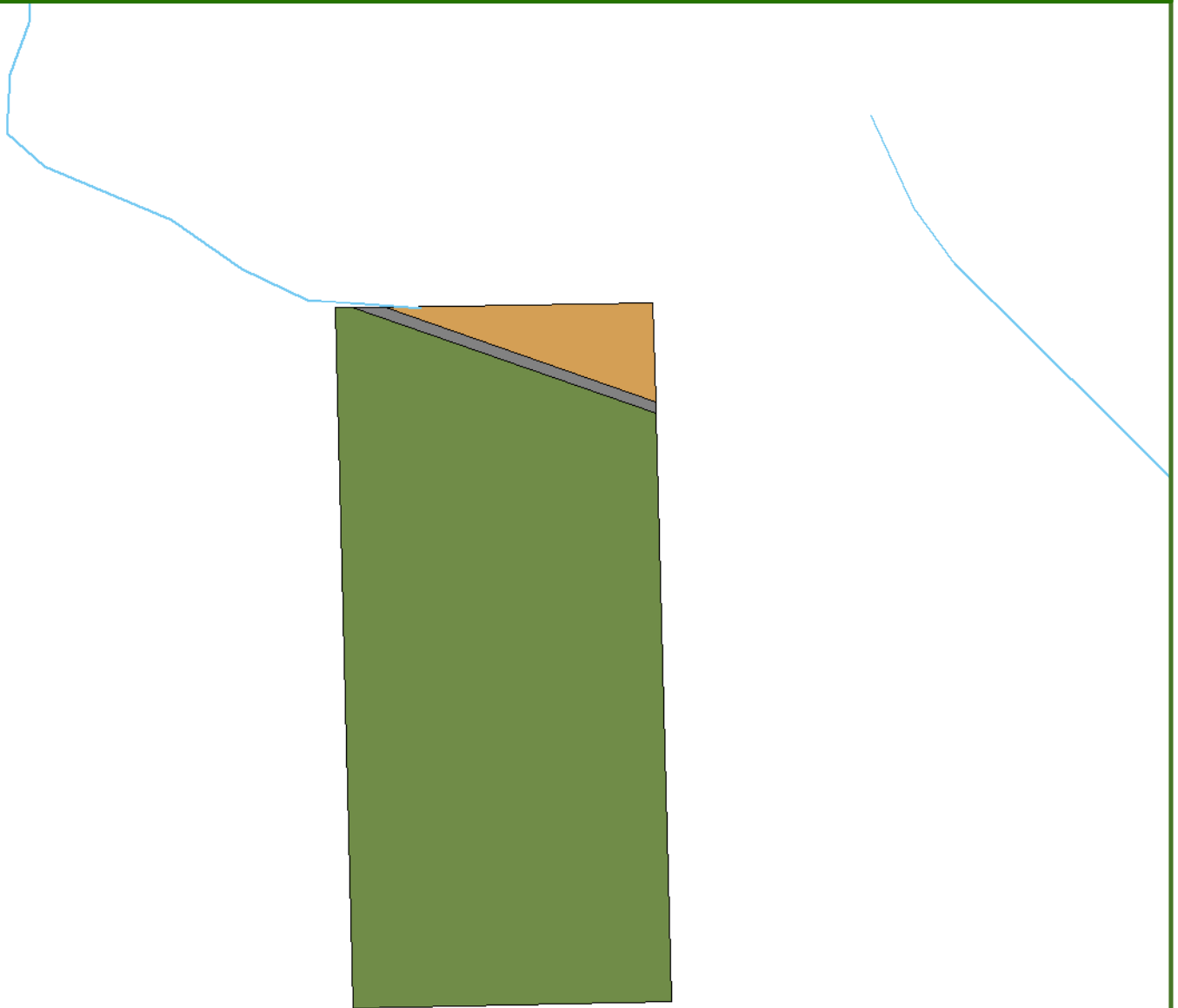
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Oak Ridge Forest

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80.00 ± Acres



Legend

-  Natural Sloping Hardwood/Pine 2009 (74.06 +/- Acres)
-  Natural Upland Mixed Hardwood 2009 (4.75 +/- Acres)
-  Power Line (1.19 +/- Acres)

This is Not A Survey

0 330 660
Feet

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