

Fountains Land
AN F&W COMPANY

Egypt Farm

Whether your objective is timber production, recreation, or a hide-away cabin in the woods, this tract could be for you!

Egypt Farm offers 40 acres of well-managed timberland in the upper Piedmont region of middle Alabama in a scenic, recreation-rich setting.

Property Highlights

- Rolling terrain with elevations from 940 to 1,200 feet above sea level
- A perennial creek runs along the eastern boundry
- Direct access to power through an existing right-of-way
- Convenient location about 10 miles from Gadsden, Alabama
- Close to the Coosa and Tennessee Rivers and area lakes

Property Highlights

- $94,000
- 40 Acres
- Egypt, AL
- Timberland



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

LOCATION



This view from the power line highlights some neighboring hills.

Egypt Farm is located in the upper Piedmont region of middle Alabama, just south of the Tennessee River plateau, an area known for its rolling hills and valleys. The tract is bordered by other timbered properties. The Coosa and Tennessee Rivers, along with several of their reservoirs (Lake Weiss, Lake Guntersville, and Lake Neely Henry, to name a few), are all an easy drive away. This part of Appalachia also offers many recreational opportunities tied to nearby National and State Parks. US Highway 431 is just minutes from the property, and the city of Gadsden, Alabama, about 10 miles to the southeast, offers fuel, groceries, dining options, and a medical center. Several small regional airports serve the area, and the Birmingham airport is about an hour away.



The property boundaries are marked by pink flagging and white paint.



The property corners are marked with iron post.

PROPERTY DESCRIPTION

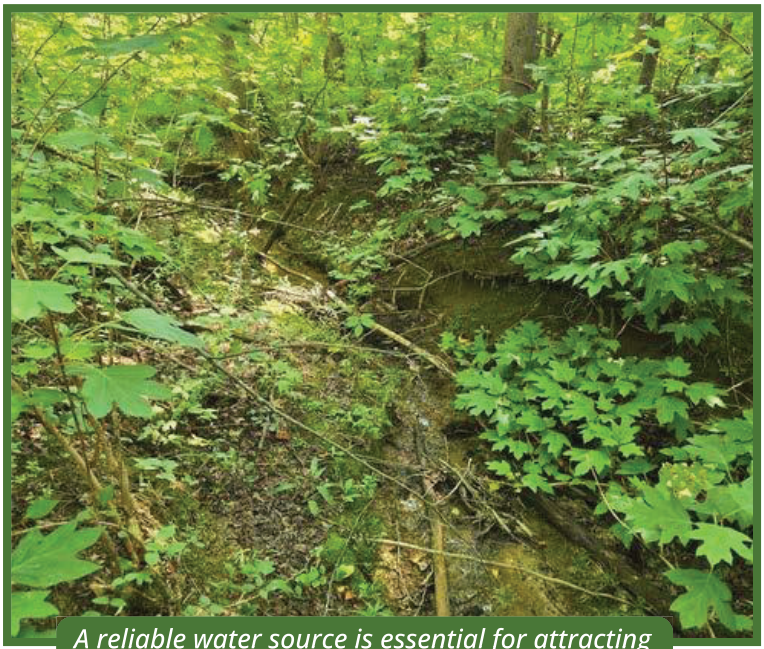


This area looks uphill towards the highest point on the tract near the northeast corner.

This tract has been in timber production under the current ownership and is also used for recreation. Access is currently by permission from neighboring landowners; however, if legal access can be obtained, it may open the door to residential use. The property features rolling terrain with elevations ranging from 940 to 1,200 feet above sea level, and its soils are well-drained and suitable for timber production. A perennial creek runs north to south just inside the eastern boundary, and the recently harvested areas are providing ample forage for game species.



This perennial stream flows from north to south just inside the eastern border.



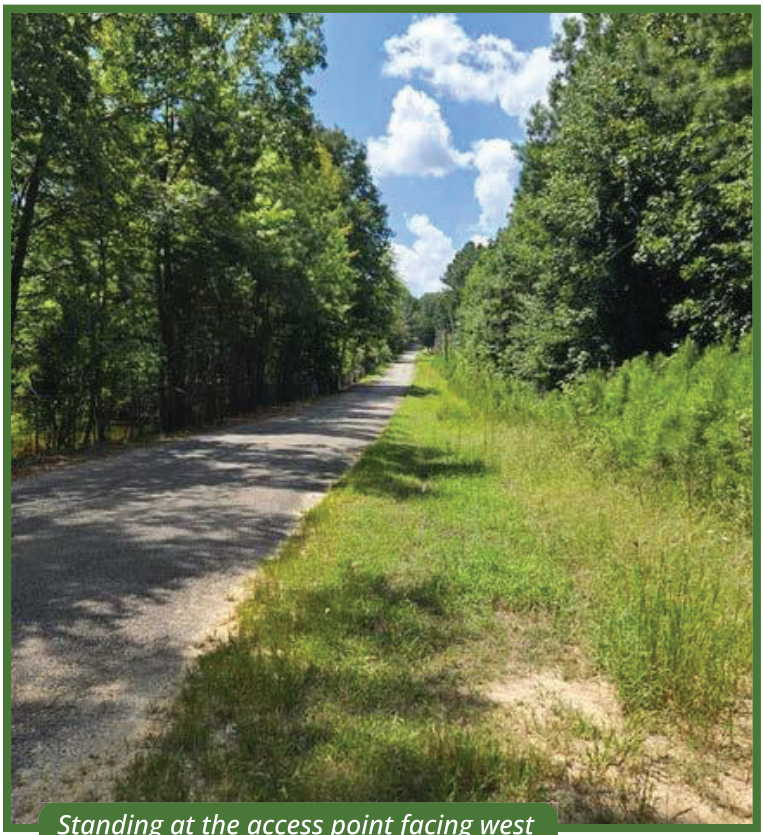
A reliable water source is essential for attracting wildlife to a property.

ACCESS



Access from Steel Plant Lake Road is granted by permission from an adjoining owner, though it is not a deeded easement.

At present, Egypt Farm is accessible by permission across other properties. We have permission to view the tract, but showings must be by appointment to ensure neighbors are appropriately notified. Access from Steel Plant Lake Road to the south has been used for timber operations in the past. The tract also has direct access to power through the power line right-of-way that crosses the property, along with a service road maintained by the power company along this right-of-way. The recent timber harvest has created multiple trails where timber was skidded; these could be improved into ATV- or 4x4-worthy trails should a new owner desire.



Standing at the access point facing west along Steel Plant Lake Road.



The access route is a logging road that can be used by 2x4 or 4x4 vehicles even when wet.

TIMBER RESOURCE



There is significant white oak representation within the hardwood area.

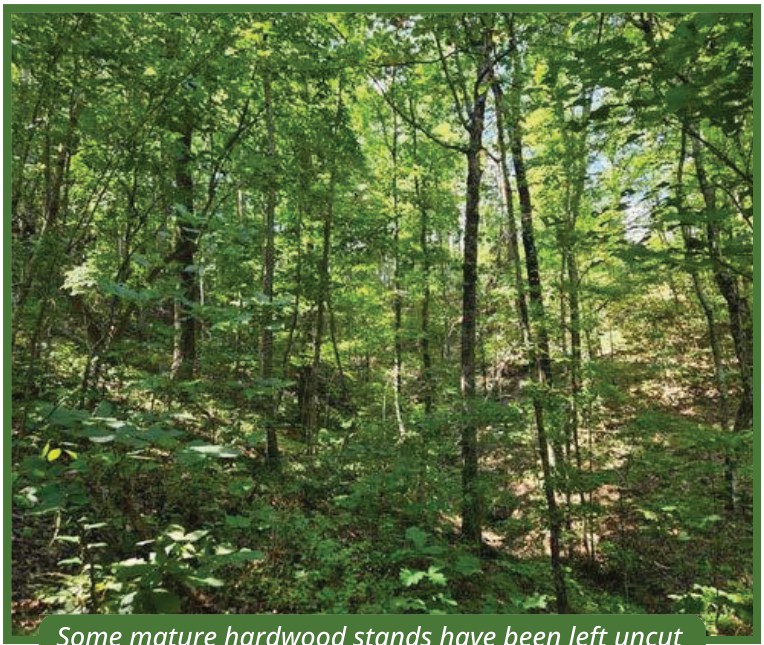
The operable portions of this tract were harvested about two years ago and are regenerating naturally with a mix of hardwood and pine species. If timber production is the primary objective, we recommend replanting the cleared acreage with genetically improved loblolly pine, which will provide the best growth rates going forward.

If wildlife or aesthetics are a higher priority, planting longleaf pine may be a viable option, as it allows for periodic prescribed burning. If timber management is not an objective, the tract is well suited for conversion to pasture or agricultural use while the vegetation is still low and largely undeveloped.

Hardwood timber was left standing along the creek and slopes. While harvesting some of this hardwood may be an option in the future, it currently adds to the property's diversity and beauty while helping protect the integrity of the stream.



The two-year-old harvested areas are regenerating naturally with pine and various hardwood species.



Some mature hardwood stands have been left uncut following the recent harvest.

TAX & TITLE



Property boundaries can be identified by old white boundary paint and pink flagging.

This property is owned by NKM Trees for Life, LLC. The deed is recorded in the Etowah County Courthouse in Deed Book D-23, page 3560767. Taxes for 2025 were approximately $91.12, and the tract is currently enrolled in Alabama's Current Use program for tax savings. Boundaries are marked with old white paint, and many have also been flagged in conjunction with the recent thinning.

Please contact us to schedule a showing. Access is by permission only, so we will provide directions and visiting instructions shortly before your visit.



The harvest operation created several skid trails that could be converted into in-woods roads.

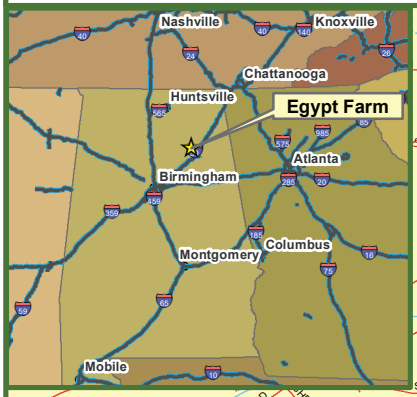


The transmission line right-of-way provides ample open space for maintaining wildlife food plots.

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
Egypt Farm
Etowah County, AL
40.00 ± Acres

Fountains Land
AN F&W COMPANY



Etowah Co.

Mountainboro

Rockledge

Ridgeville

LOUISVILLE AND NASHVILLE RR

Legend

- Egypt Farm
- Railroads
- Secondary State or County Hwy
- Primary US or State Hwy
- Primary Limited Access or Interstate
- Counties

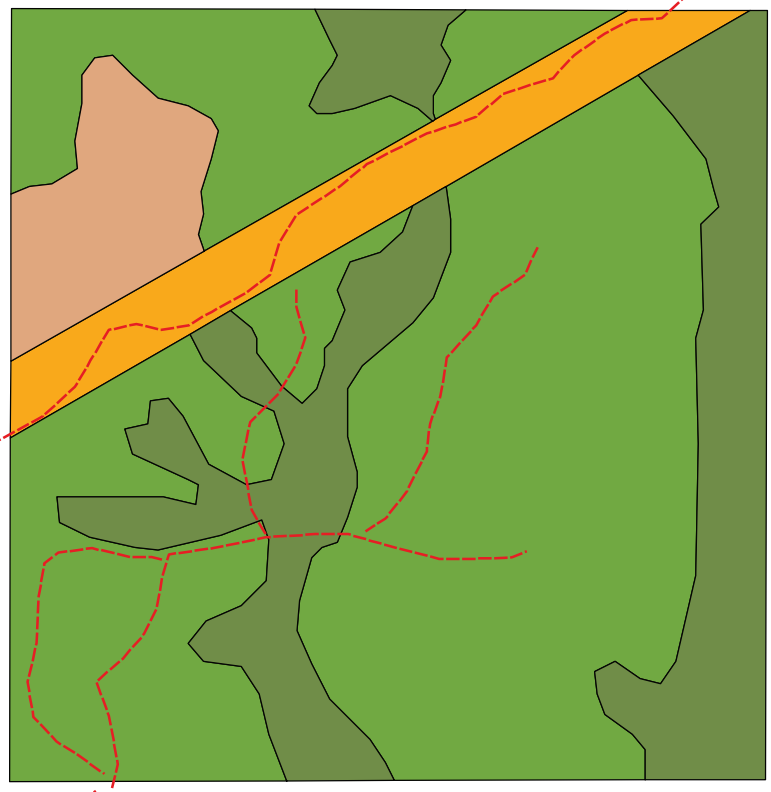
0 0.5 1 1.5 2 Miles

Egypt Farm

Etowah County, AL

40.00 ± Acres

Fountains Land
AN F&W COMPANY



- Natural Upland Pine/Hardwood - 2024 (24.73 +/- Acres)
- Natural Sloping Mixed Hardwood - 1950 (2.51 +/- Acres)
- Natural Bottomland Mixed Hardwood - 1950 (9.33 +/- Acres)
- Telephone Line (3.43 +/- Acres)

0 165 330 Feet

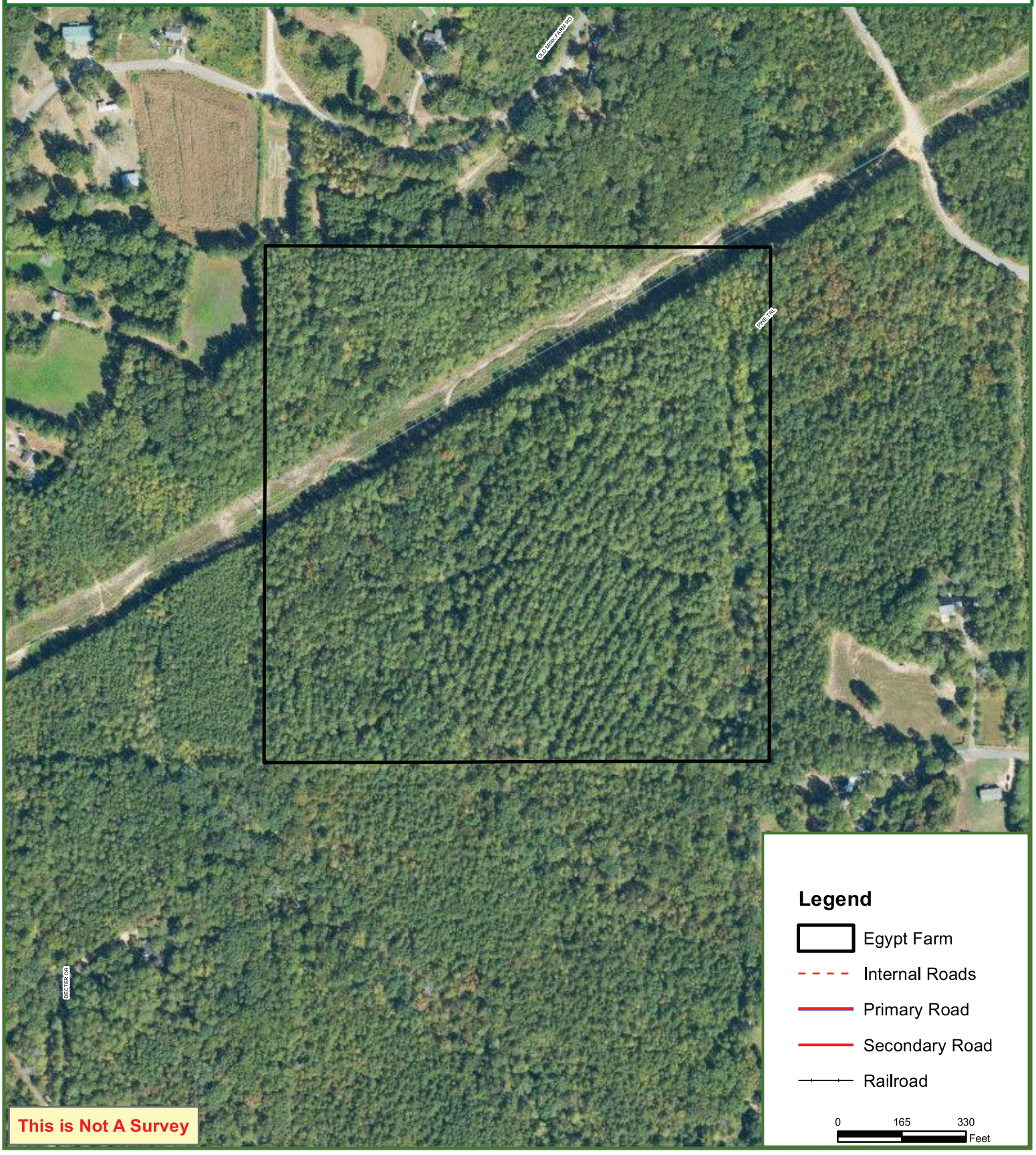
This is Not A Survey

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.

Egypt Farm

Etowah County, AL

40.00 ± Acres

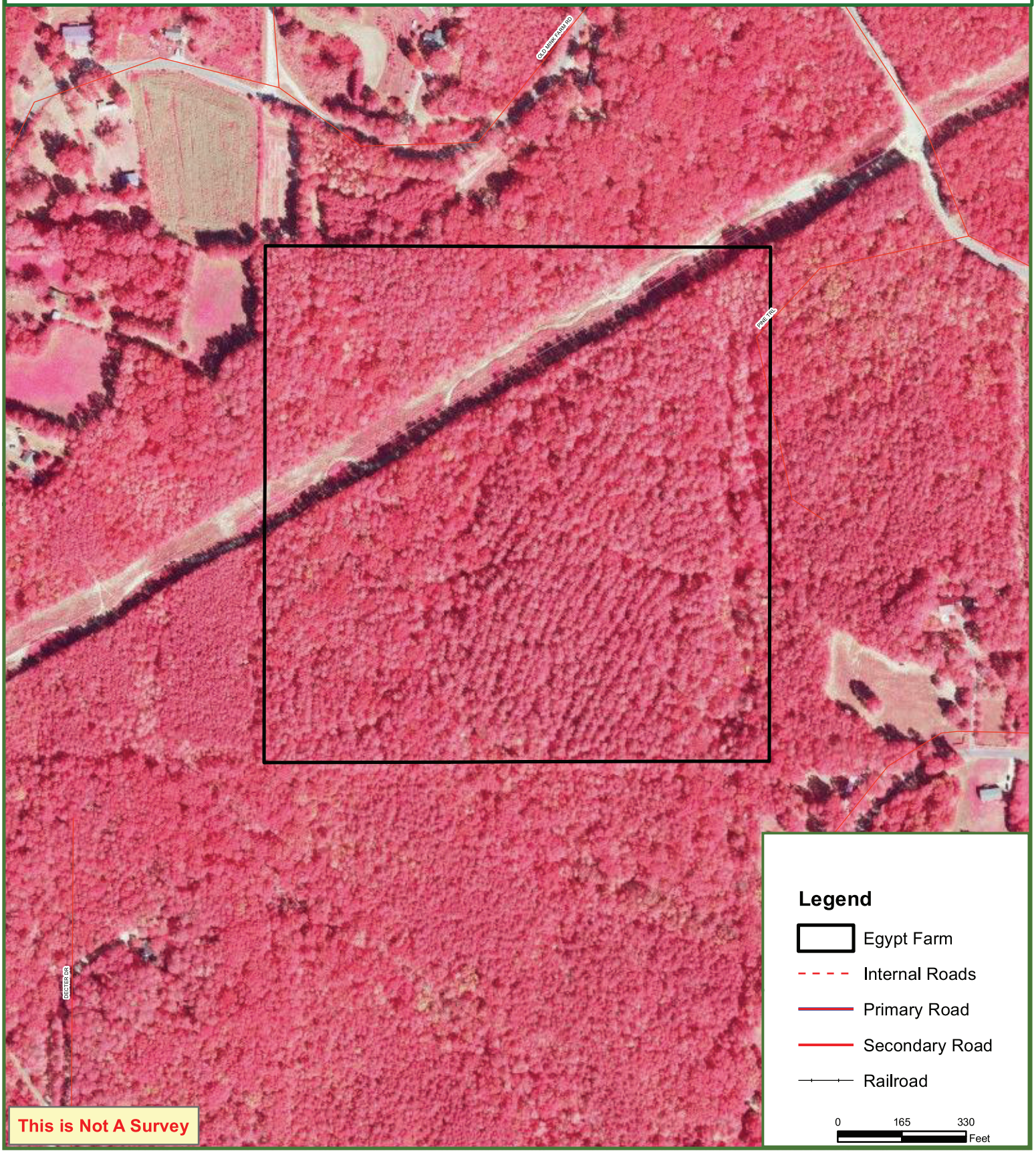


This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.

Egypt Farm

Etowah County, AL

40.00 ± Acres

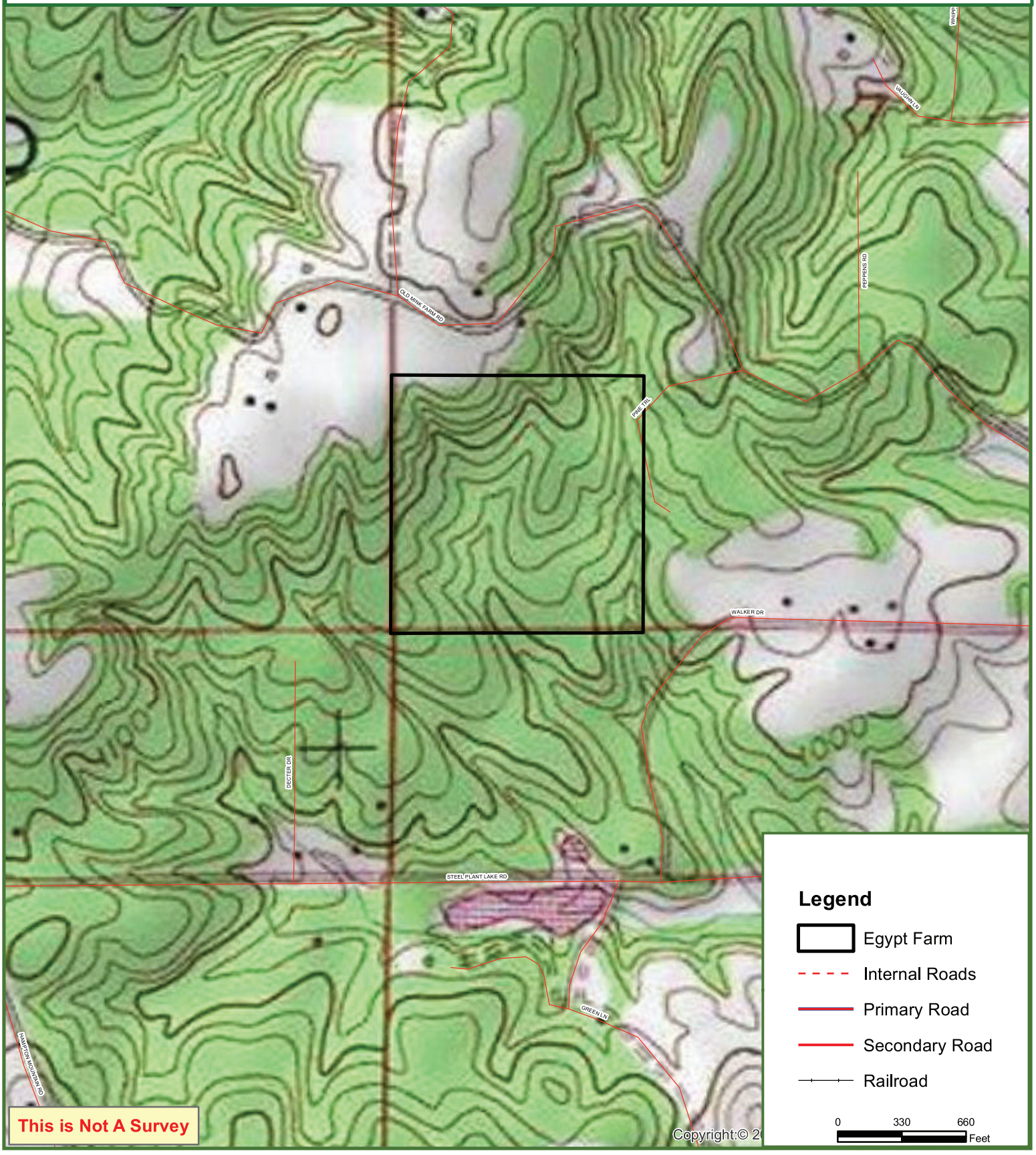


This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.

Egypt Farm

Etowah County, AL

40.00 ± 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.