



**Fountains
Land**
AN F&W COMPANY

Pleasant Gap

Pleasant Gap offers a versatile mix of timber value, recreational opportunities, and development potential in the rolling foothills of Alabama's Piedmont region.

Pleasant Gap is a versatile timber and recreational tract in Alabama's Piedmont foothills featuring:

- 59± acres in Alabama's Piedmont, less than 30 minutes from Lake Weiss and the Coosa River
- Strong timber base with a 24-year-old loblolly pine plantation and reforestation opportunities
- Excellent wildlife habitat enhanced by recent thinning and harvesting
- Over 1,300 feet of paved county road frontage
- Ideal for recreation, hunting, or a future home, camp, or cabin site

Property Highlights

 \$200,000

 59 Acres

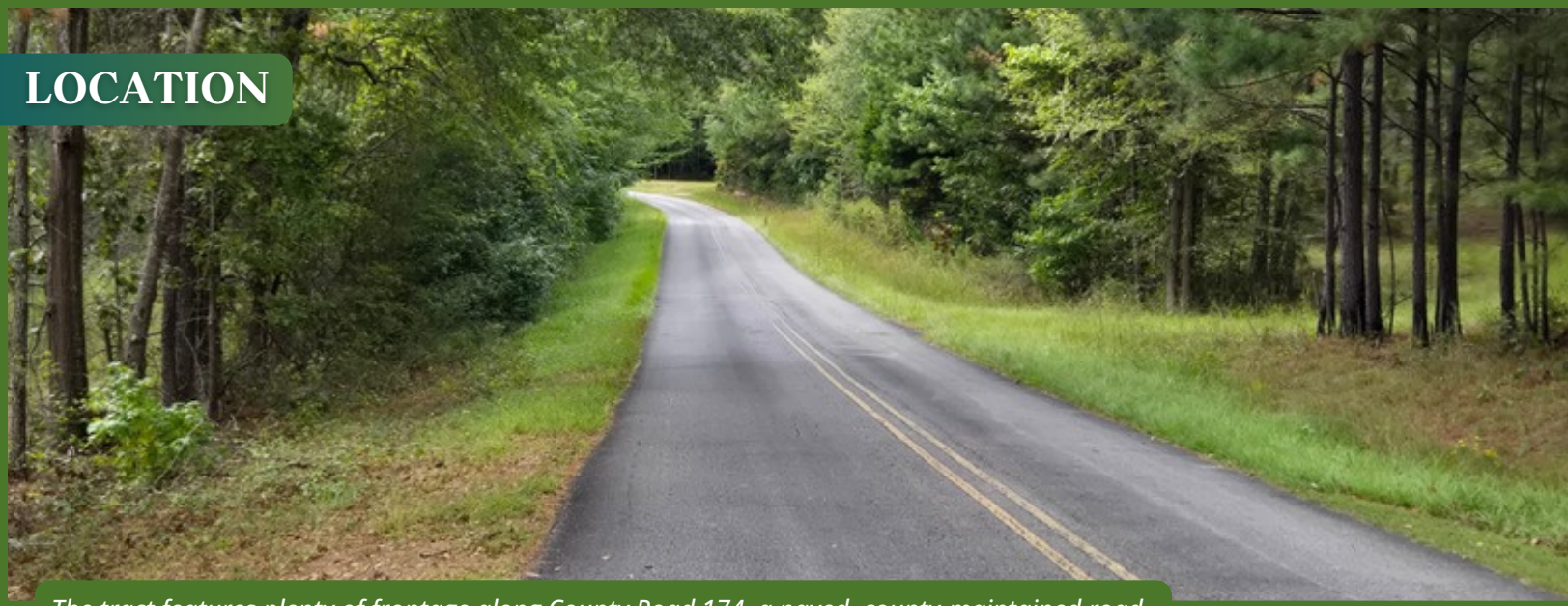
 Piedmont, AL

 Timberland



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LOCATION



The tract features plenty of frontage along County Road 174, a paved, county-maintained road.

Pleasant Gap 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. The tract is bordered by other timberlands and small residences on the north and east. Lake Weiss and the Coosa River are less than 30 minutes away, offering abundant recreational opportunities along with nearby National and State Parks. US Highway 278 is only minutes from the property. The town of Piedmont, Alabama, less than ten miles away, provides fuel, groceries, dining, and medical services. Cedartown, Georgia, about 15 miles to the east, offers hotels, additional dining, grocery stores, and a medical center. Several regional airports are nearby, and both Birmingham and Atlanta airports are within an hour and a half's drive.

PROPERTY DESCRIPTION



This tract features direct access to electricity.

Pleasant Gap has been managed for timber production under the current ownership. Its access and proximity to utilities also make it suitable for recreation or residential development. The tract features rolling terrain with elevations from 740 to 820 feet and well-drained soils that support productive timber growth. A small clearing near the entrance along County Road 174 is well-suited for a home, camp, or cabin. Recent thinning of the plantations has increased wildlife value by improving forage and cover, while recent clear-cut areas provide a blank slate for reforestation or conversion to other uses. This tract offers excellent potential for hunting, outdoor recreation, or rural living.

ACCESS

The tract's entry point is off County Road 174.

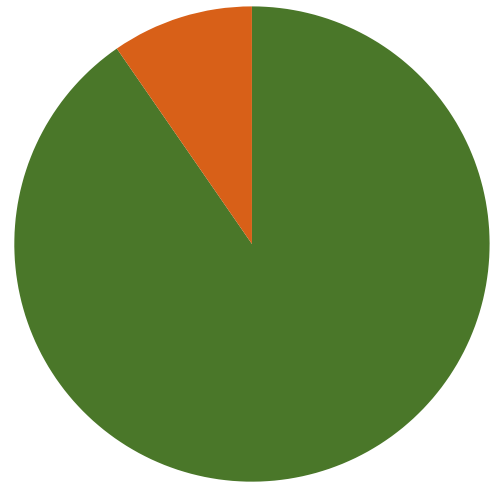
The tract has approximately 1,320 feet of frontage on County Road 174, a paved and county-maintained road. One primary gated entrance provides access to the property. Public utilities are available, with electric lines running through the northern portion. Internal access is provided by logging roads and skid trails.

TIMBER RESOURCE

In 2022, 30 acres were harvested and can be replanted or converted.

Timber Volumes

Pine Chip-n-Saw
9.6%



Pine Pulpwood
90.4%

A timber inventory was conducted in the summer of 2025. Timber volumes were provided by the current ownership's property manager. Product values were applied by F&W Forestry Services, Inc. Volumes and values are not guaranteed. This tract has approximately 29 acres of 24-year-old loblolly plantation. This plantation was thinned about three years ago and has since exhibited observable growth. If timber production is the primary objective, it should be allowed to grow for another 3 to 5 years. During that time, much of the pulpwood volume will grow into higher product classes such as chip-n-saw and sawtimber.

TIMBER RESOURCE



There are approximately 28 acres of thinned pine plantation.

If timber production is the goal, it should be replanted with loblolly pine after cutting. Timber growth can be enhanced by herbicide and fertilizer use if desired, as both normally show a return on investment. If aesthetic or wildlife objectives are primary, additional thinnings can also be considered. Since it has been thinned, conducting prescribed burning is an option to enhance aesthetics and wildlife value.

Conducting a burn every two to three years is recommended. In addition, periodic burning also reduces the chances of loss due to wildfire. There are approximately 30 harvested acres that are ready for the reforestation process. These areas were harvested about three years ago and currently consist of a natural mix of pine and various hardwood species. This area can be allowed to develop as is, it can be reforested with loblolly pine (the most productive option), or it can easily be converted to other uses while the vegetation is minimal.

TAX & TITLE



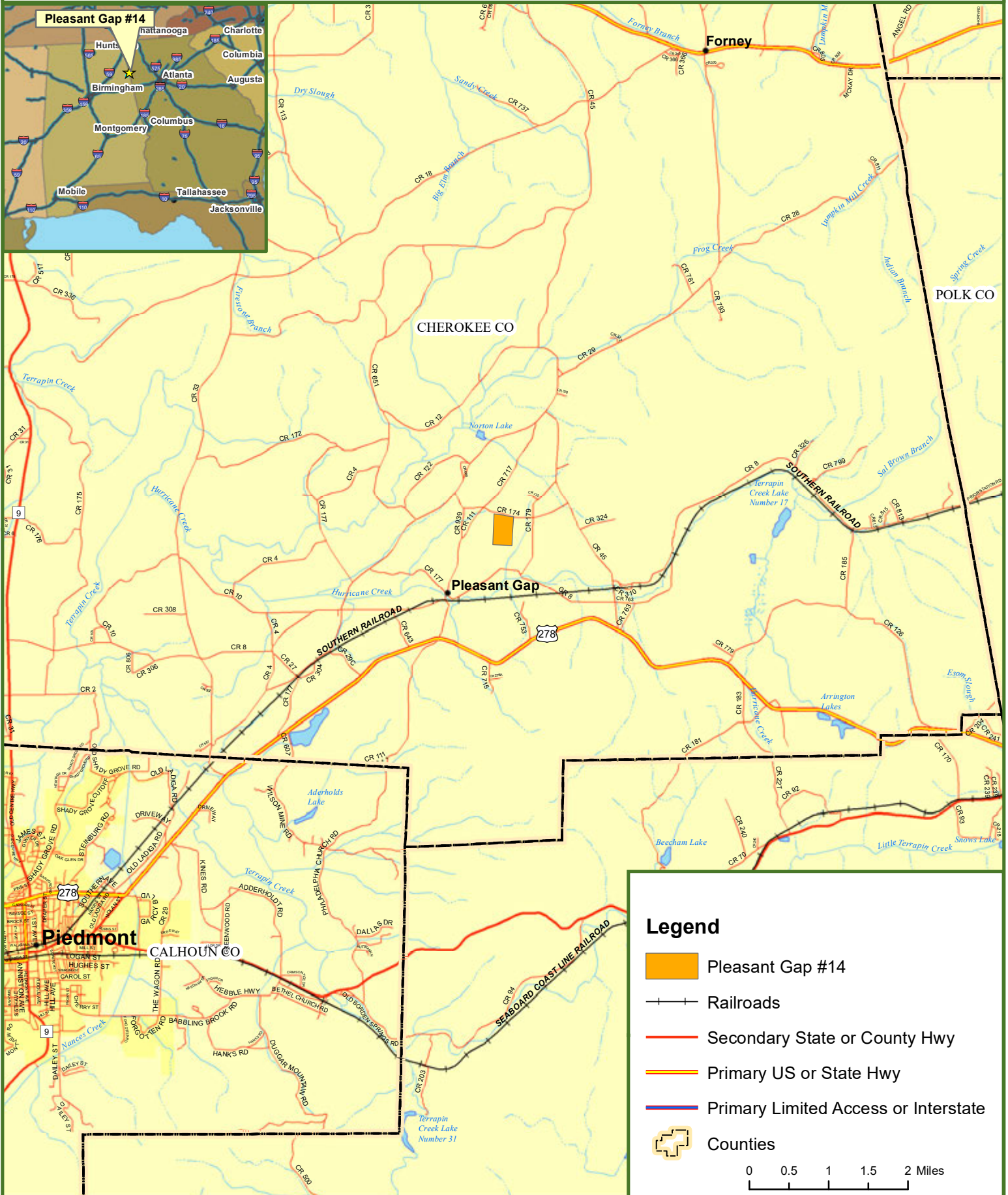
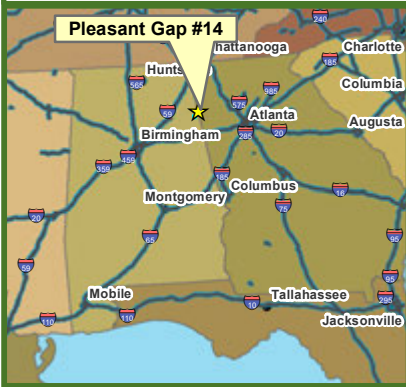
The 30-acre harvest area currently has both pine and hardwood seeding naturally.

This property is owned by NKM Trees for Life, LLC. The deed is recorded in the Cherokee County Courthouse in Deed Book 2023, page 229963. Property taxes for 2024 were approximately \$173. The tract is enrolled in Alabama's Current Use program for tax savings. Boundaries are marked with old white paint, and many sections have been flagged during recent thinning operations.

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 Pleasant Gap #14 Cherokee County, AL 59.00 ± Acres



Legend

-  Pleasant Gap #14
-  Railroads
-  Secondary State or County Hwy
-  Primary US or State Hwy
-  Primary Limited Access or Interstate
-  Counties

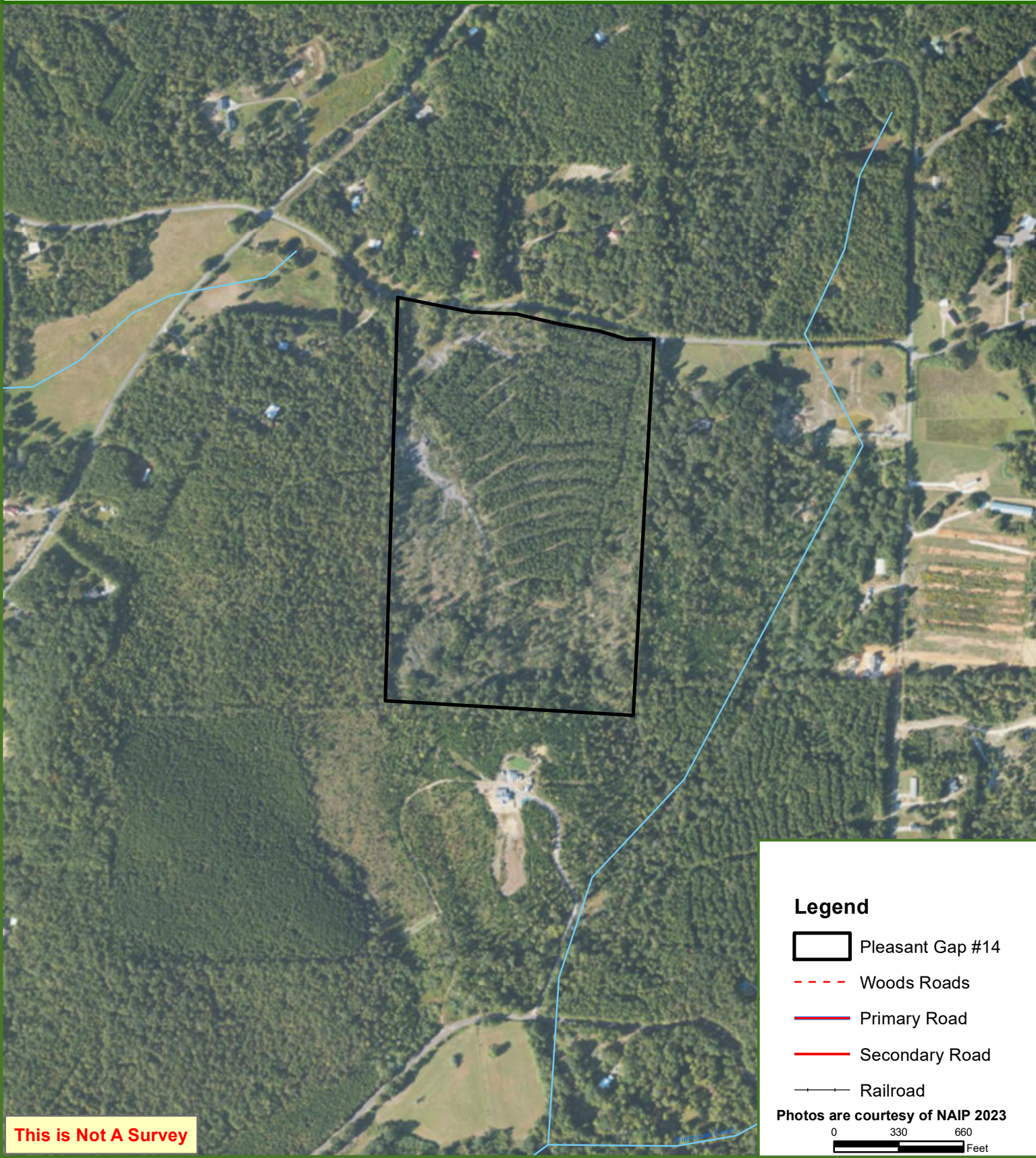
0 0.5 1 1.5 2 Miles



Pleasant Gap #14

Cherokee County, AL

59.00 ± Acres



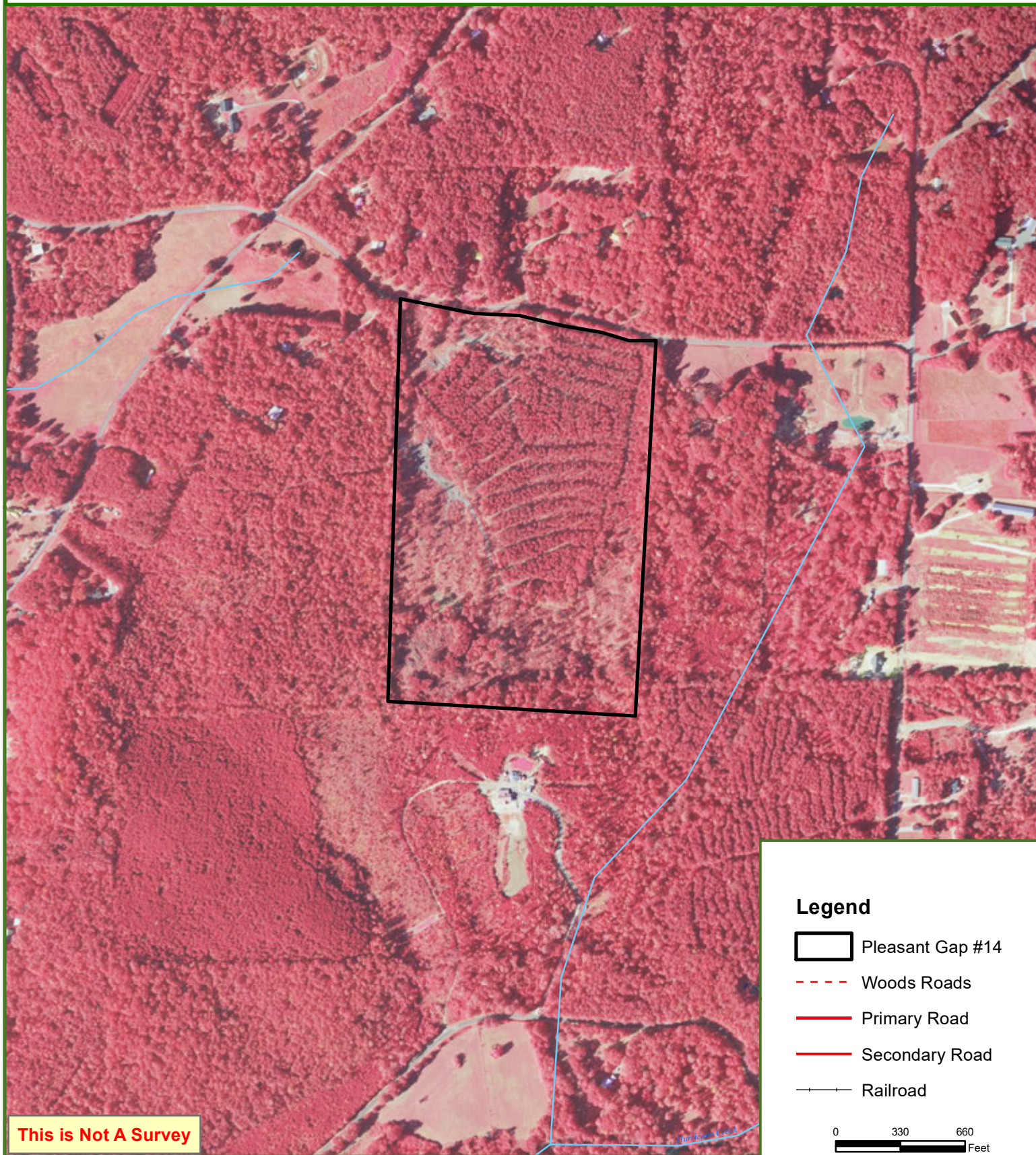
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Pleasant Gap #14

Cherokee County, AL

59.00 ± Acres



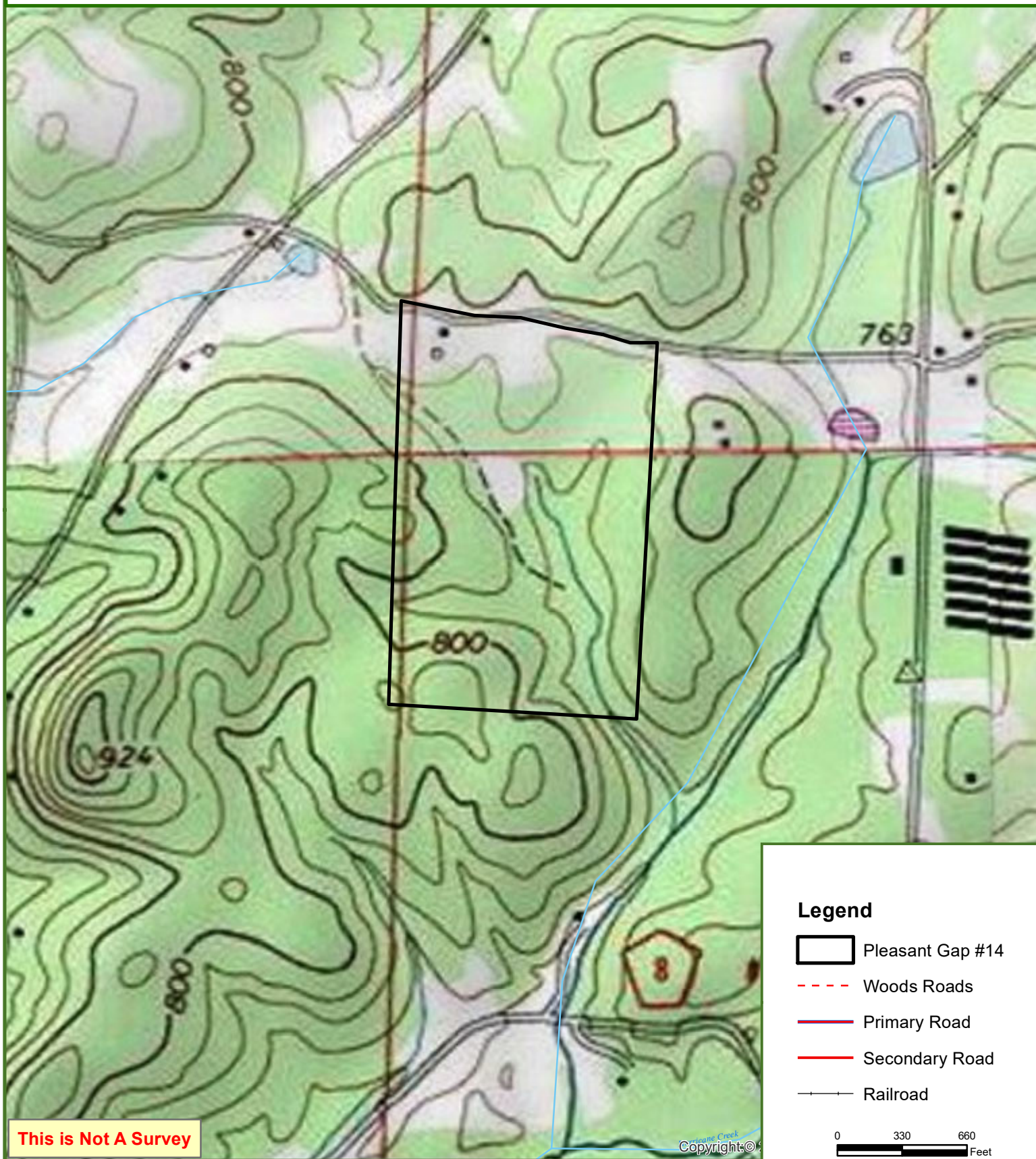
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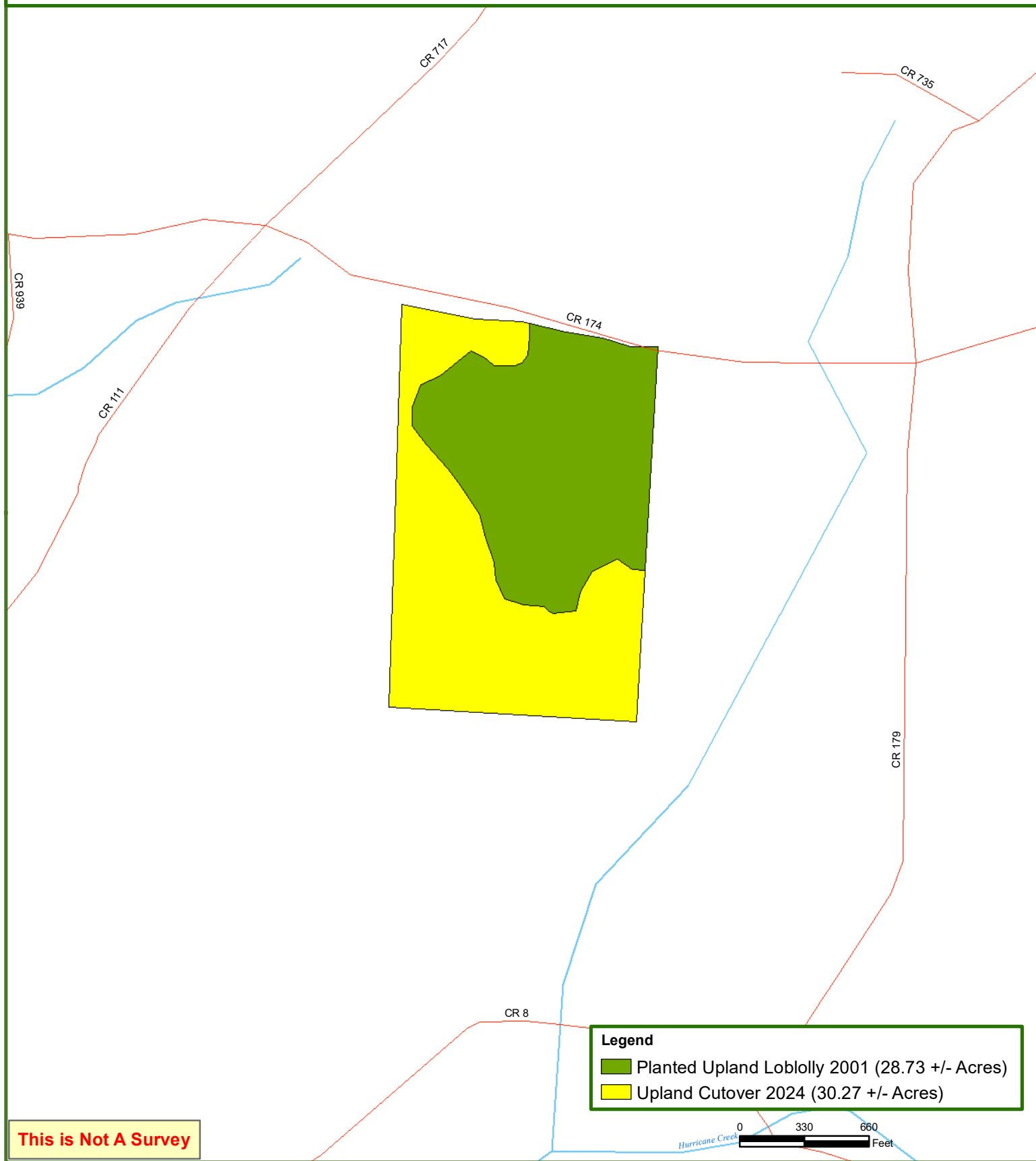
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