



**Fountains
Land**
AN F&W COMPANY

Equality Woodlands

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

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

- 🌲 Mature 31-year-old loblolly pine stand with recent thinning and controlled burn, ready for immediate timber income or long-term investment.
- 🌲 Prime location just minutes from Lake Martin, with easy access to the Coosa River, Jordan Lake, and nearby towns like Alexander City and Wetumpka.
- 🌲 Excellent potential for a homesite or getaway with open building areas, highway frontage, electricity access, and gently rolling terrain.
- 🌲 Established interior road and nearly a mile of firebreaks for easy ATV access and land management throughout the property.
- 🌲 Rich wildlife habitat due to the flowing creek water resource and hard mast-producing trees offer seasonal food sources.

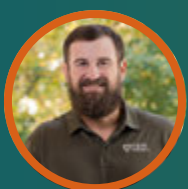
Property Highlights

 \$165,000

 32 Acres

 Equality, AL

 Multiple Use



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LOCATION



Equality Methodist Church is located directly across from this tract.

Nestled in the scenic rolling hills and valleys of Alabama's Piedmont region, the Equality tract offers the perfect blend of peaceful seclusion and convenient access. Surrounded on three sides by expansive timberland, this property offers natural privacy and a serene landscape, while Alabama Highway provides excellent access along its western 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 towns 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.



The corner marker indicates the Northeast corner of the property.



The fire break along the eastern boundary of the property.

PROPERTY DESCRIPTION



Looking through the thinned and burned stand with the hardwood timber in the back.

Equality Woodlands 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 barndominium, cabin, or private getaway.

A thoughtfully cleared area nestled within the heart of the pine stand provides a picturesque and practical site for building. The gently rolling terrain, with elevations ranging from approximately 680 to 720 feet, enhances aesthetic appeal and usability. A creek meanders through the lower third of the property, adding scenic charm and a useful water resource. Recent thinning and prescribed burning have opened up the landscape, allowing for clear views across most of the tract and creating ideal conditions for wildlife habitat.

With a strong game presence already on the land, 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.



This open area in the center of the tract is the perfect space to build or create a food plot for wildlife.

ACCESS



The tract has frontage on AL Hwy 259 and the community of Equality is less than a mile away.

The tract is currently accessible by an existing entrance and woods road just to the north, but a dedicated entrance will need to be established for long-term use. A quarter-mile interior road inside the property provides solid access for 2x4 vehicles under dry conditions. In addition, nearly a mile of established firebreaks encircle the thinned pine areas, offering ATV access to all corners of the property, perfect for land management, hunting, or recreation. The tract features approximately 1,200 feet of frontage along Alabama Highway 259 and immediate access to electricity.



Blue flags indicate the approximate location where you access the tract along the current road.



The internal road leading into the heart of the tract.

TIMBER RESOURCE



The 31-year-old loblolly pines were recently thinned and control burned.

Equality features approximately 23 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 prescribed burn. This controlled burn helped clear residual logging slash, enhanced visibility by opening the canopy, reduced the risk of wildfire, and significantly improved 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 higher priority, a recurring burn schedule every two to three years can help maintain these conditions.

The property also includes approximately seven acres of hardwood-dominated bottomland that follows the natural course of the creek. While limited timber harvest may be possible in this area, preserving these bottomlands to serve as wildlife travel corridors and enhance habitat diversity is generally advisable. 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.



A mix of hardwood species follow the run of the stream.



The thinned pine next to the hardwood stand increases diversity for wildlife.

TAX & TITLE



This stream runs from north to south across the southwest portion of the tract.

Equality 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 \$66.96. It is currently enrolled in Alabama's Current Use program for tax savings.



Due to the recent burn, a fire break separates the thinned pine and bottomland hardwood. This makes much of the tract ATV accessible.

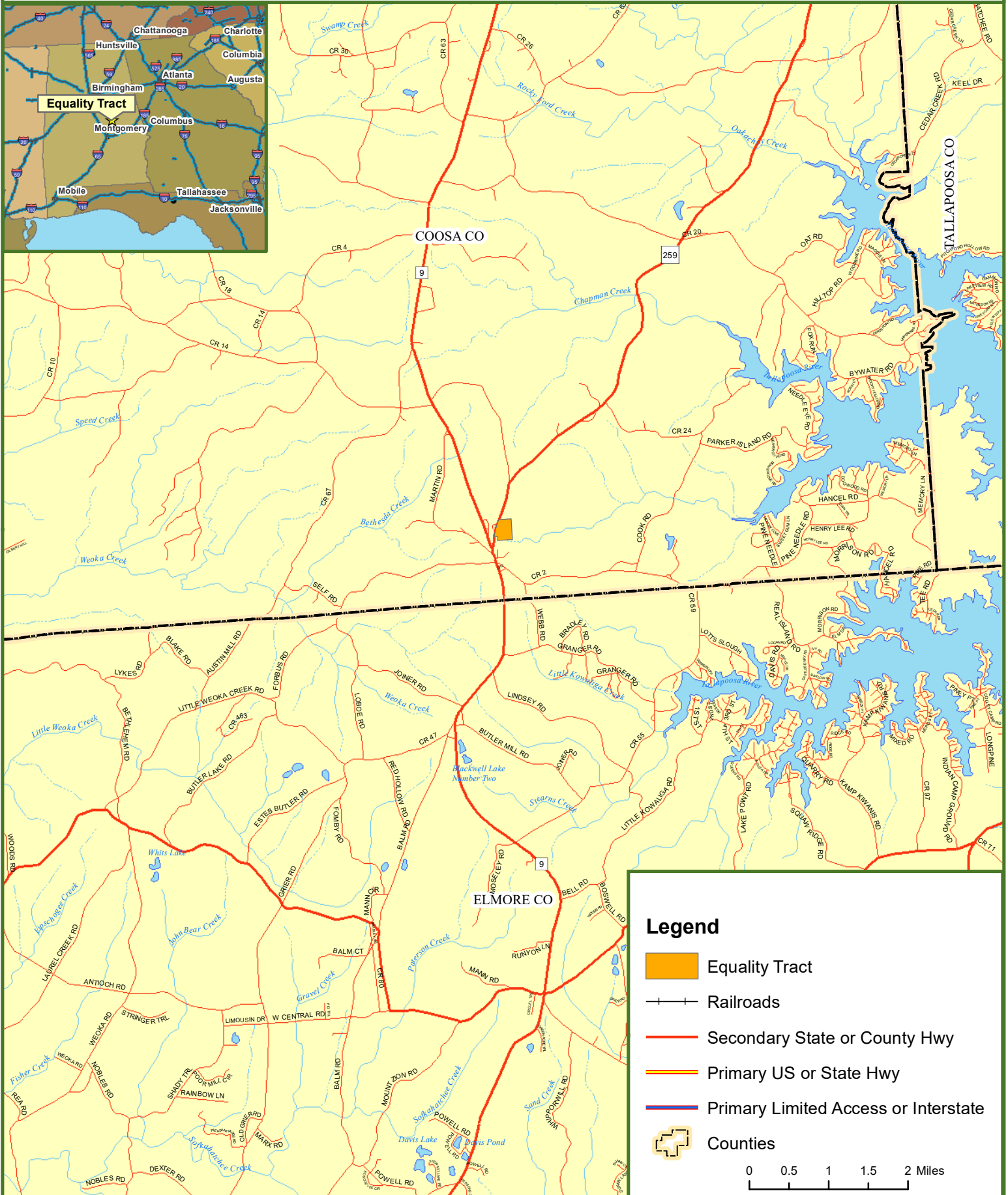
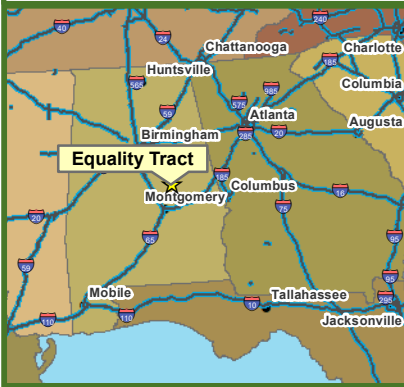
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Locus Map Equality Woodlands



Coosa County, AL
32.00 ± Acres

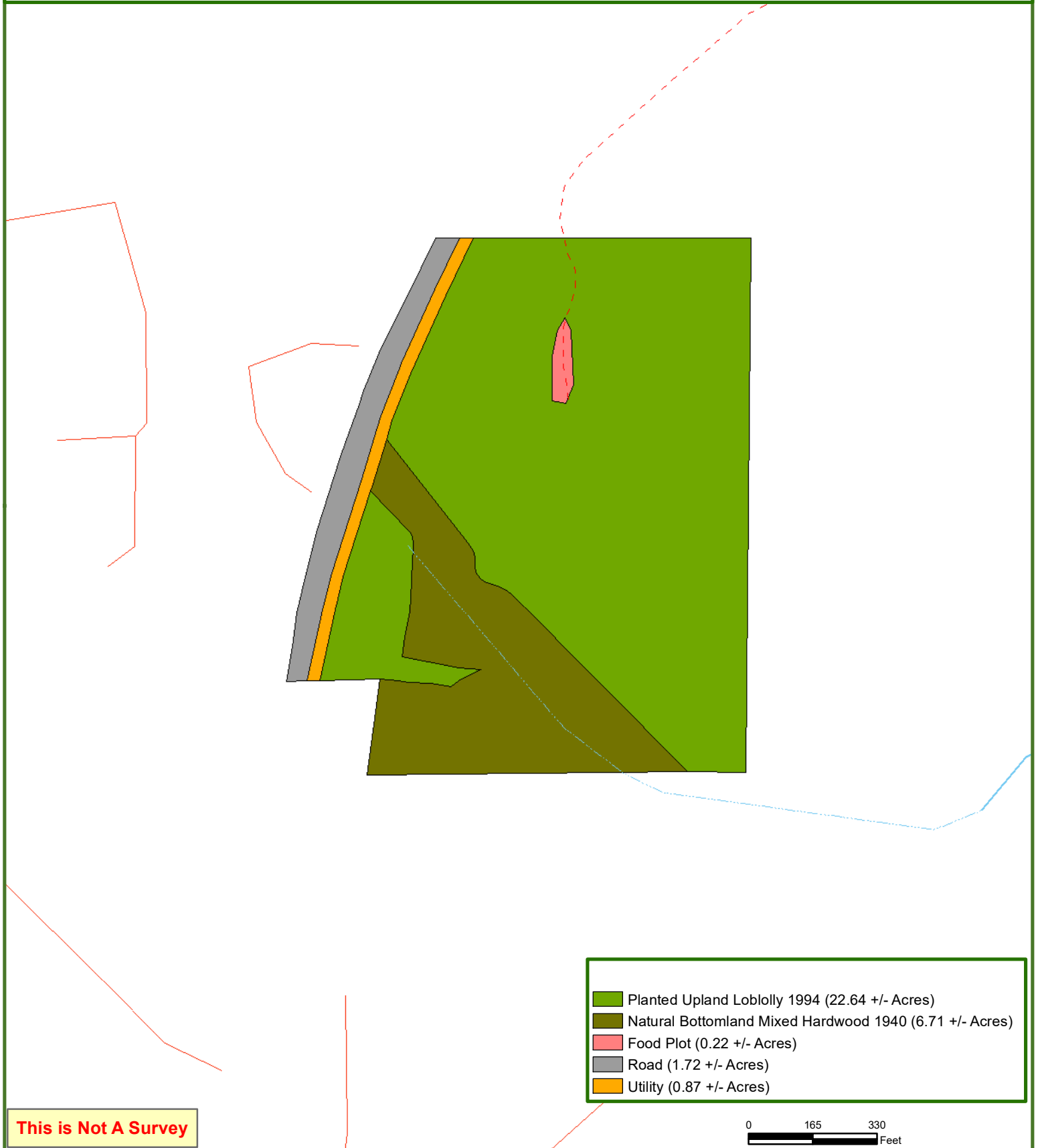




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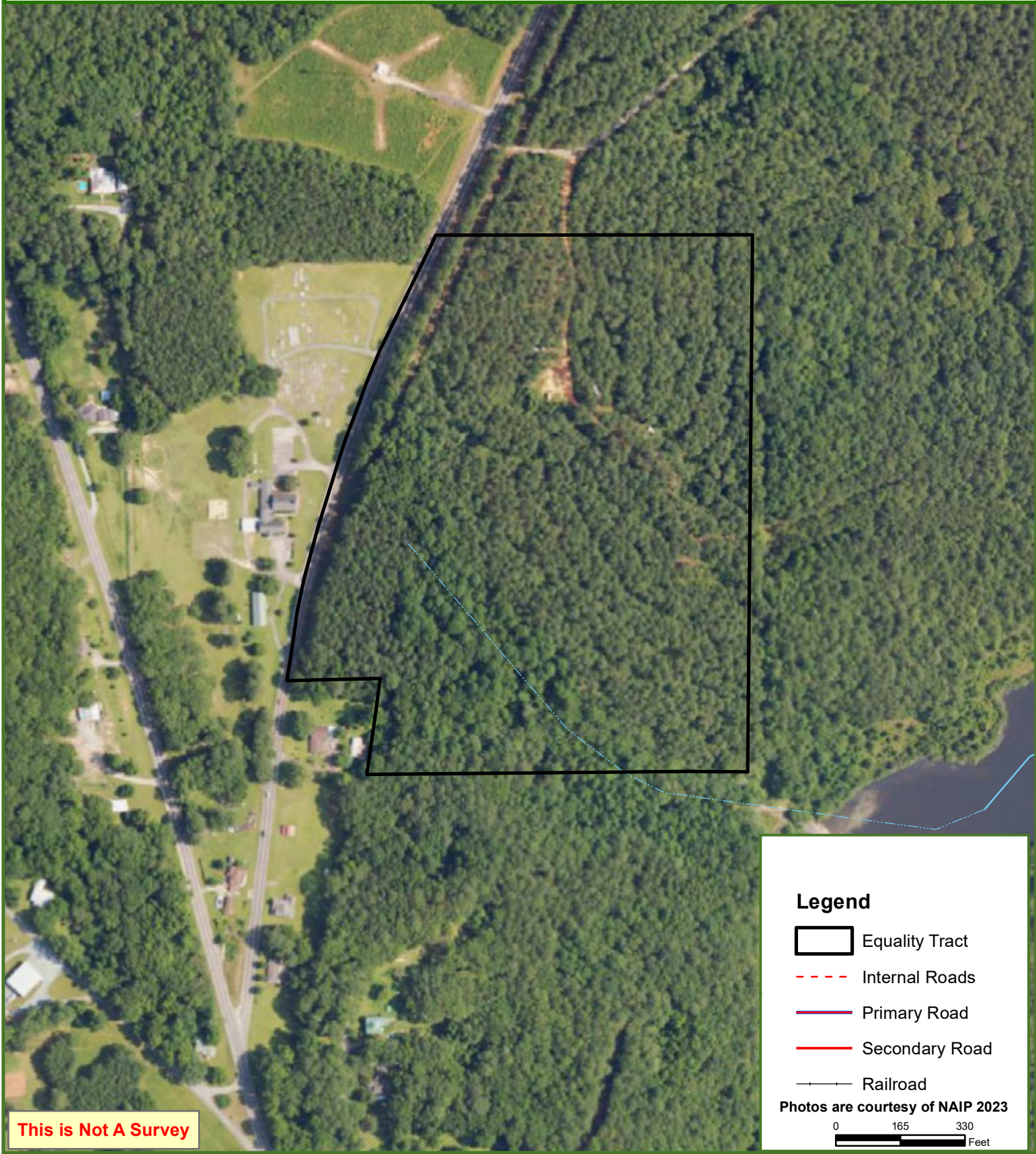
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



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This is Not A Survey

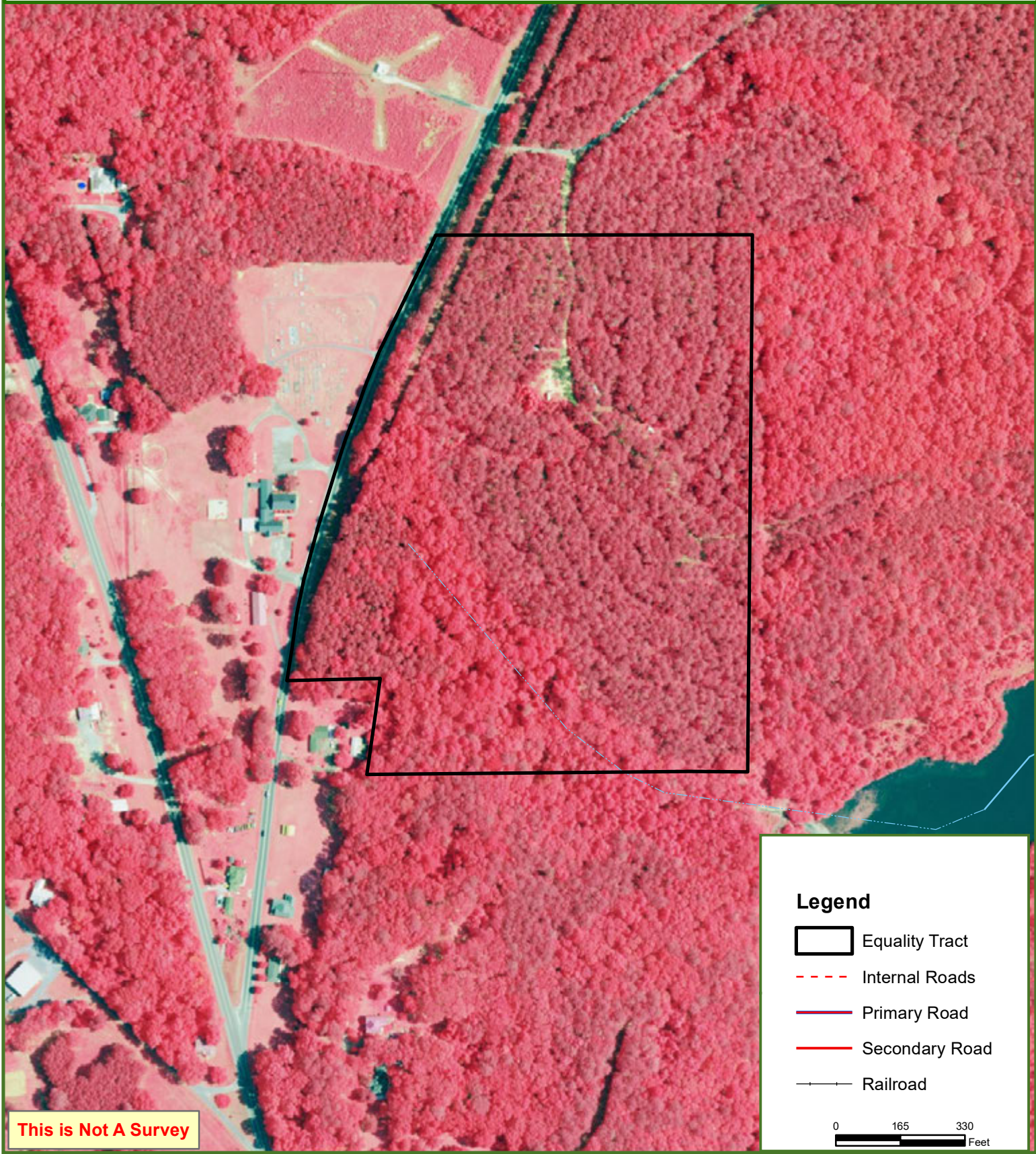
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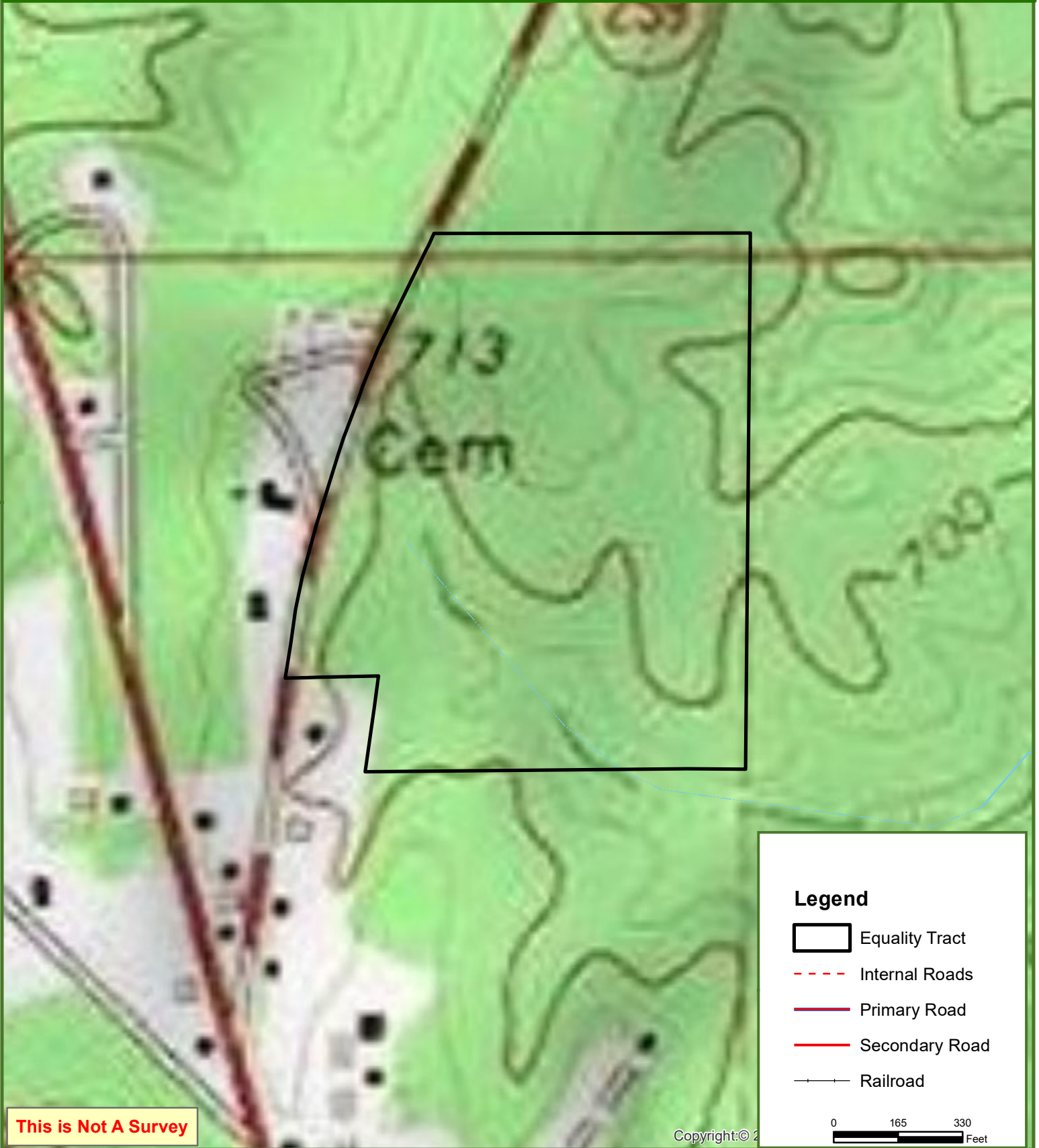
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