



**Fountains
Land**
AN F&W COMPANY



Gnatville North & South

Located in the scenic Piedmont region of Alabama, the Gnatville North and South tracts offer 40 acres each perfect for a secluded getaway, wildlife management, and timber production.

**UNDER
AGREEMENT**

Gnatville North



40 Acres



\$115,000

Gnatville South



40 Acres



\$115,000

The Gnatville North and South tracts consist of two 40-acre parcels located approximately half a mile apart in central Alabama. These tracts present excellent opportunities for timber production and wildlife management. They are conveniently accessible via a deeded easement and are close to utilities.



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

LOCATION

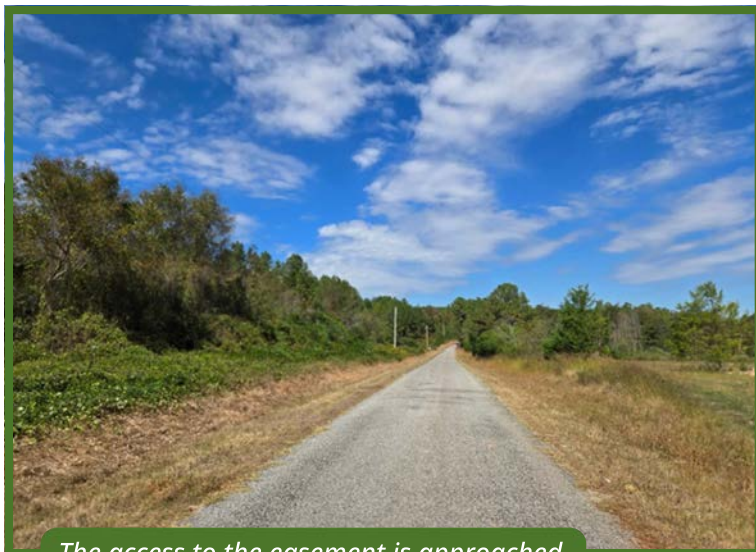


Heading towards the Ghattville North through adjoining timberland.

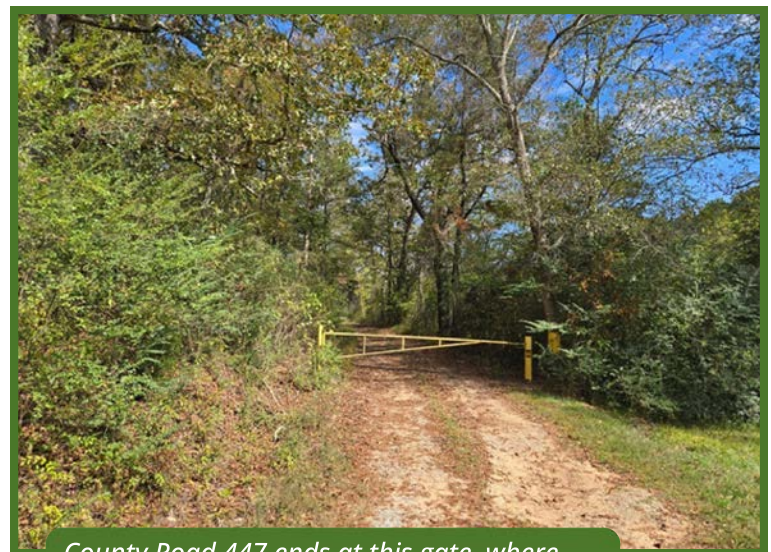
The Ghattville tracts consist of two 40-acre parcels approximately a half mile apart, situated in Alabama's Piedmont region, just west of the southernmost reaches of the Appalachian Mountains. This area is known for its rolling hills, valleys, and abundant natural beauty.

The Coosa River and Lake Weiss are less than 30 minutes away, offering excellent fishing and boating opportunities. National and state parks in the region provide ample options for hiking, hunting, and outdoor recreation.

US Highway 278 is only minutes from the property. The town of Piedmont, located about seven miles away, offers fuel, groceries, dining, and medical services. The city of Centre lies roughly 25 minutes north with additional amenities, including hotels and a regional medical center. Several small airports serve the area, and both Birmingham and Atlanta international airports are within an hour and a half drive.



The access to the easement is approached from Cherokee County Road 67.



County Road 447 ends at this gate, where the easement to the Ghattville tracts begins.

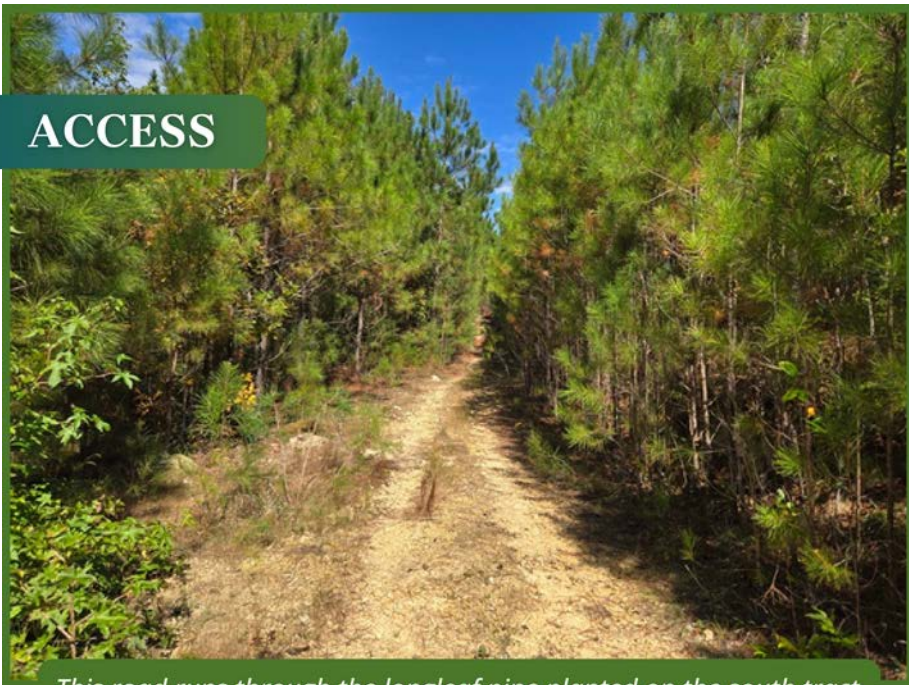
PROPERTY DESCRIPTION



The Gnatville North tract is currently being harvested.

Both tracts have been managed for timber production under the current ownership. The rolling terrain ranges from 740 to 1,025 feet on the north tract and from 780 to 920 feet on the south tract. Soils are well-drained and highly suitable for timber growth. A recent harvest on the north tract will improve wildlife forage and provide a clean slate for reforestation or alternative uses. The south tract features well-established longleaf pine, offering diverse management options and immediate potential for wildlife enhancement through prescribed burning. Together, the tracts present an excellent opportunity for recreation, investment, or habitat development.

ACCESS



This road runs through the longleaf pine planted on the south tract.

Access to Gnatville North and South is provided by a deeded easement from Cherokee County Road 447, a short spur off County Road 67, which is paved and county maintained. The easement begins at a gated entrance at the end of CR 447 and extends approximately 1.5 miles to the north tract and about 0.5 miles to the south. The access road is a graded logging route maintained jointly by its users. It is suitable for vehicles with good ground clearance and may require four-wheel drive during wet conditions.

Power is available a short distance from the north tract, where a neighboring property has recently installed service. Internal access currently follows logging skid trails, which could be improved to create a more developed internal road system.

TIMBER RESOURCE



The North tract could be ready for the reforestation process next season.

The Ghattville North tract has been harvested, with final completion pending. Once complete, the site will offer the new owner flexibility for reforestation, wildlife management, or conversion to other uses. Replanting with improved loblolly pine is recommended for optimal timber returns, while planting longleaf pine could enhance wildlife and aesthetic value. The Ghattville South tract consists of approximately 12-year-old longleaf pine. While this stand will not be ready for thinning for another six to eight years, prescribed burning every two to three years can improve habitat quality and visual appeal.

TAX & TITLE



Most boundaries are marked with white and/or blue paint.

The property is owned by NKM Trees for Life, LLC and recorded in the Cherokee County Courthouse in Deed Book 2023, Page 229963. Property taxes for 2024 were approximately \$190, and the tract is enrolled in Alabama's Current Use program, providing significant tax savings. Boundaries are marked with white and/or blue paint and flagged in conjunction with the recent 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.

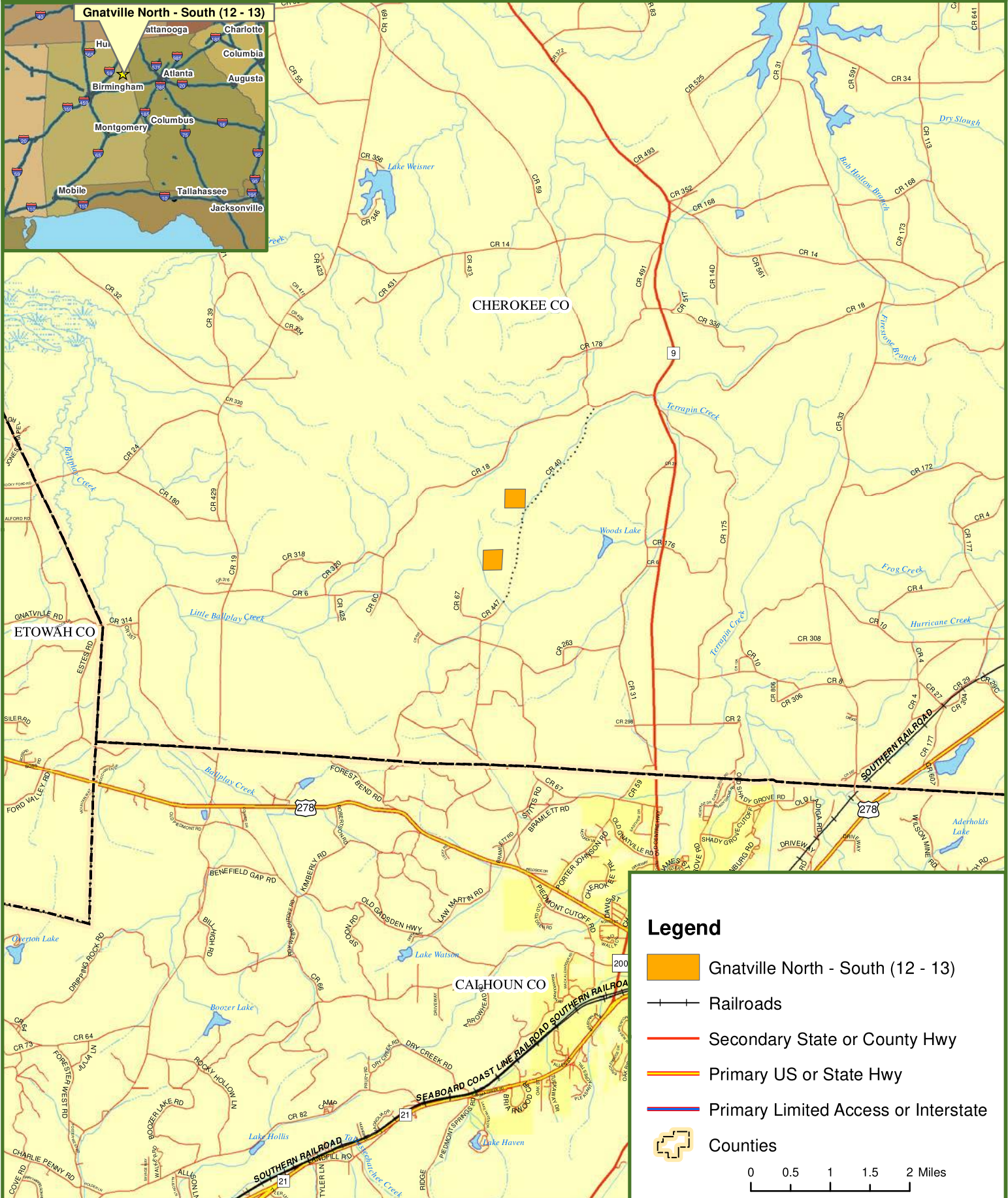
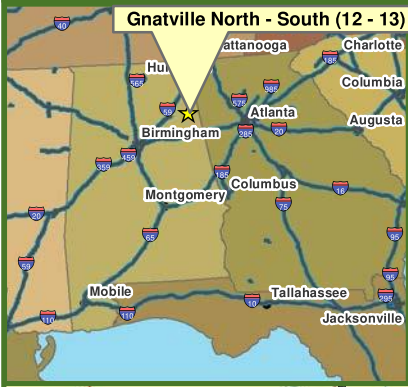


Locus Map

Gnatville North - South (12 - 13)

Cherokee County, AL

80.00 ± Acres





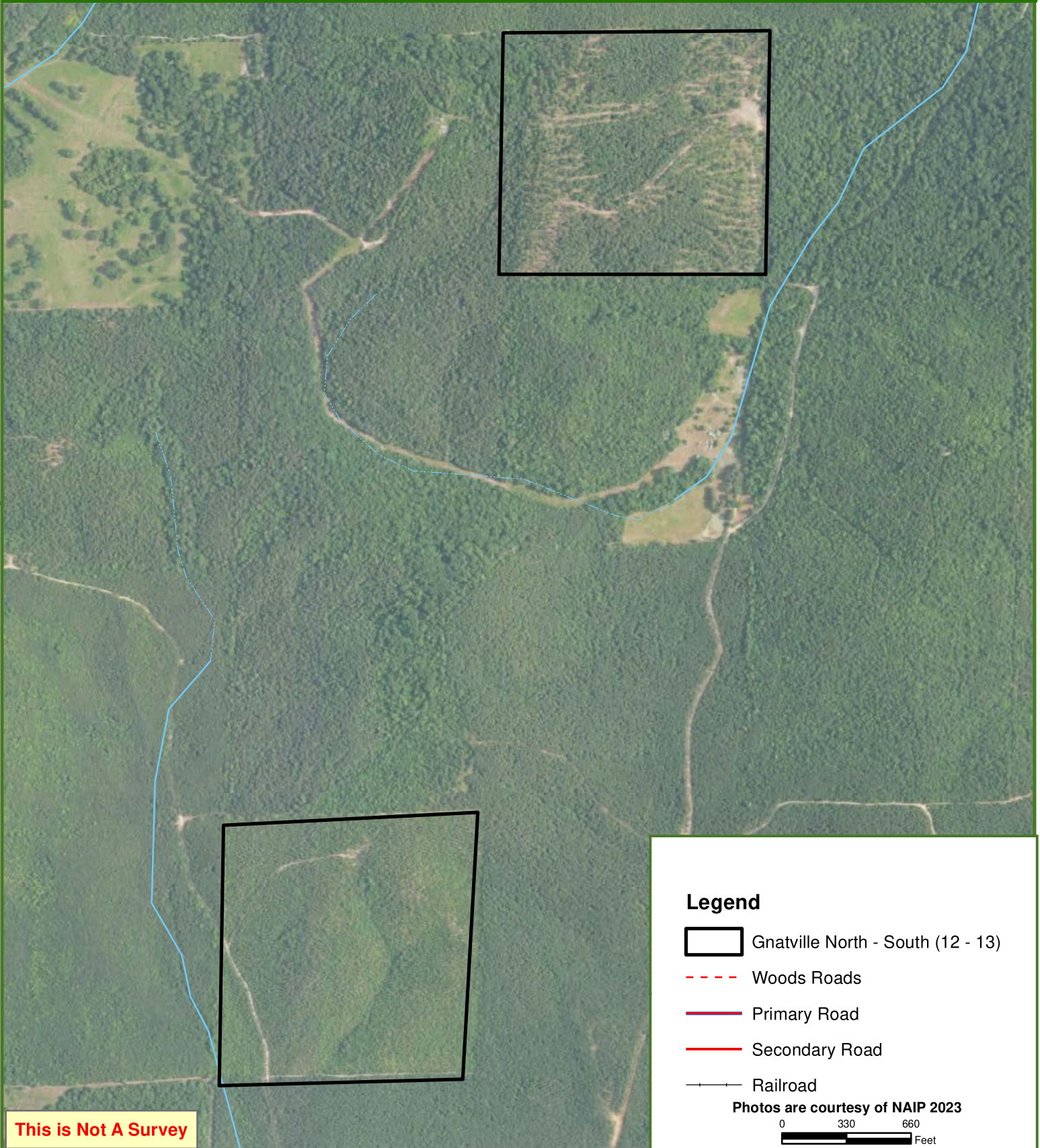
Gnatville North - South (12 - 13)

Cherokee County, AL

80.00 ± Acres



**Fountains
Land**
AN F&W COMPANY



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.



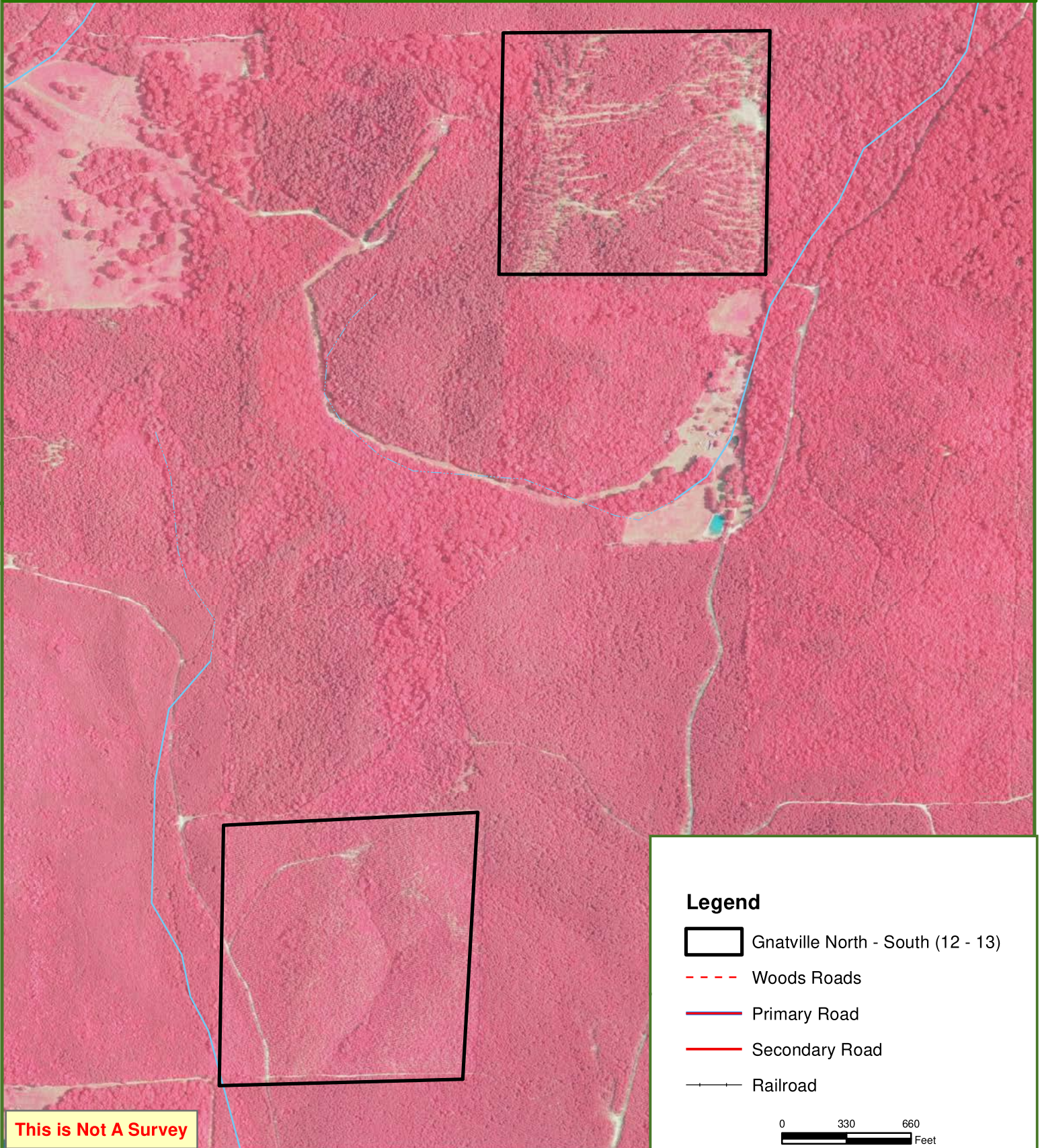
Gnatville North - South (12 - 13)

Cherokee County, AL

80.00 ± Acres



**Fountains
Land**
AN F&W COMPANY



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.



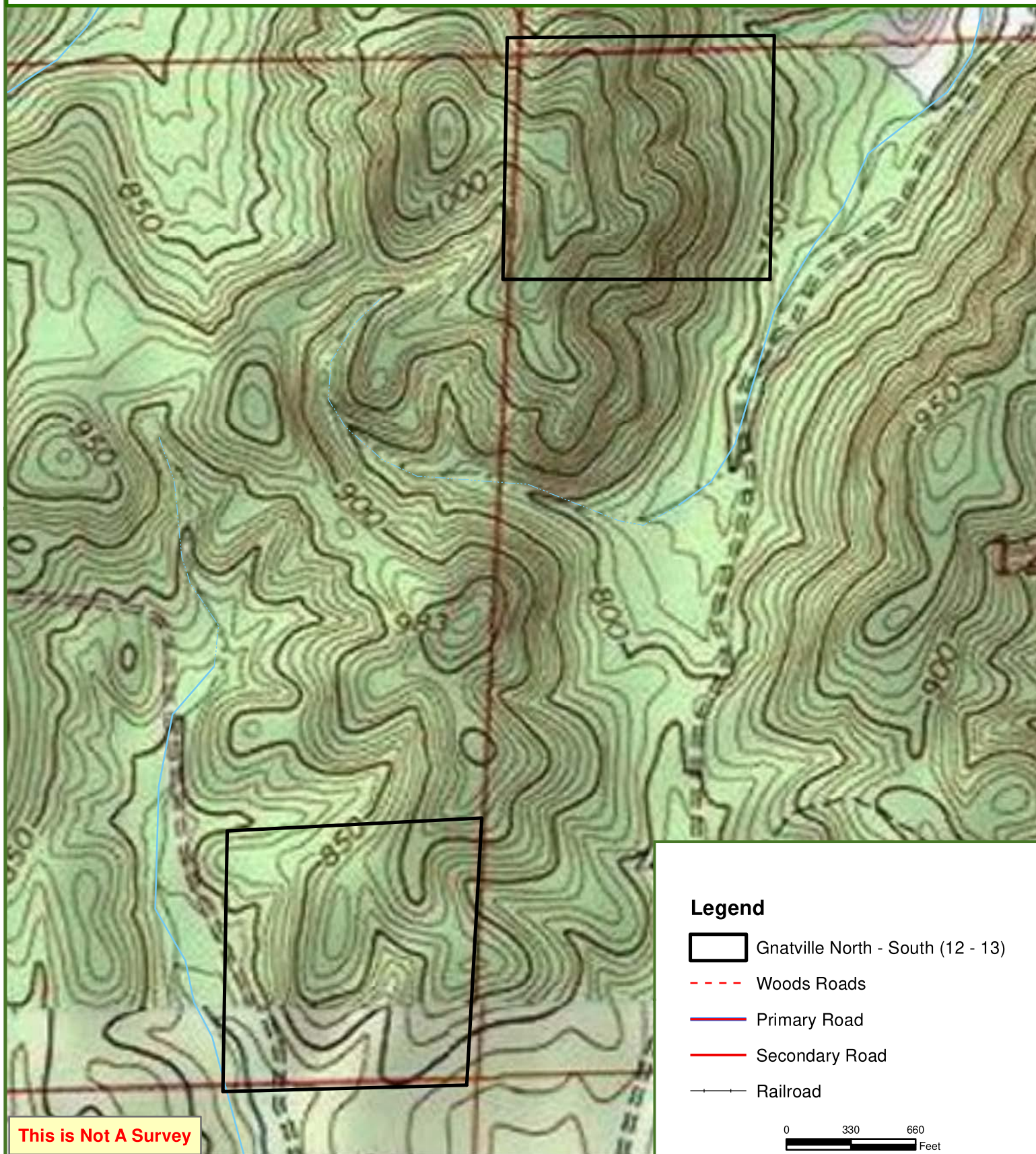
Gnatville North - South (12 - 13)

Cherokee County, AL

80.00 ± Acres



**Fountains
Land**
AN F&W COMPANY



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.



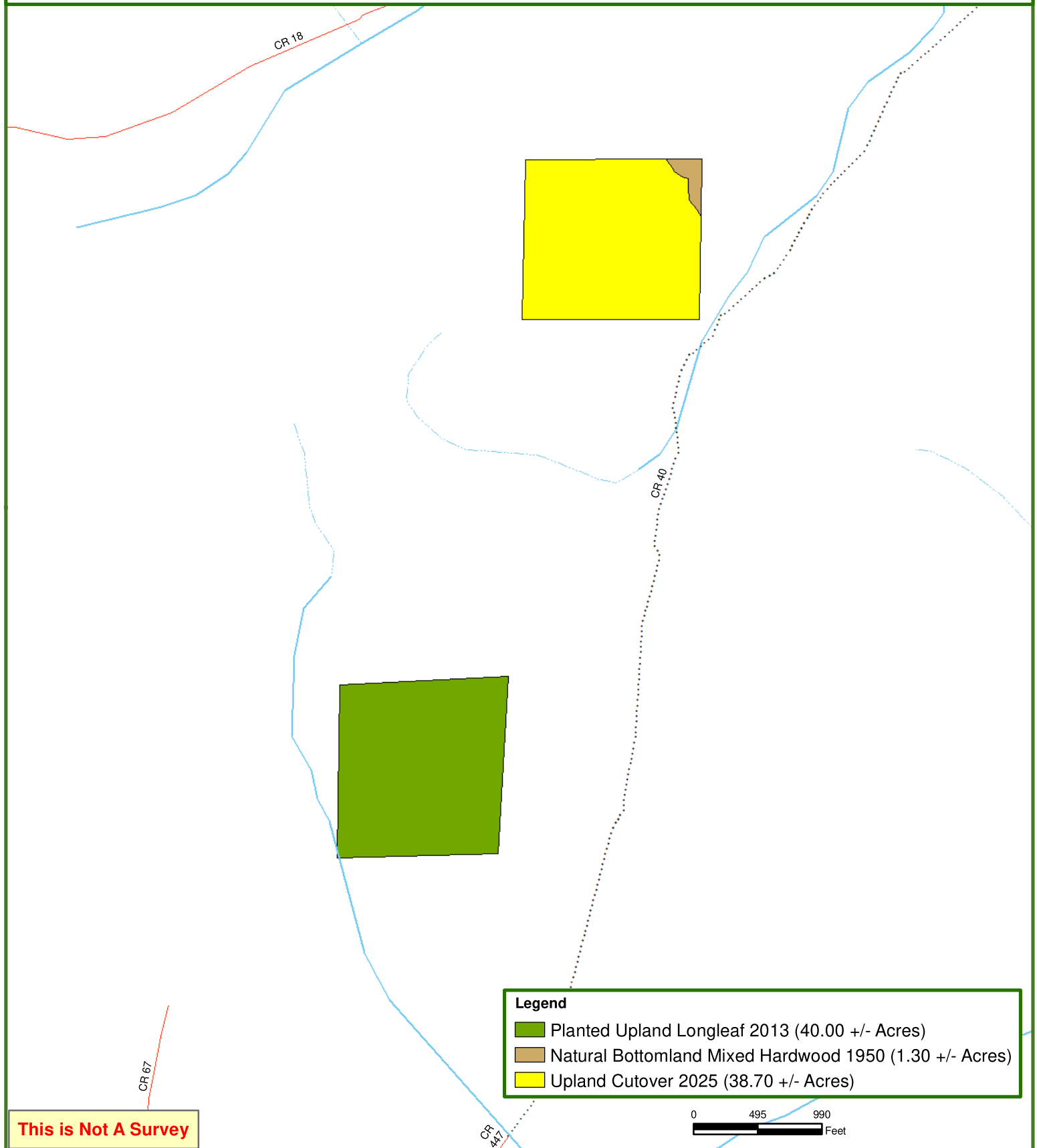
Gnatville North - South (12 - 13)

Cherokee County, AL

80.00 ± Acres



**Fountains
Land**
AN F&W COMPANY



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.