



**Fountains  
Land**  
AN F&W COMPANY

# Equality Woodlands #2

**A well-managed tract offering mature timber, wildlife habitat, and residential or recreational potential just minutes from Lake Martin.**

Equality Woodlands #2 presents a diverse and well-managed tract ideal for buyers seeking the following attributes:

- 🌲 Mature 31-year-old loblolly pine stand with recent thinning, herbicide release, and a controlled burn, ready for immediate timber income or long-term investment and cutover that is currently in the process of being replanted with Loblolly Pine.
- 🌲 Prime location just minutes from Lake Martin, with easy access to the Coosa River, Jordan Lake, and nearby Alexander City and Wetumpka.
- 🌲 Excellent potential for a homesite or getaway with open building areas, highway frontage, electricity access, and gently rolling terrain.
- 🌲 Approximately 0.6 miles of well-maintained gravel road and over 2 miles of interior wood roads that have been recently repaired following logging operations.
- 🌲 Over 1 ½ miles of firebreaks already installed from the previous understory burn that provide easy ATV access, land management, and surveillance throughout the property.
- 🌲 Rich wildlife habitat due to the flowing creek, hard mast-producing trees, and large food plots.

## Property Highlights


- 💰 \$920,482
- 📏 256 Acres
- 📍 Equality, AL
- 🏠 Multiple Use



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## LOCATION



*Alabama Highway 259 frontage.*

Nestled in the scenic rolling hills and valleys of Alabama's Piedmont region, the Equality Woodlands #2 tract offers the perfect blend of peaceful seclusion and convenient access. Surrounded on the majority of boundaries by expansive timberland, this property offers natural privacy and a serene landscape, while Alabama Highway 259 provides excellent access along its westernmost boundary.

Located just one mile from the community of Equality, you'll find a local service station and general store ideal for quick stops and everyday essentials. For a broader range of amenities, Alexander City is a short 15-minute drive north via US Hwy 280, and Wetumpka lies just 20 minutes to the south. Both cities offer shopping, dining, hotels, and healthcare facilities.

Outdoor enthusiasts will love the proximity to Lake Martin, just five miles to the east, "as the crow flies," with boat landings less than ten minutes away from the property. The Coosa River and Jordan Lake are also easily accessible from the southwest, offering additional options for fishing, boating, and recreation.

Montgomery, the state capital, is less than an hour away, offering a regional airport. Whether you are seeking a private recreational escape, timber investment, or a peaceful homestead site, Equality places you at the center of Alabama's natural beauty and small-town charm.

## ACCESS



*Alabama Highway 259 frontage.*

The tract is currently accessible by an existing gravel entrance that provides access to the entire property. There is approximately 0.6 miles of gravel driveway that connects to an additional 2+ miles of interior woods roads. All interior roads were improved in 2024. The tract features approximately 500 feet of frontage along Alabama Highway 259 and immediate access to electricity.



## PROPERTY DESCRIPTION



*Aerial view from the northeast corner.*

Equality Woodlands #2 is well-suited for timber production, thanks to its favorable location, well-drained soils, and quality timber type. The property's proximity to the highway, electricity, and open layout also make it an excellent place to build a house, cabin, or private getaway.

There are two thoughtfully cleared areas within the mature pine stand that provide a picturesque and practical site for building, both being adjacent to a well-maintained gravel driveway. For a more remote building location, there are several cleared off hill-tops within the recently clear-cut areas. The gently rolling terrain, with elevations ranging from approximately 580 to 720 feet above sea level, enhances aesthetic appeal and usability. The property boasts several perennial and intermittent streams, adding scenic charm and a useful water resource. The recent clear-cut, thinning, chemical release, and prescribed burn have opened the view of the landscape, allowing for clear views across the entire property. The open views are broken up by hardwoods, and they were left for Streamside Management Zones (SMZs) during the last timber harvest, providing ideal conditions for wildlife habitat. The SMZs provide roosting areas and travel corridors for game species.

With a strong wildlife presence already, the property offers great hunting potential. Between the managed pine, open spaces, water access, and natural beauty, this tract is a true multi-use opportunity for timber, recreation, or a peaceful homestead.



*Roads and openings throughout mature pines.*



*Natural features throughout the bottomlands.*



## TIMBER RESOURCE



*Open mature pines.*

Equality Woodlands # 2 features approximately  $\pm$  67 acres of 31-year-old loblolly pine, which was thinned two years ago. If timber production is a primary goal, this stand is financially mature and ready for harvest at any time. To continue maximizing growth and long-term yield, replanting with loblolly pine following harvest is recommended. In addition to thinning, the pine stand has recently undergone a mid-rotation woody release and prescribed understory burn. The release and burn help clear residual logging debris, enhance visibility by opening the understory, reduce the risk of severe wildfire severity, and significantly improve habitat conditions for wildlife. Since the burn, new green vegetation has emerged, offering high-quality forage that attracts and supports game species. If wildlife management or visual appeal is a high priority, a recurring burn scheduled every two to three years can help maintain these conditions.

The property includes  $\pm$  142 acres of cutover that were harvested in early 2024. The cutover received an aerial site prep chemical application in June 2025 and is scheduled to be replanted in Loblolly pine. The cutover will be planted with genetically improved containerized Loblolly pine seedlings on 12 feet by 8 feet spacing, resulting in approximately 454 trees per acre. The seedling and spacing were selected to optimize growth and quality while enhancing wildlife habitat. Once the seedlings are planted, they will be ready to be thinned in approximately 15 years.



*Site prepped and ready to produce valuable timber.*

The property also includes  $\pm$  43 acres of hardwood-dominant bottomland that follows the natural course of the streams. While limited, timber harvest may be possible in these areas. Preserving bottomlands to preserve water quality, serve as wildlife travel corridors, and enhance habitat biodiversity is generally advised. This portion of the tract contains a good mix of hard mast-producing trees, such as oak, which provide important seasonal food sources for wildlife.



## TAX & TITLE



*Painted boundary lines.*

Equality Woodlands #2 is owned by DTOF AL, LLC. The deed is recorded in Deed Book 839, Page 70 at the Coosa County Courthouse. Taxes in 2024 were \$488.42. It is currently enrolled in Alabama's Current Use program for tax savings.

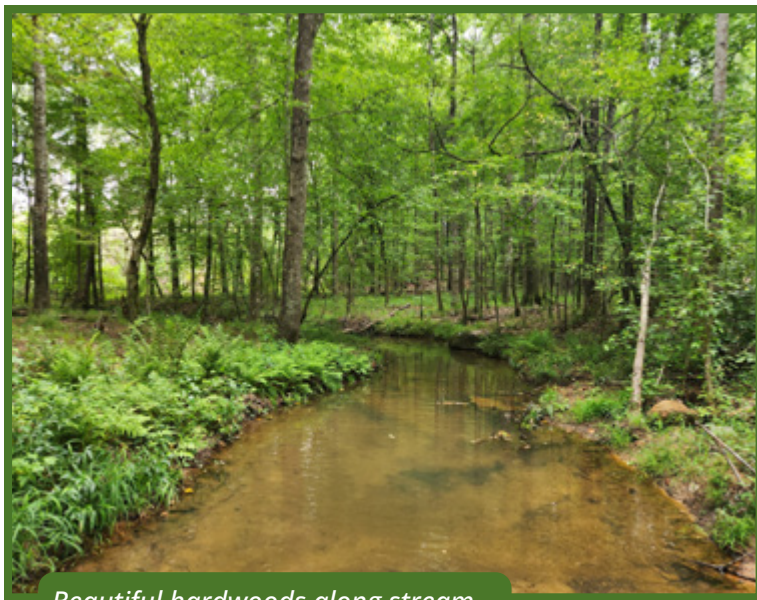
The boundary lines are marked in blue paint, and the frontage along Alabama Highway 259 is painted purple.



*Interior woods road through mature pines.*



*Multiple stream zones retained during timber harvest.*



*Beautiful hardwoods along stream.*



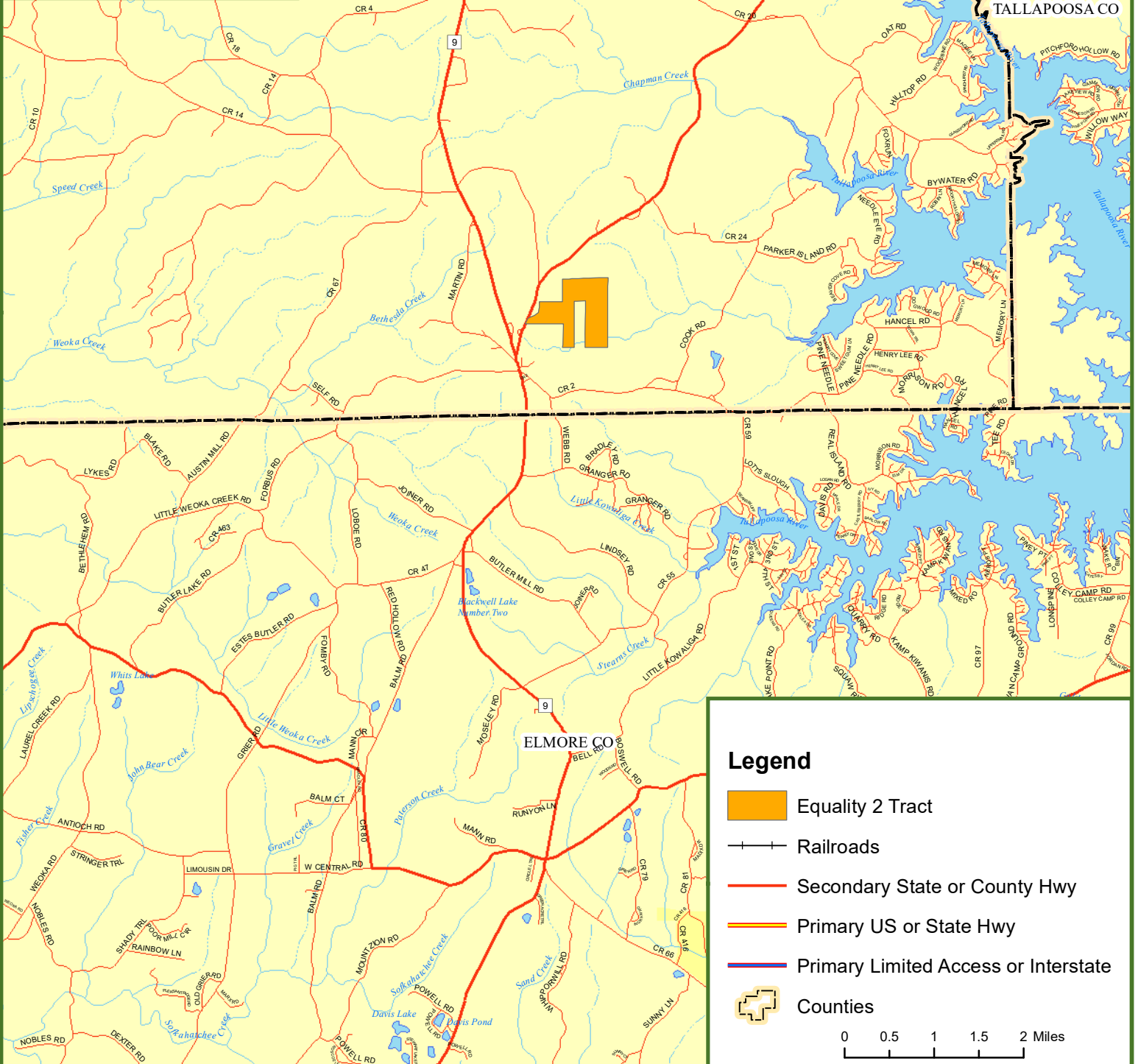
*Great wildlife habitat.*

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 Equality 2 Tract Coosa County, AL 256.00 ± Acres

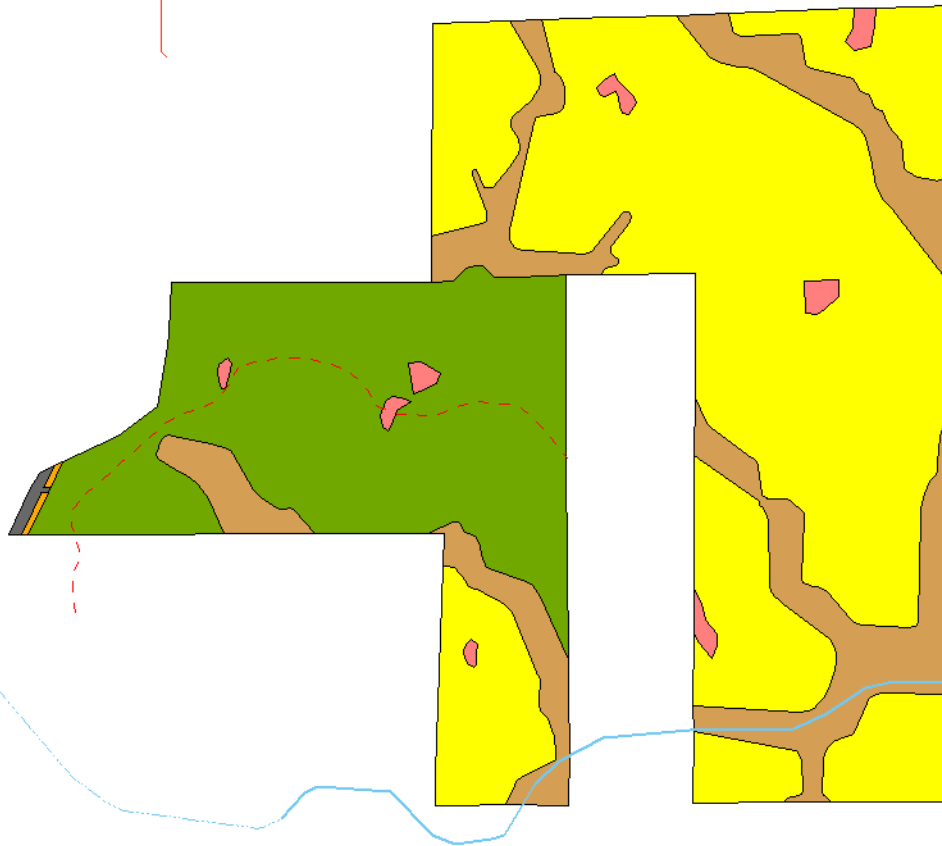




# Equality 2 Tract

## Coosa County, AL

256.00 ± Acres



**This is Not A Survey**

- Planted Upland Loblolly 1994 (67.13 +/- Acres)
- Natural Bottomland Mixed Hardwood 1940 (42.71 +/- Acres)
- Upland Cutover 2024 (141.94 +/- Acres)
- Food Plot (3.10 +/- Acres)
- Road (0.51 +/- Acres)
- Utility (0.27 +/- Acres)

0 495 990  
Feet

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.

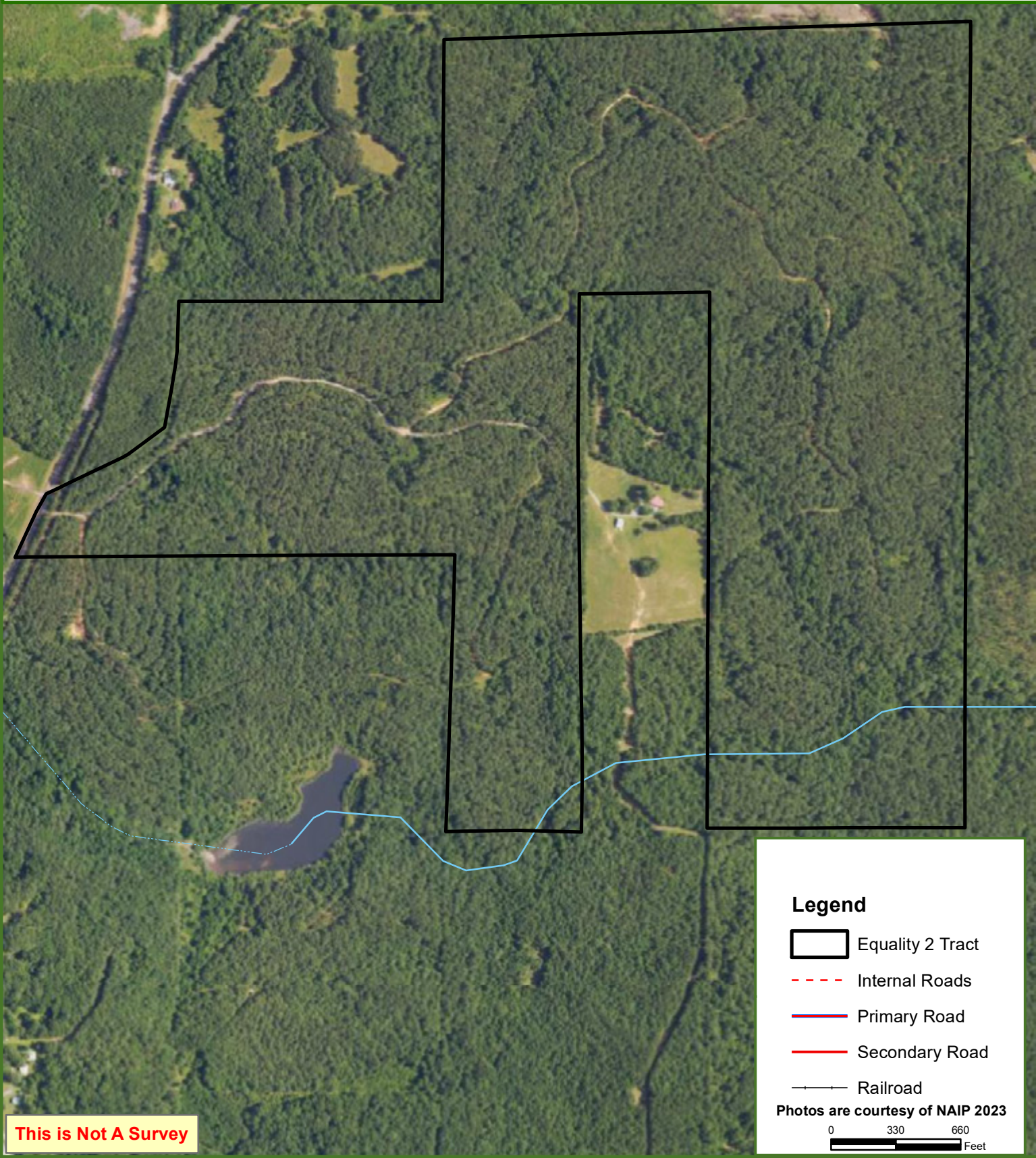




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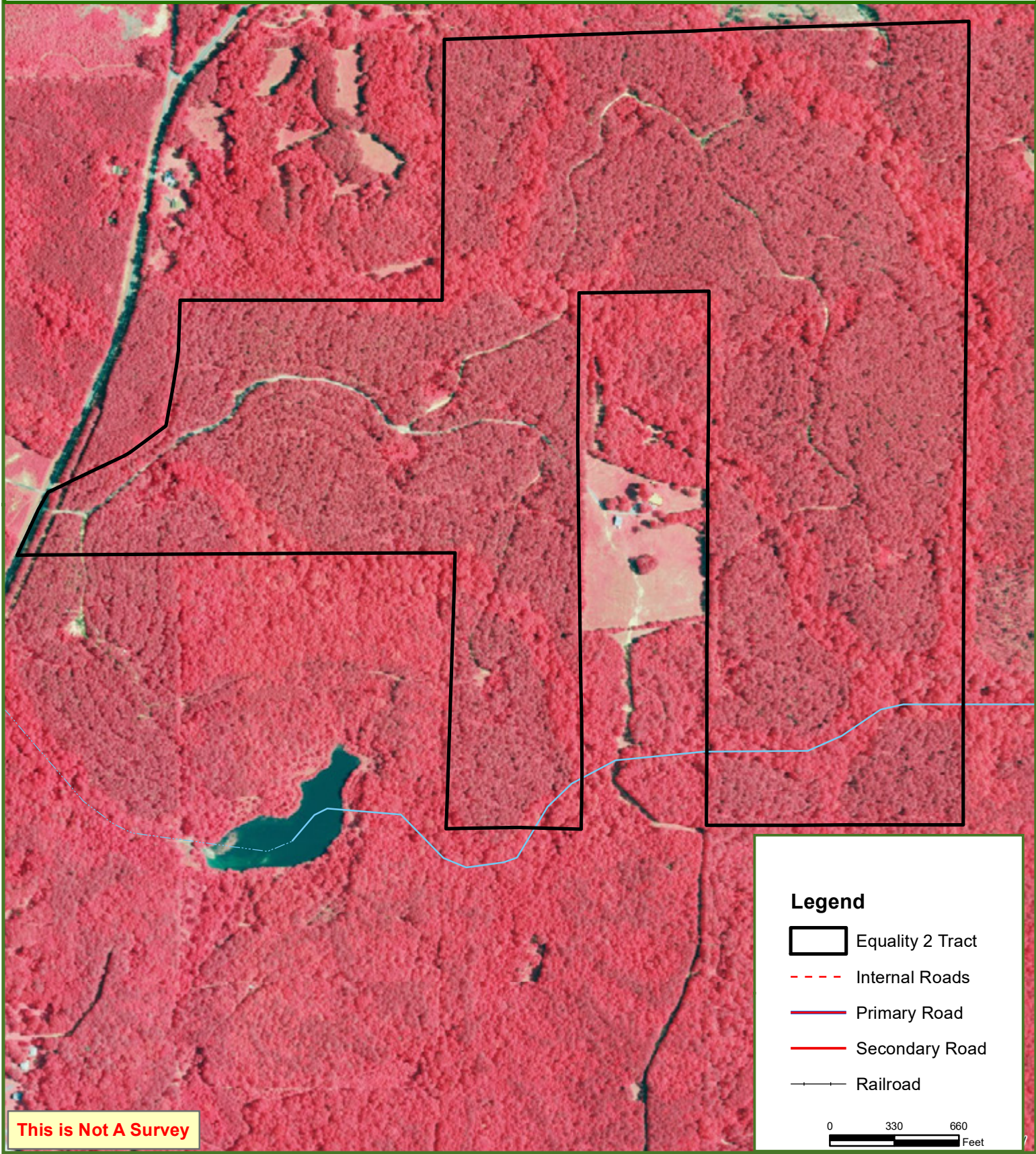




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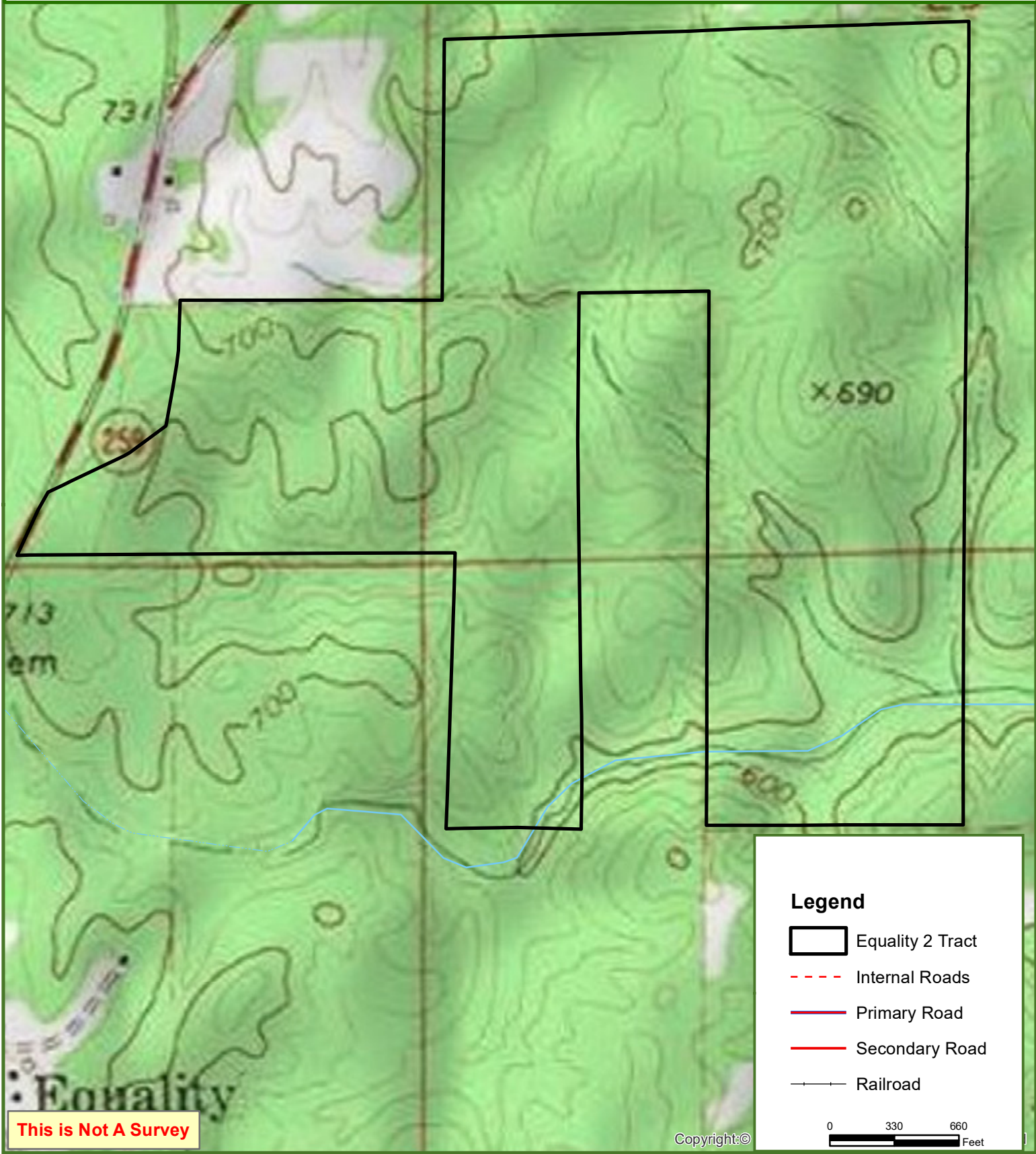




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