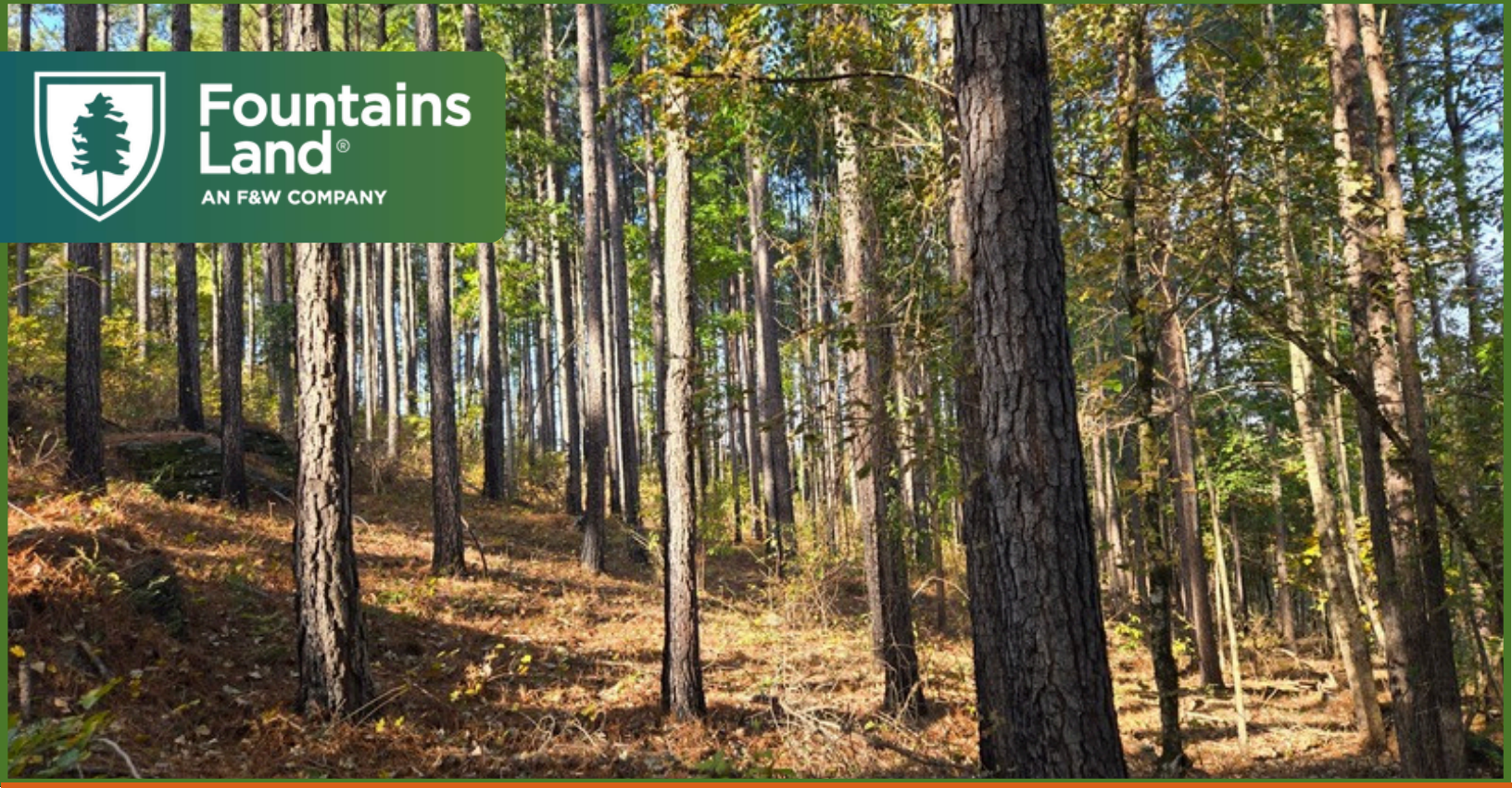



# Kellem Creek Hill

**Tucked into the rolling Piedmont of East Central Alabama just outside LaFayette, this 485-acre tract pairs a valuable timber resource and young pine plantations with outstanding recreation and extensive public road frontage.**

The Kellem Hill Creek tract offers a rare combination of established timber value, future growth potential, and excellent recreation in a convenient East Central Alabama setting.

## Property Highlights:

- **Immediate & Future Timber Value:** Approximately 210 merchantable acres, with an approximate timber value of $315,000, supported by 241 acres of 6-11-year-old loblolly plantations.
- **Great Access:** Approximately 13,590 feet of combined road frontage, seven access points, and an extensive interior road and trail system.
- **Outstanding Recreation & Wildlife:** Gently rolling terrain, hardwood creek corridors, and fire-managed pine stands provide quality habitat for deer, turkey, and many other species.
- **Future Flexibility:** Direct access to power and proximity to the interstate support future development.

## Property Highlights

- $2,100,000
- 485 Acres
- LaFayette, AL
- Timberland



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

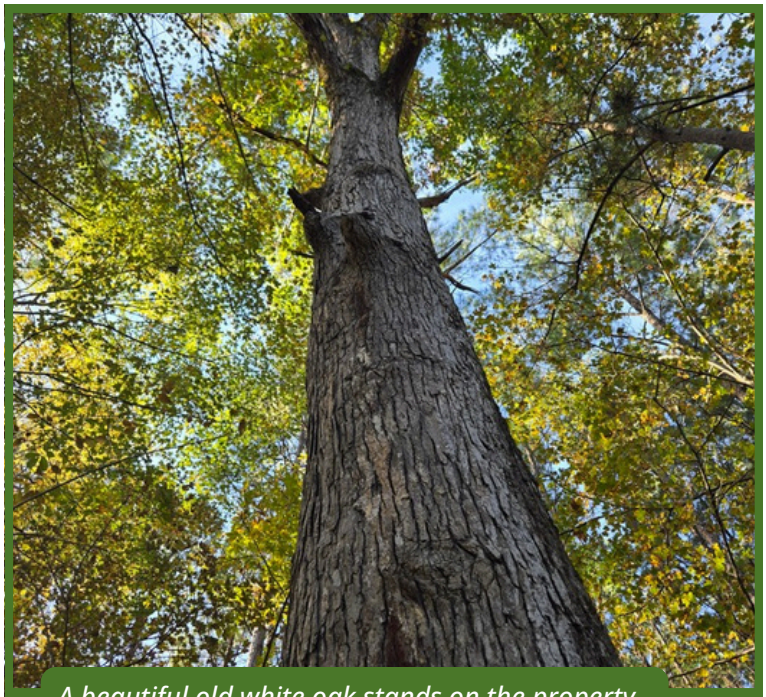
# LOCATION



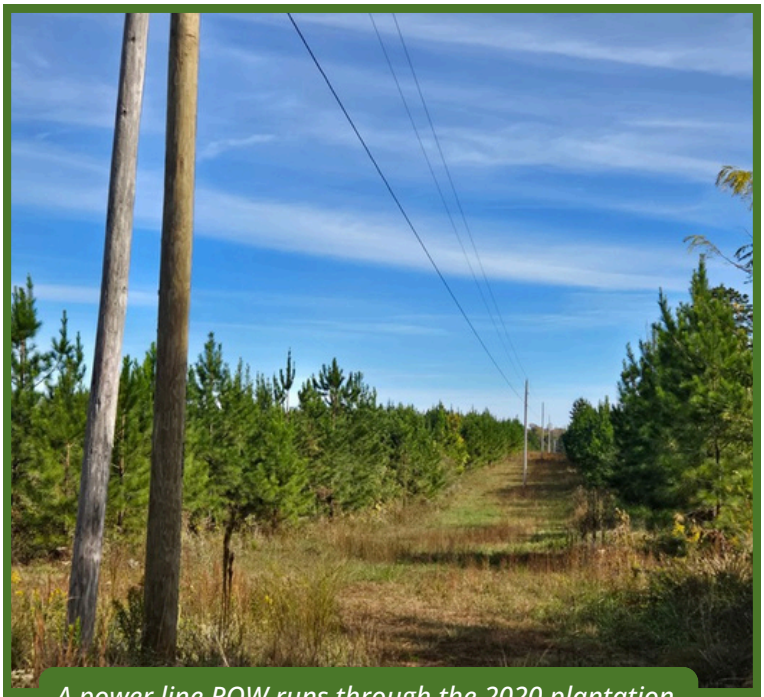
*Kellem Hill Creek forms most of the northern boundary, and its marshy bottom carries several channels of running water.*

The Kellem Hill Creek Tract is located in the Piedmont Region of East Central Alabama, an area known for its rolling hills and valleys. The property is bordered mostly by other timberland, with a few residences near the Highway 50 side. It sits on the outskirts of LaFayette, where fuel, dining, and groceries are just minutes away. The city of Valley and access to I-85 are only 10 miles away, with Valley adding hotel options and a medical facility. Auburn and Opelika, Alabama, are only a 25-minute drive and offer an expanded range of amenities, including Auburn University Regional Airport. The Atlanta airport is just an hour and a half away.

The tract sits near the ridgeline that separates the Chattahoochee and Tallapoosa River watersheds, giving it relatively close access to both river chains and their lakes. The Chattahoochee River, West Point Lake and Lake Harding are all within a 25-minute drive, while the Tallapoosa River, Lake Martin and Lake Wedowee are all accessible within 45 minutes.

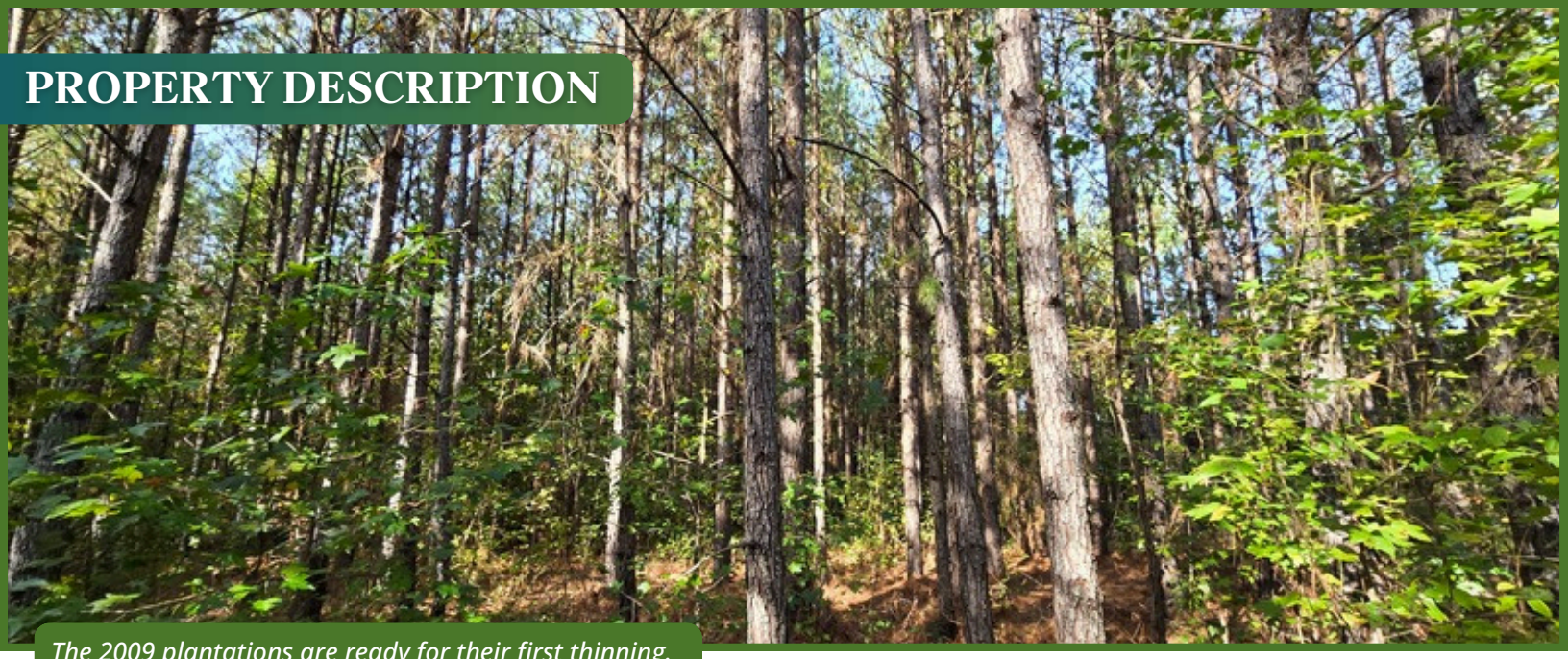


*A beautiful old white oak stands on the property.*



*A power line ROW runs through the 2020 plantation.*

# PROPERTY DESCRIPTION



*The 2009 plantations are ready for their first thinning.*

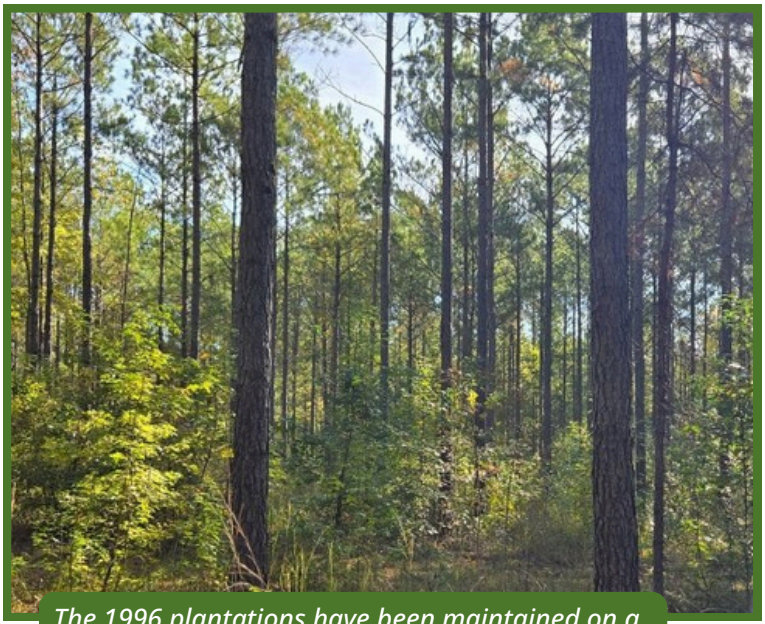
Historically used for timber production and recreation, this tract also offers future flexibility. Its proximity to Highway 50, LaFayette, and the interstate may open opportunities for development or other uses.

The terrain is gently rolling, with elevations ranging from approximately 660 feet above sea level along Kellem Hill Creek, for which the property is named, to 820 feet at its highest point. Soils are well-drained and productive, particularly for timber production.

Although the tract has been managed for timber, natural features have been preserved throughout, adding to its diversity and beauty. These can be found along the creeks and in the hardwood-dominated stands. Prescribed fire has been used in the pine stands to enhance their appeal, both visually and for wildlife. The property is teeming with life, and many species call it home, including deer, turkey, and beaver. Its solid layout makes it well-suited for buyers seeking a quality recreational experience.



*The tract has frontage along Alabama Highway 50.*



*The 1996 plantations have been maintained on a wildlife-friendly controlled-burning schedule.*

# ACCESS



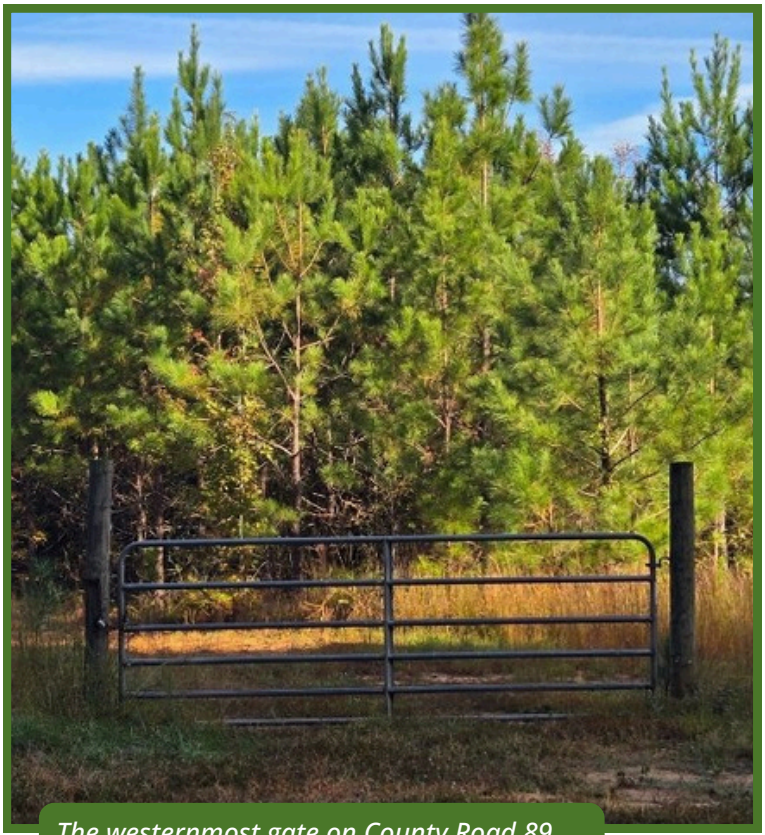
*The tract has frontage on County Road 83, known locally as Cusseta Road.*

The Kellem Hill Creek Tract benefits from ample public road frontage along three public roads. The westernmost edge has an estimated 1,820 feet of frontage on Chambers County Road 83 (also known as Cusseta Road). The southern portion of the tract has an estimated 11,100 feet along graded County Road 89, and approximately 670 feet along Alabama Highway 50. Seven access points exist along these public frontages.

Within the property, an extensive network of interior logging roads and trails provides convenient access. The older logging roads are suitable for two-wheel-drive vehicles with good ground clearance, though four-wheel drive may be needed during wet periods. The tract has direct access to power and may have access to public water along its Highway 50 frontage.

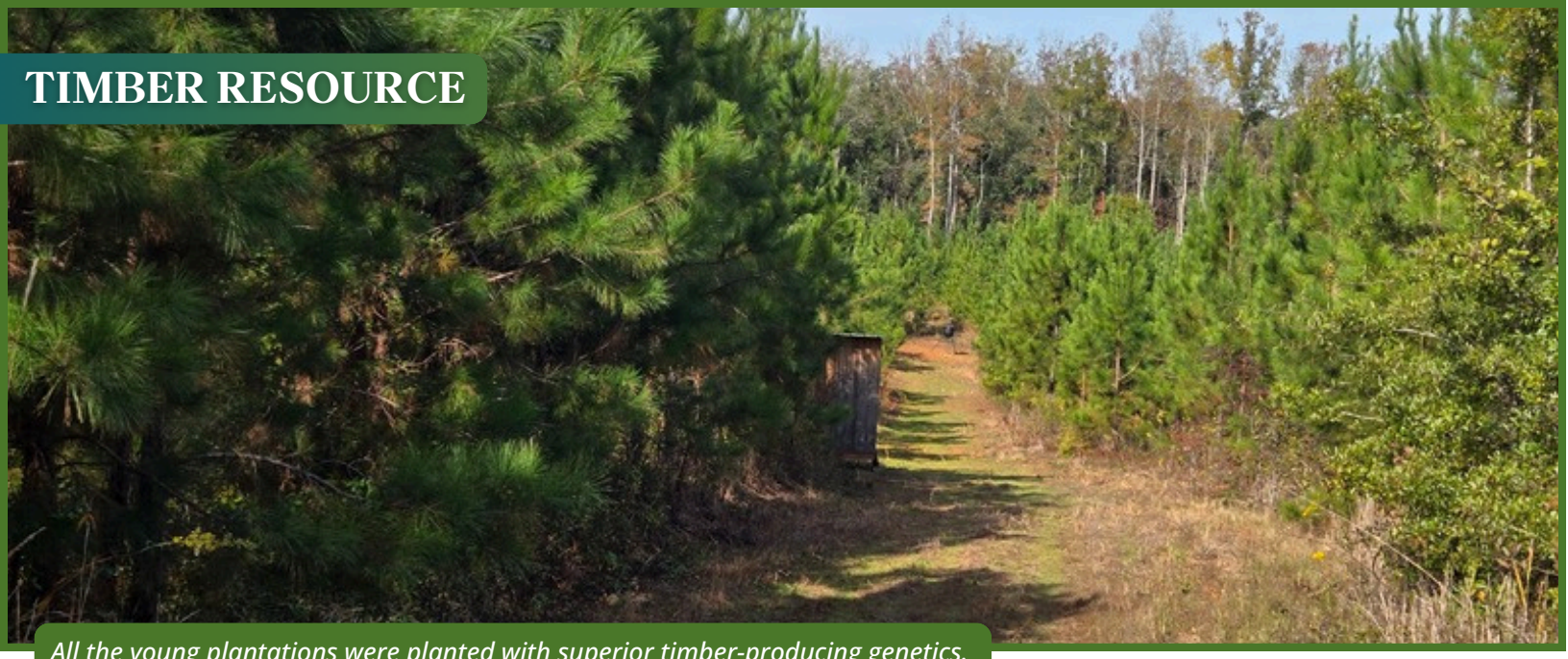


*A freshly graded road runs through the 1996 plantation.*



*The westernmost gate on County Road 89 opens to the 2018 plantation just beyond it.*

# TIMBER RESOURCE



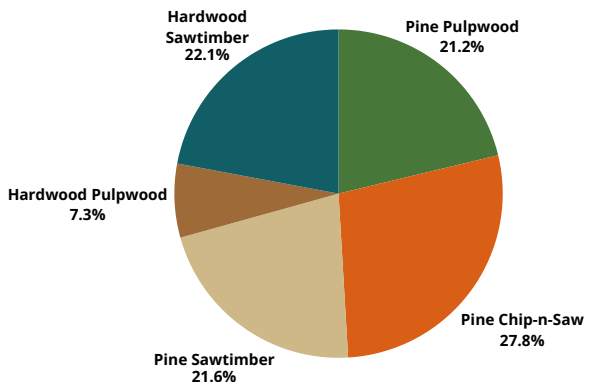
*All the young plantations were planted with superior timber-producing genetics.*

A timber inventory was conducted in September 2026 on +/-210 merchantable timber acres, consisting of 158 acres of mature pine plantation and 52 acres of natural hardwood. Below are the estimated volumes and percentages for each product class; please note that these volumes are not guaranteed. F&W assesses the current value of the merchantable timber at $315,000. Additionally, the property features 241 acres of pre-merchantable young loblolly pine, which ranges from 6 to 11 years old. While not yet of merchantable size, these plantations offer excellent potential for future timber income when well managed. The acreage broken down by age class is detailed below.

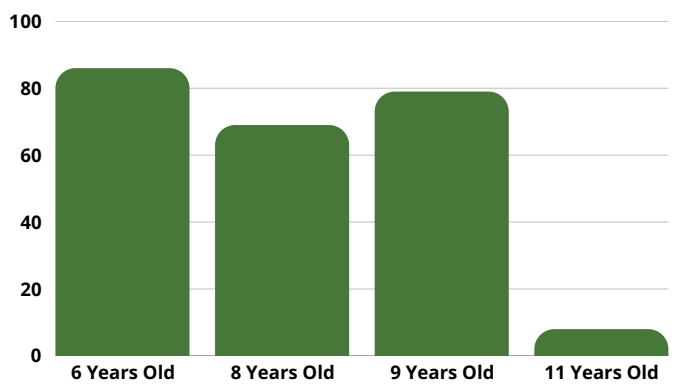


*Beautiful hardwood stand below the creek.*

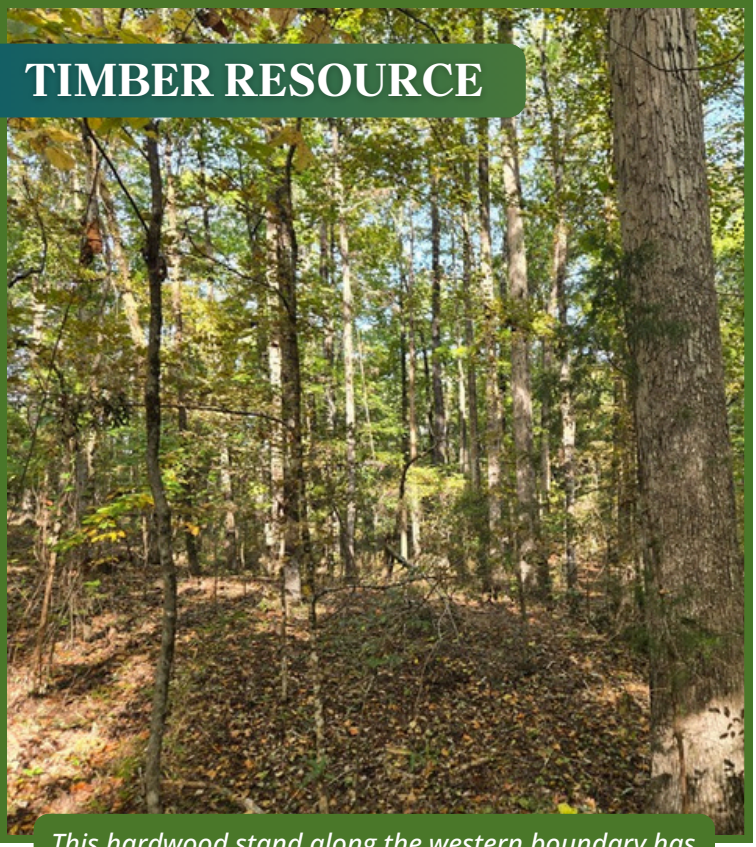
**Merchantable Timber Volume & Percent By Product Class**




**Pre-Merchantable Acres By Age Class**



## TIMBER RESOURCE



*This hardwood stand along the western boundary has white oak throughout.*

Within this market region, a plantation reaches its peak financial maturity at or near age 30, when a final harvest can occur. If continued timber production is an objective, the final harvest should be followed by reforestation with loblolly pine.

Most of the hardwood is found in the bottoms and along the creeks. These hardwoods serve as natural stream buffers that help protect water quality by providing shade for temperature control and by filtering runoff. Alabama's best management practices for forestry allow some hardwood harvest within these buffers; however, most landowners choose to leave them intact. Beyond protecting stream quality, the buffers serve as wildlife travel corridors, add diversity to the property and provide hard mast such as acorns and hickory nuts.

## TAX & TITLE



*Two perennial streams flow north through the property to Kellem Hill Creek.*



*The tract features numerous food plots, and the creek and streams support abundant wildlife.*

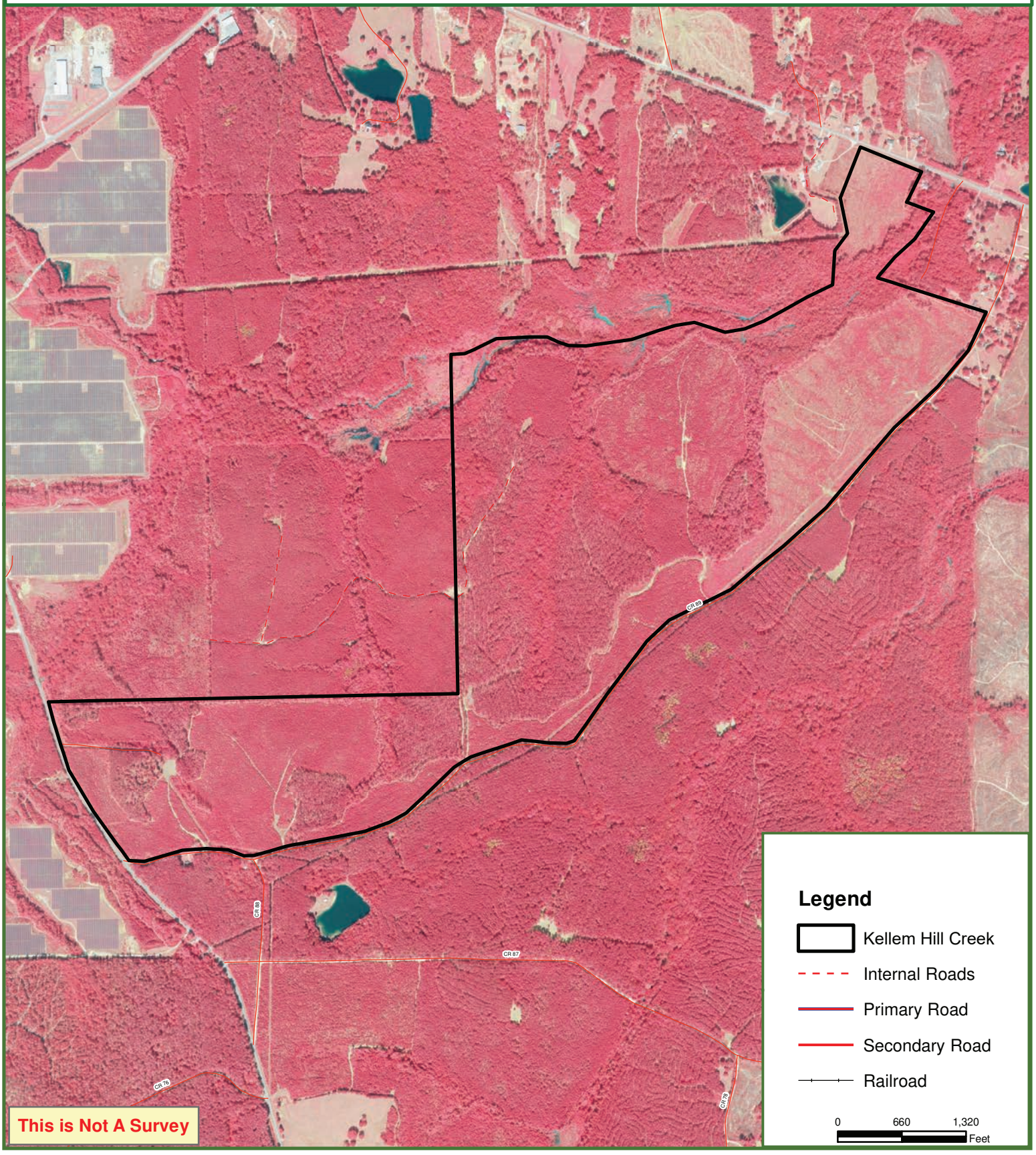
The property is owned by Tatum Brothers Timber Company, LLC, as recorded in Deed Book D288, Page 63. Property taxes for 2025 were $1,388.73, and the tract is currently enrolled in Alabama's Current Use program for tax savings. Many of the boundaries are defined by road frontage and the meanderings of Kellem Hill Creek. The remaining lines are delineated by old blue or red boundary paint.

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.

# Kellem Hill Creek Tract

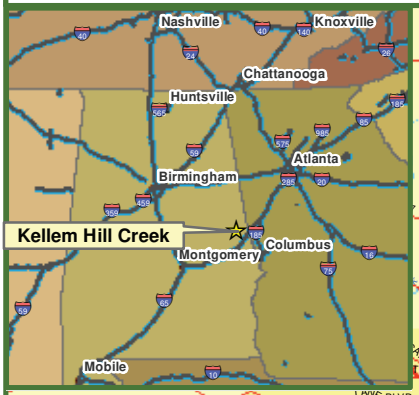
## Chambers County, AL

### 485.00 ± 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.

# Locus Map
# Kellem Hill Creek Tract
## Chambers County, AL
### 485.00 ± Acres




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Lafayette
CHAMBERS CO
CENTRAL OF GEORGIA RAILROAD
Kellem Hill Creek
Wheeler Lake
Chambers County State Lake

## Legend

- Kellem Hill Creek
- Railroads
- Secondary State or County Hwy
- Primary US or State Hwy
- Primary Limited Access or Interstate
- Counties

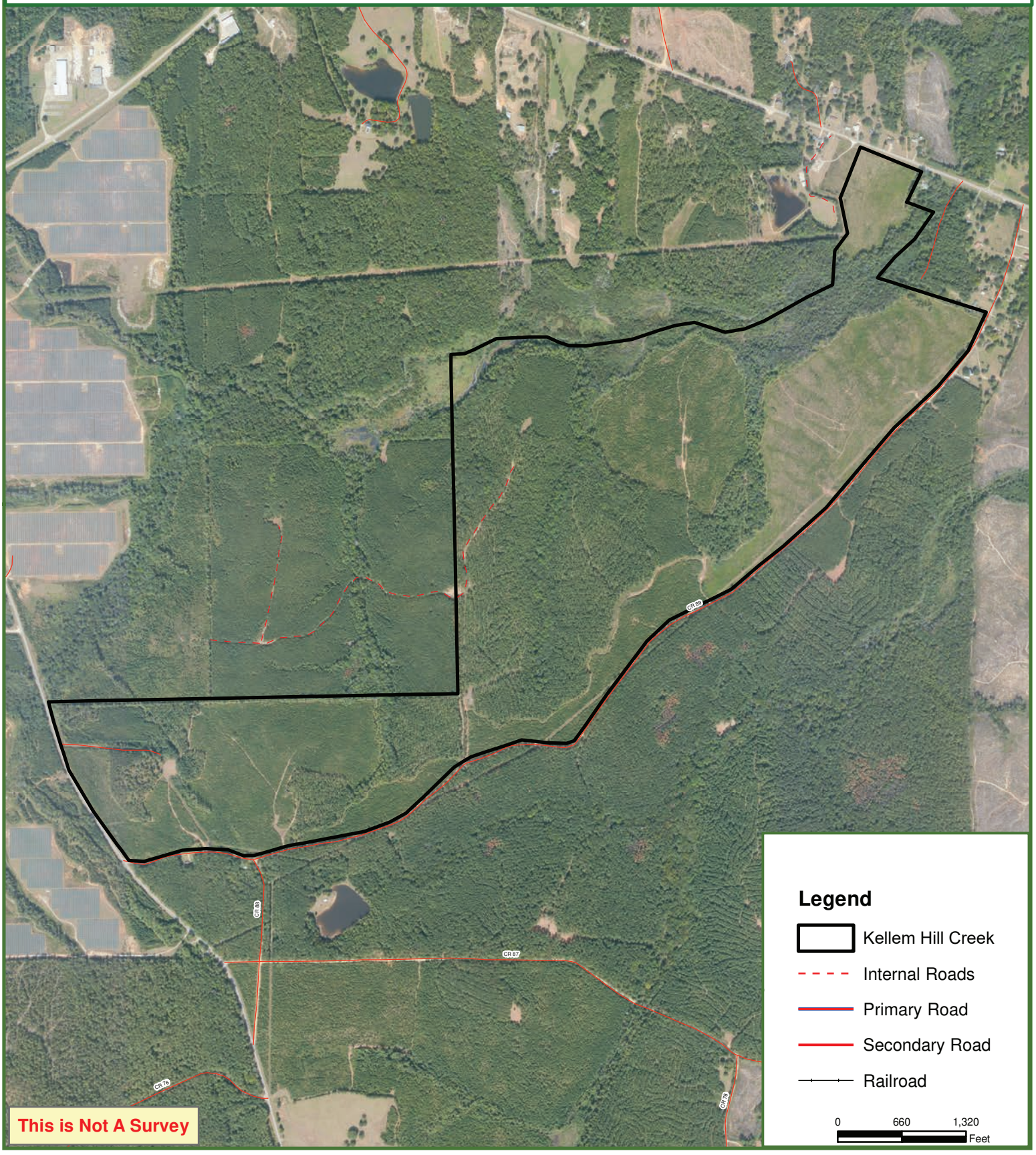
0 0.5 1 1.5 2 Miles

# Kellem Hill Creek Tract

## Chambers County, AL

### 485.00 ± Acres

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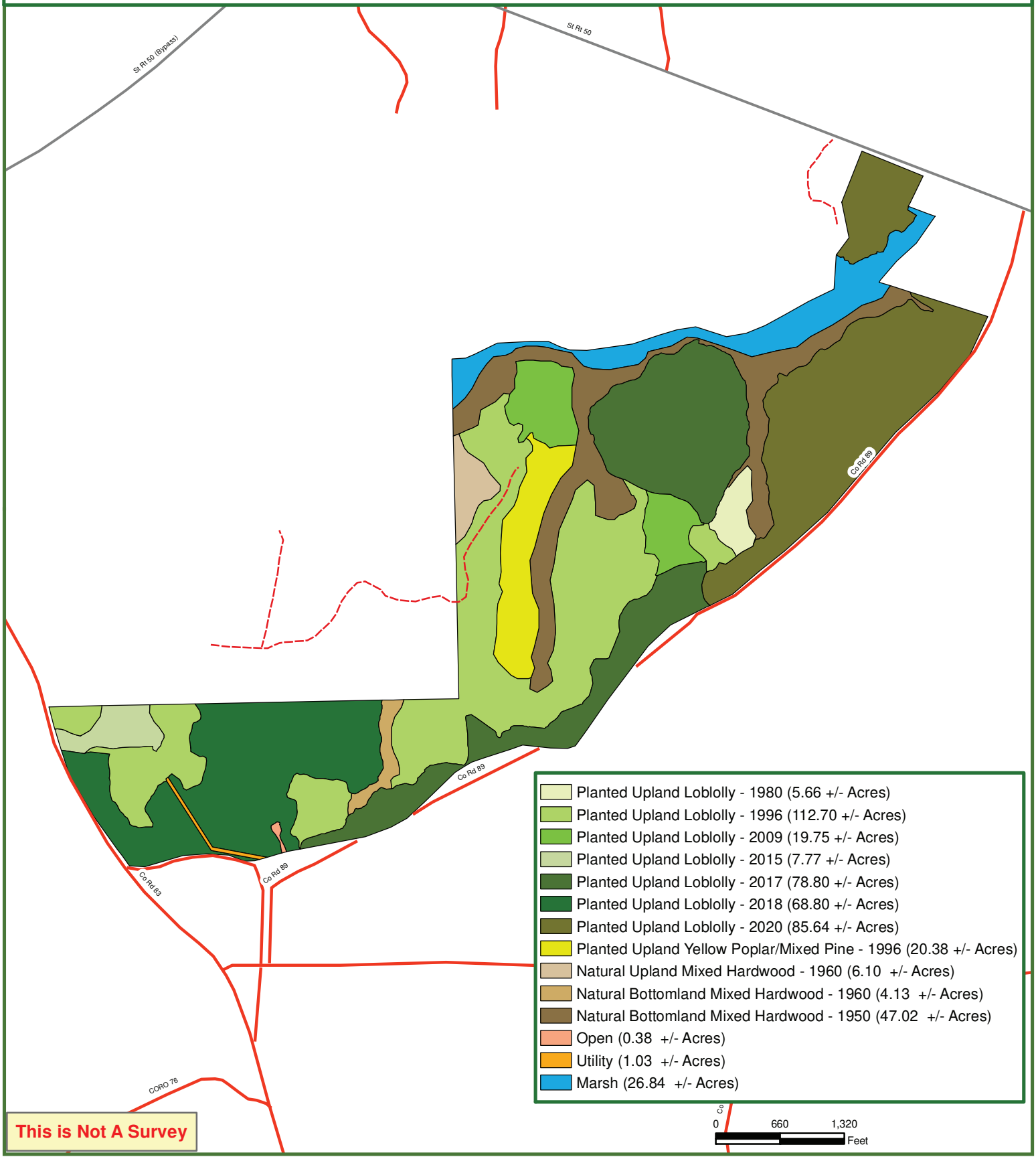



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# Kellem Hill Creek Tract

## Chambers County, AL

### 485.00 ± Acres




**This is Not A Survey**

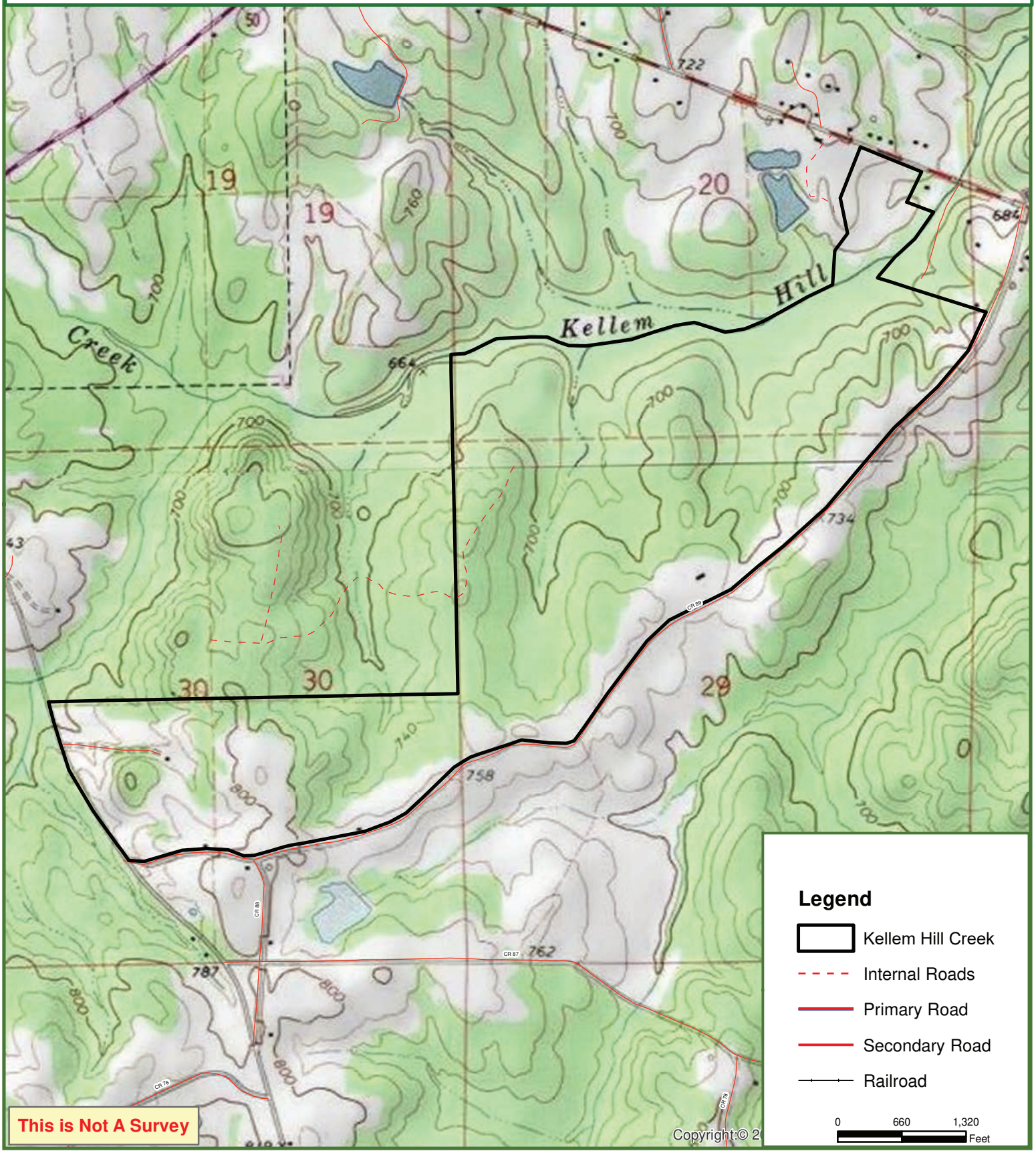
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# Kellem Hill Creek Tract

## Chambers County, AL

### 485.00 ± Acres

Fountains Land
AN F&W COMPANY




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