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Land**
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Dickert Tract

A recreationist's dream, offering excellent hunting and a prime location near the Tallapoosa River and Lake Wedowee.

Dickert Tract presents a recreational paradise for buyers seeking the following attributes:

- 🌲 A recreational tract offering excellent hunting opportunities amidst a diverse landscape of pine plantations, hardwood bottomlands, and natural wildlife corridors.
- 🌲 High-quality timber investment opportunity with 201 acres of newly planted genetically improved loblolly pine and 12 acres of 9 year old pine nearing it's first thinning.
- 🌲 Convenient access to the Tallapoosa River, Lake Wedowee, and West Point Lake for fishing and water recreation.
- 🌲 Diverse habitat with 39 acres of upland mixed pine-hardwood and 29 acres of mature hardwood bottomlands rich in oak creating ideal food sources and corridors for deer, turkey, and other game.

Property Highlights

 **\$967,000**

 **280 Acres**

 **Wadley, AL**

 **Timberland**



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LOCATION



The loblolly pine plantation planted in 2016 should be ready to thin in six to seven years.

The Dickert Tract is situated in the Piedmont region of Alabama, characterized by its rolling hills and valleys. It is surrounded by timberland on all sides. The town of Wadley is only a 7-mile drive west, offering convenience stores, fuel options, and a couple of local restaurants. The city of Roanoke is approximately 15 minutes east and provides dining, grocery shopping, and hotel accommodations. The Tallapoosa River is just four miles away, and Lake Wedowee can be reached within 20 minutes. Additionally, Atlanta Airport is about an hour and a half away.

PROPERTY DESCRIPTION



A branch of Beaverdam Creek runs from east to west across the tract.

This tract is ideal for recreational use due to its diverse timber types and its location within a larger forested area, which offers significant potential for future timber production. The terrain is gently rolling, with elevations ranging from approximately 680 to 900 feet above sea level.

The soils are well-drained, making them suitable for timber management. A branch of Beaverdam Creek runs through a portion of the property. Additionally, the Tallapoosa River, West Point Lake, and Lake Wedowee are all just a short drive away from this tract.

ACCESS



Public frontage and access is provided by County Road 823.

The tract is currently accessible by an entrance on County Road 823. There are approximately 1.5 miles of interior roads and trails that allow access to the interior. These roads are suitable for 2WD vehicles when dry, but may require 4WD vehicles during wet conditions. The property features about 2,500 feet of frontage along County Road 823, which is graveled and maintained by the county. Additionally, power is available along the county road.

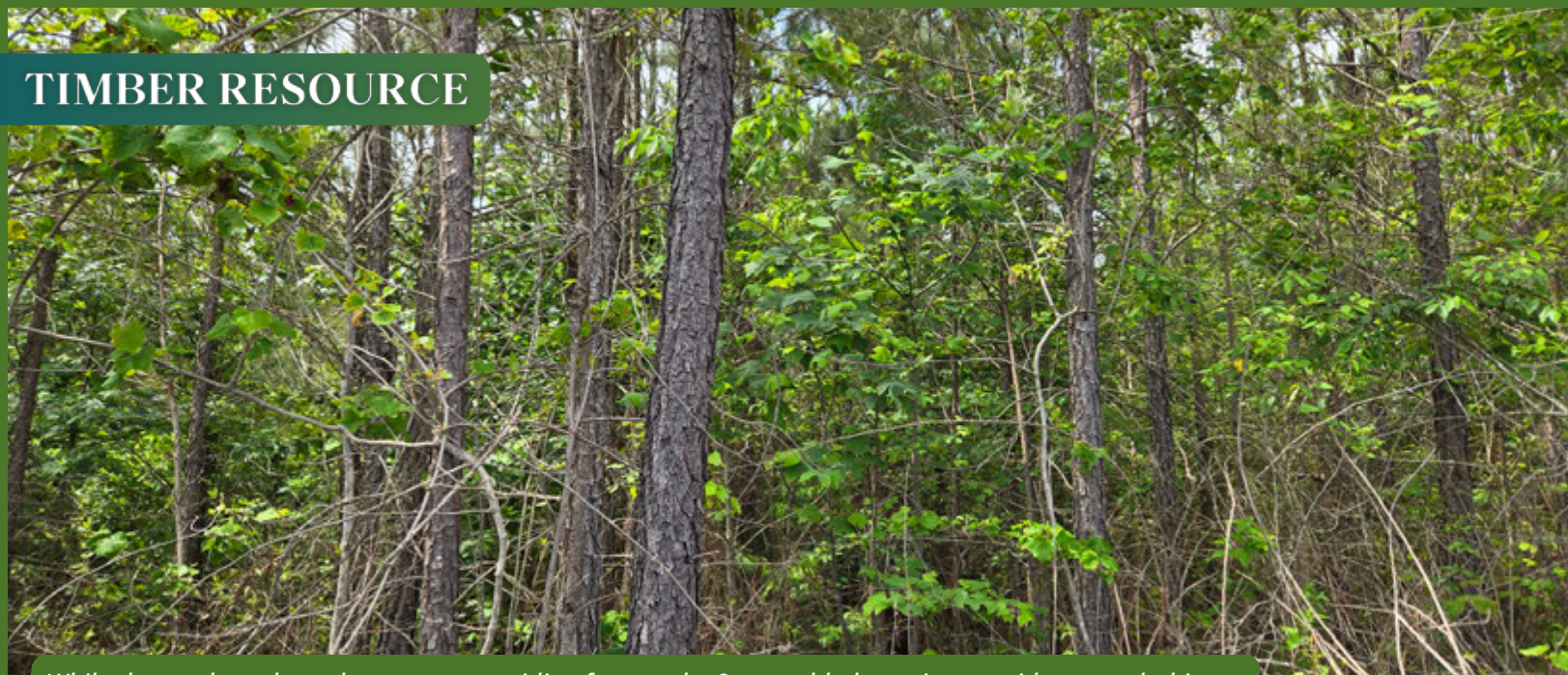
TIMBER RESOURCE



The western most 40 acres were harvested in 2010 and allowed to regenerate naturally.

Approximately 201 acres were planted with genetically improved loblolly pine this past winter. The genetic stock used is expected to produce sawtimber and pole-quality timber once it matures. In this region, the typical management practice involves thinning around age 15 and again at age 21. The stand should reach financial maturity between the ages of 25 and 30, depending on growth rates and market conditions. After thinning is completed, additional options can be considered to enhance growth and wildlife value, such as prescribed burning, fertilization, and herbaceous treatments. This tract is located in a robust market for pine sawtimber and poles.

TIMBER RESOURCE



While the newly replanted areas are providing forage, the 9 year old plantation provides cover habitat.

Additionally, approximately 12 acres are planted with nine-year-old loblolly pine, which should be ready for thinning in three to four more years. There are 39 acres of upland natural timber, comprising a mix of pine and hardwood. This area will require several more years to reach marketable size, but it contributes to the diversity of the tract, benefiting local wildlife. The tract also includes approximately 29 acres of hardwood-dominated bottomlands that follow the creeks. While some timber harvesting can occur in these areas, it is generally recommended to keep them intact to serve as wildlife travel corridors, which enhances the overall diversity of the tract. This area contains a significant number of hard mast-producing trees, such as oaks, which provide valuable food sources throughout the year.

TAX & TITLE



Genetically improved loblolly pine was planted this past winter.

The Dickert Tract is owned by DTOF AL, LLC. The deed is recorded in the Randolph County Courthouse. In 2023, property taxes were an estimated \$720. This property is currently enrolled in Alabama's Current Use program for tax savings.

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.