



**Fountains
Land**
AN F&W COMPANY

Outback Tract

The Outback Tract lets you get “outback” without giving up the comforts of town, pairing a peaceful rural setting with close proximity to the City of Eufaula.

The Outback Tract combines a productive timber investment with outstanding recreational appeal, all within easy reach of Lake Eufaula and the City of Eufaula.

Property Highlights

- 🌲 450 feet of paved county road frontage
- 🌲 Mixed pinee timber with merchantable potential
- 🌲 Two year-round creeks originating on the tract
- 🌲 Abundant game, trails, and 2 new food plots
- 🌲 15 minutes to Lake Eufaula

Property Highlights



\$200,000



50 Acres



Barbour Co., AL



Timberland



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LOCATION

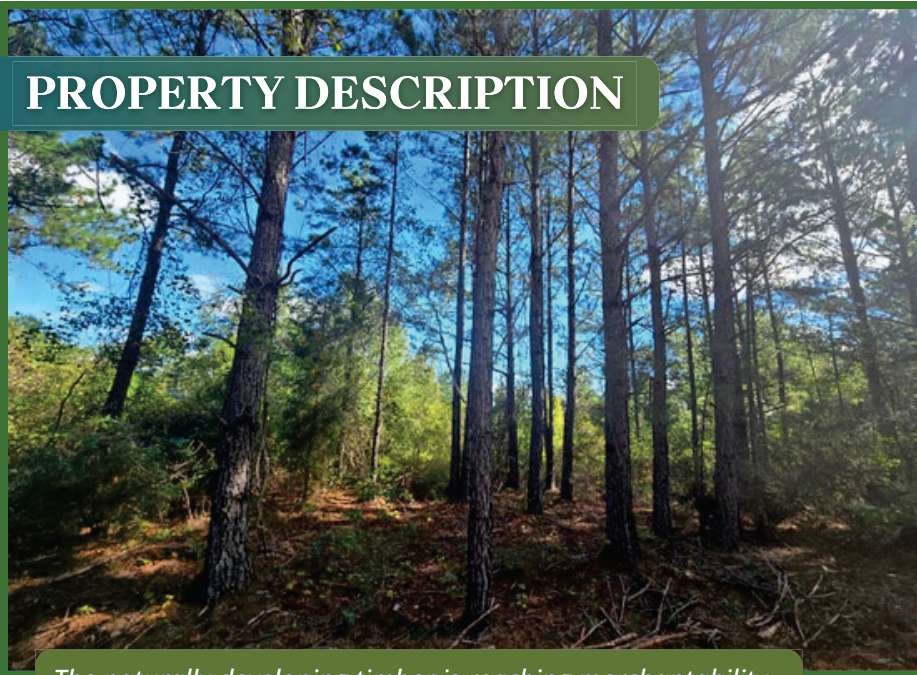


The tract is secluded, but there are a handful of nearby residences.

The Outback Tract sits in the Upper Coastal Plain of Southeast Alabama, a region known for its rolling hills and sandy ridges. The property is bordered by timberland on three sides, with only a handful of residences along its southern boundary. This secluded setting enhances its natural appeal and its ability to support wildlife.

Lake Eufaula, nationally renowned for its largemouth bass and crappie fishing, is just 15 minutes away, with multiple boat ramps, parks, and access points. The City of Eufaula, set along the banks of the lake, offers dining, lodging, groceries, and medical services. Columbus, Georgia, home to a regional airport, is about an hour away.

PROPERTY DESCRIPTION



The naturally developing timber is reaching merchantability.

Managed as a productive timber property by the current owners, the Outback Tract also holds outstanding potential as a recreational retreat or getaway homesite. The terrain is rolling to hilly, with elevations ranging from approximately 260 to 450 feet above sea level, and the well-drained soils are well suited to growing timber.

Two perennial creeks originate on the property, providing a reliable year-round water source. Much of the southern and southwestern portions of the tract lies especially well and may offer development opportunities.



Creeks hold water year-round except during droughts.



This creek originates in the tract's central portion.

PROPERTY DESCRIPTION (CONT)



Hardwood species dominate the sky line along the creeks.

This part of Alabama supports healthy game populations, and numerous game trails were observed during inspection of the property. With strong on-site wildlife potential and Lake Eufaula just minutes away, the recreational opportunities here are exceptional.

ACCESS



The tract has about 450 feet of direct frontage on Outback Road, the paved road maintained by Barbour County and the source of the property's name. Interior access is provided by dirt woods roads that have been recently graded and are currently in good shape. Two new food plots were also established along with the recent grading.

Current internal access crosses a short stretch of an adjoining property on a road established years ago; however, the property could create its own access if desired. The tract also has direct power access.



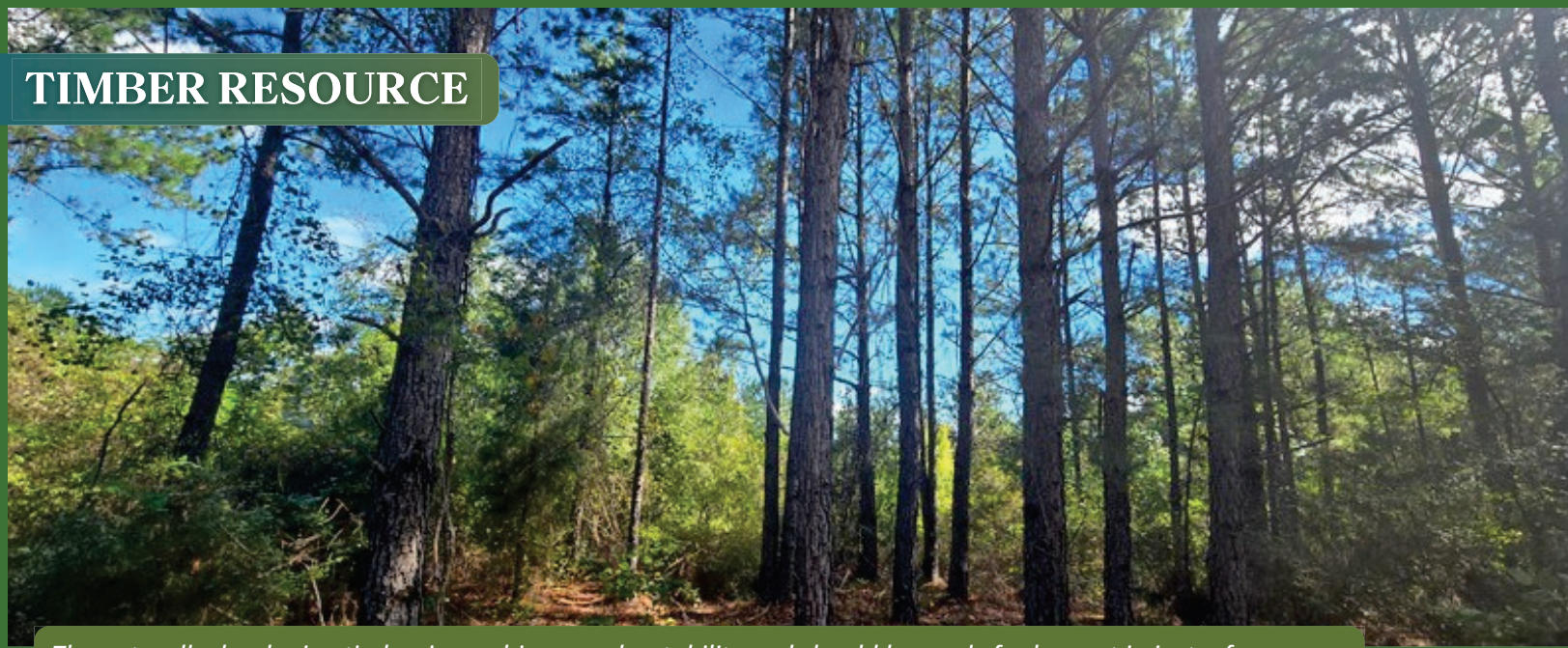
The tract has 450 feet of direct road frontage on Outback Road.

A newly installed gate to the dirt woods road.



One of the newly established food plots with recent grading.

TIMBER RESOURCE



The naturally developing timber is reaching merchantability and should be ready for harvest in just a few years.

The upland portions of the property were harvested about 20 years ago and allowed to regenerate naturally. As a result, the current stand is a mix of species led by loblolly, shortleaf, and longleaf pine, with variable hardwood representation. Although much of this timber has reached merchantable size, it is recommended to allow the stand to develop a few more years before the next harvest, at which point it can be thinned or clearcut. If enhancing wildlife or aesthetic value is the primary objective, the recommended approach is a thinning in 4 to 5 years, followed by prescribed burning every 2 to 3 years. This will increase browse and enhance the beauty of the upland sites. If timber production is the primary objective, consider a clearcut in about the same time frame, followed by replanting with improved loblolly pine.

Hardwood timber along the creeks has been left as wooded buffers to protect stream quality. Leaving this timber intact is recommended, both to continue serving this conservation purpose and to enhance the property's natural diversity. Many wildlife-important species exist in this area, such as white oak.

TAX & TITLE



The property boundaries are marked in blue paint.

The Outback Tract is owned by Tinkey Capital LLC and is recorded in Deed Book 425, Page 730. Property taxes for 2025 were estimated at \$552, and the property could be enrolled in Alabama's conservation use program for tax savings. Boundaries are marked in blue, and no current survey is on hand.

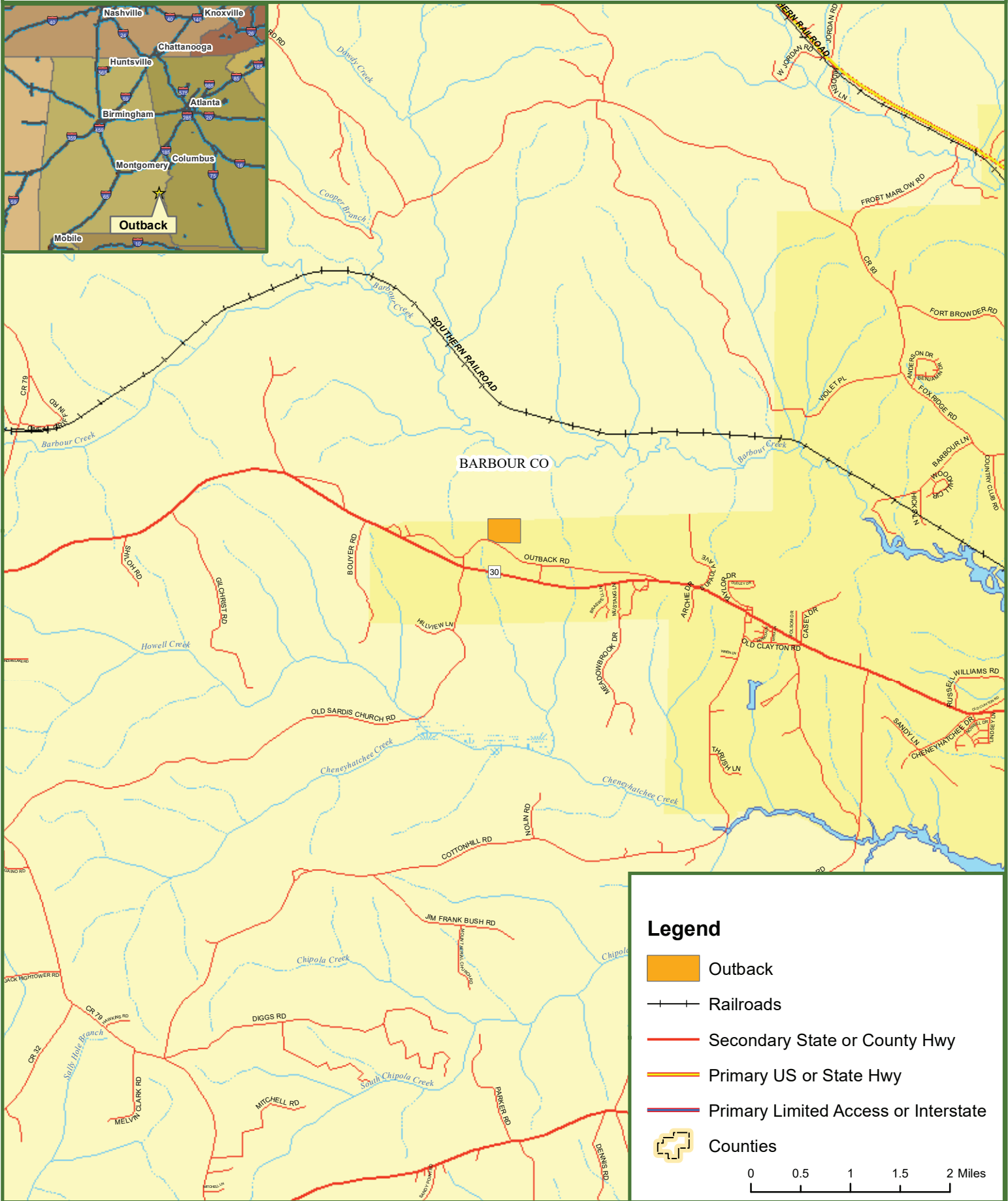
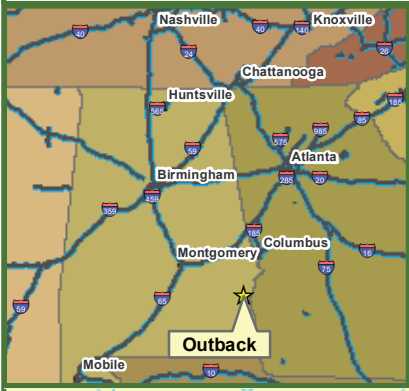
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Locus Map Outback

Barbour County, AL

50.00 ± Acres



Legend

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

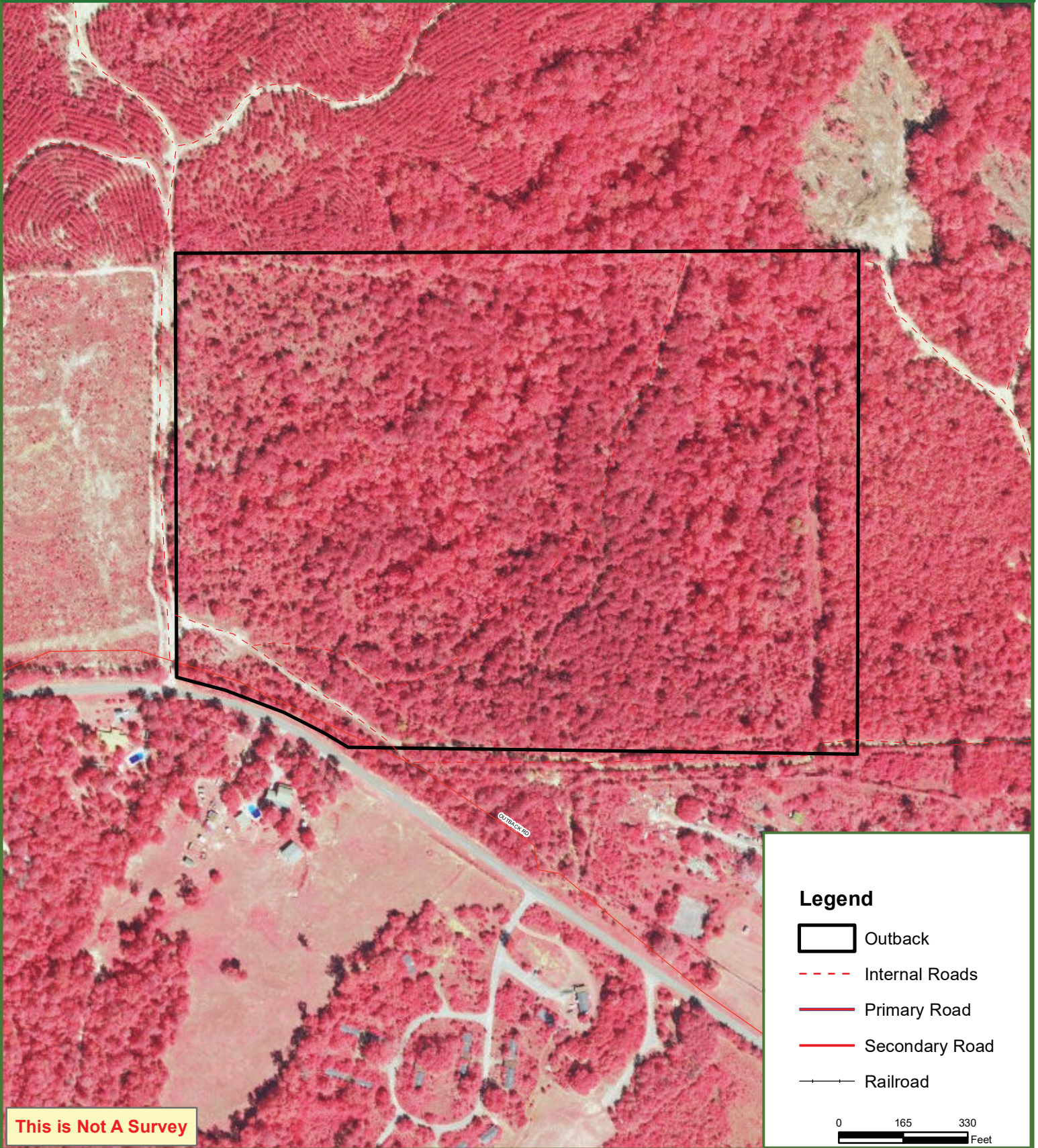
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Outback

Barbour County, AL

50.00 ± Acres



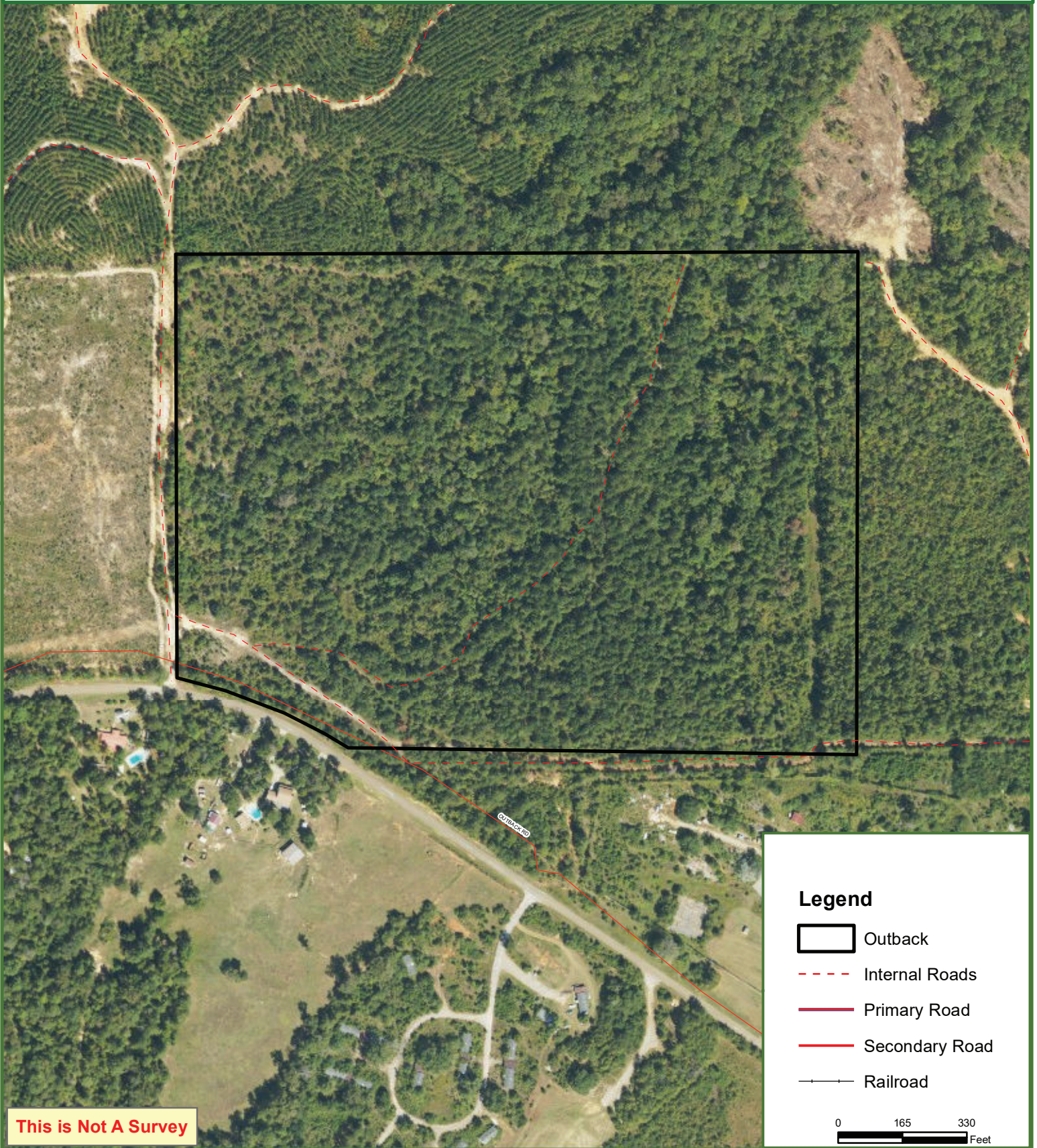
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Outback

Barbour County, AL

50.00 ± Acres



Legend

-  Outback
-  Internal Roads
-  Primary Road
-  Secondary Road
-  Railroad

0 165 330
Feet

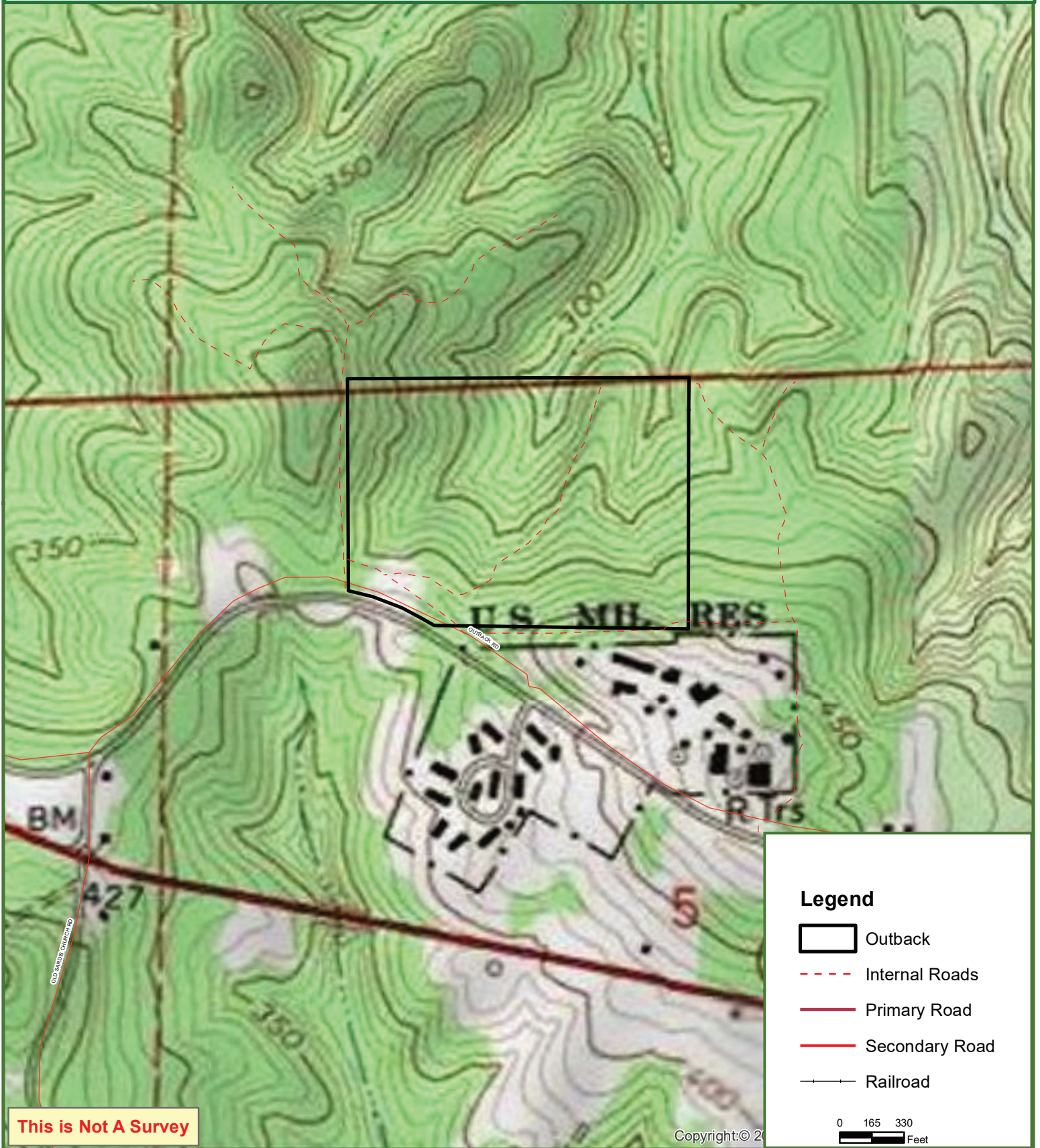
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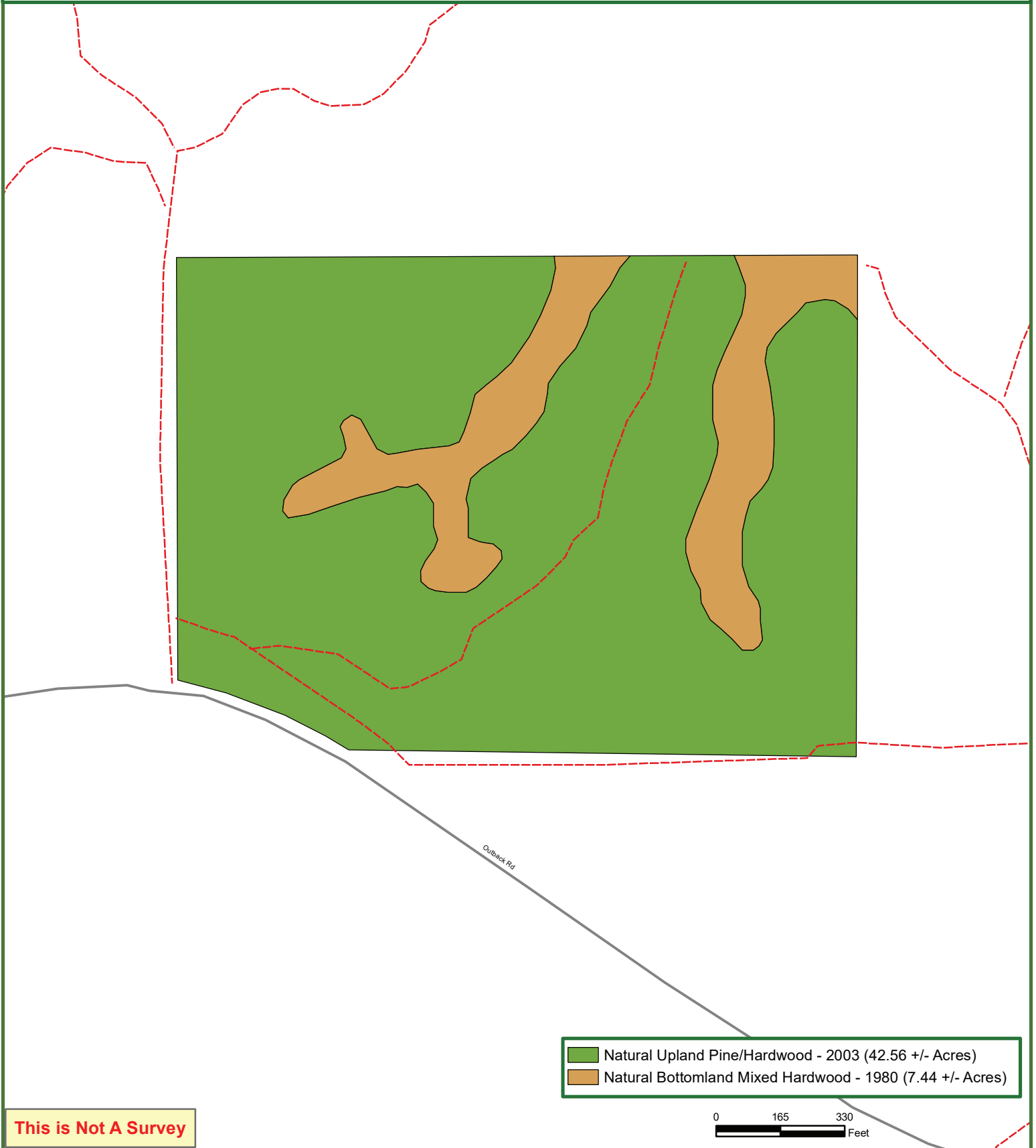
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This is Not A Survey

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