



**Fountains
Land**
AN F&W COMPANY



Munford Tract

A beautiful tract with mature timber, new plantings, and incredible wildlife features just minutes from I-20.

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

- 🌲 Diverse income potential with 47 acres of market-ready, thinned loblolly pine and 58 acres of newly planted pine offering both immediate and long-term timber investment opportunities.
- 🌲 Prime location just four miles from Munford and under 20 minutes from Talladega and Oxford, offering both rural seclusion and convenient access to dining, groceries, healthcare, and entertainment.
- 🌲 Rolling hills, open landscapes, well-drained soils, and electricity access along over 4,000 feet of road frontage make this tract ideal for building a barndominium, cabin, or private retreat.
- 🌲 Abundant wildlife due to recent controlled burns, thinned pines, and a mix of habitat types including 10 acres of hardwood bottomland with mast-producing oaks and nearly direct access to Choccolocco Creek.

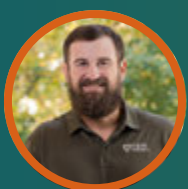
Property Highlights

 **\$368,500**

 **134 Acres**

 **Munford, AL**

 **Timberland**



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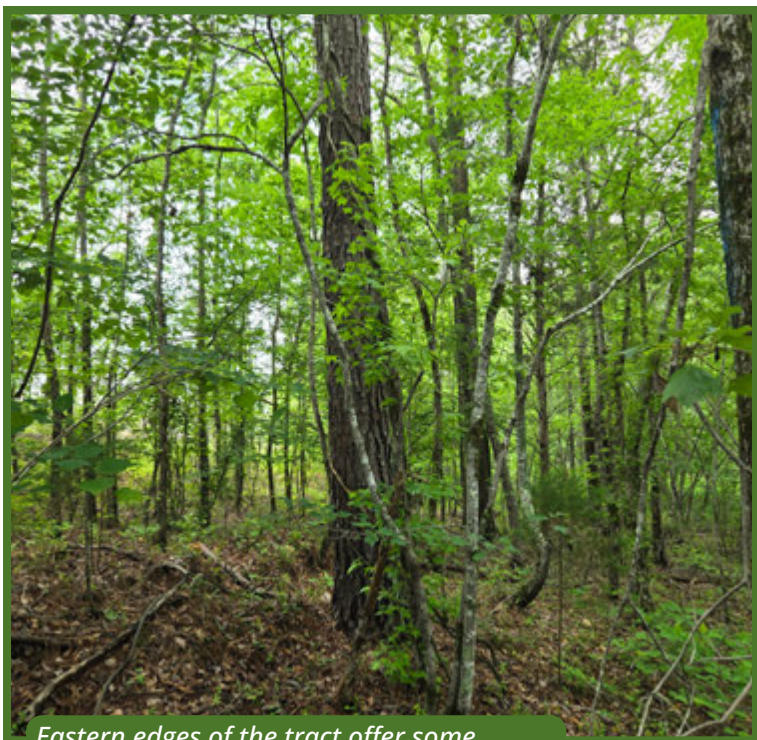
LOCATION



Watts Road provides the main entrance to the property. Look for the F&W sale sign.

The Munford Tract is situated in the Piedmont region of Alabama, characterized by its rolling hills and valleys. This property is surrounded by other timberland and farmland, with Watts Road forming most of its southern boundary. The town of Munford is less than four miles away, offering dining, grocery stores, and fuel options. The cities of Talladega and Oxford are both within a 20-minute drive, where you'll find additional dining, grocery stores, hotels, and hospitals if needed.

For racing enthusiasts, the Talladega Superspeedway is just minutes away! The property also has nearly direct access to Choccolocco Creek, which flows into the Coosa River and Logan Martin Lake, located about 11 miles to the west. Additionally, Birmingham's airport is less than an hour away.



Eastern edges of the tract offer some natural timber along the boundary.



Watts Road provides direct access to electricity.

PROPERTY DESCRIPTION



The northern portion of the property was planted with improved loblolly pine just this past winter.

This tract is well-suited for timber production due to its location and timber type. It is also well-suited for recreational activities. Its proximity to the highway, availability of electricity, and open landscape make it an excellent candidate for a barndominium, cabin, or private getaway. The terrain is rolling, with elevations ranging from 500 to 700 feet above sea level.

The well-drained soils are conducive to effective timber management. Currently, thanks to recent thinning, controlled burning, and new plantings, visibility across almost the entire tract is excellent. The area supports various game species, making hunting a possibility. With the thinned pines, recent burns, and the presence of water on the tract, the opportunities are endless!



The current views across the young pine are amazing.



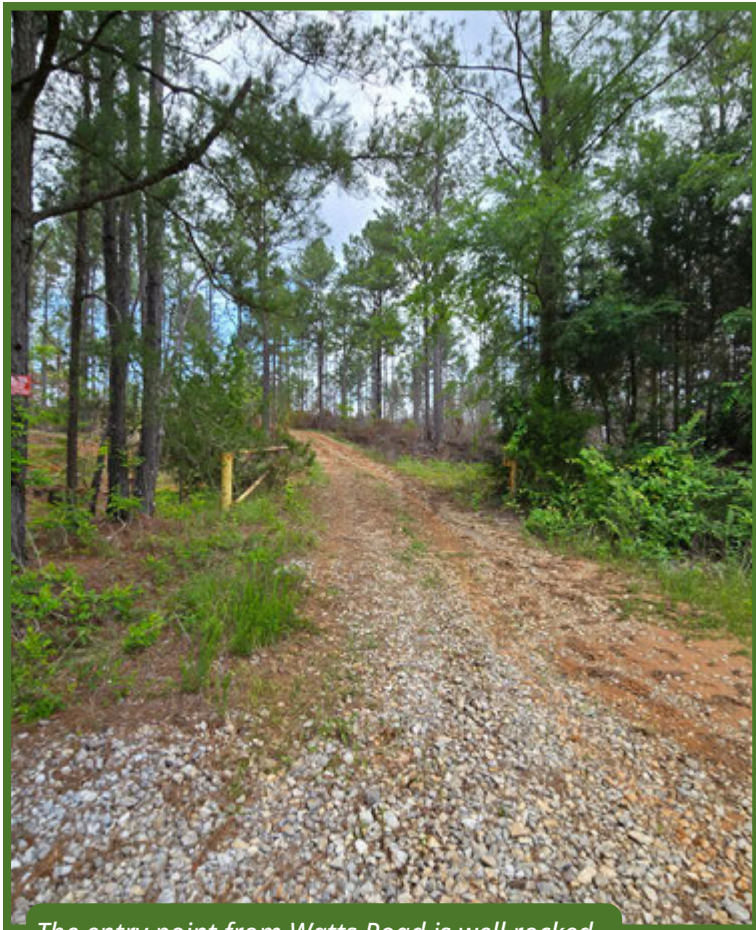
Watts Road provides direct access to electricity.

ACCESS



This is the access road from the gate to the 32-year-old pine plantation.

The property is currently accessible by Watts Road, which features a rocked entrance. There is approximately half a mile of interior woods road suitable for two-wheel drive traffic, provided the conditions are dry. Additionally, there are nearly one and a half miles of fire breaks and trails that allow ATV access to most areas of the property. The Munford Tract has approximately 4,100 feet of frontage along Watts Road and immediate access to electricity.



The entry point from Watts Road is well rocked.



An ATV trail runs between young pines and a hardwood hill located just above Choccolocco Creek.

TIMBER RESOURCE



The controlled burn helped control competing vegetation.

The Monford Tract features approximately 47 acres of 32-year-old loblolly pine, which was thinned two years ago. If timber management is the primary objective, this timber is financially mature and ready for market at any time. If harvested, it should be replanted with loblolly pine to maximize growth and production.

The thinned pines have also recently undergone a controlled burn. This burn helped clear residual logging slash, improved sightlines by opening up the stand, reduced the wildfire hazard, and, perhaps most importantly, significantly enhanced wildlife value. Since the burn was completed, fresh greenery has begun to sprout, providing high-quality forage for wildlife. If managing for wildlife and/or aesthetics is a higher priority, a plan can be developed to conduct burns every two to three years to maintain these objectives.

Additionally, approximately 58 acres were planted with genetically improved loblolly pine just this past winter. The genetic stock used is expected to produce sawtimber and pole-quality timber once it reaches maturity. In this region, the typical management schedule involves thinning at or around age 15 and again at age 21. The stand is expected to reach financial maturity between the ages of 25 and 30, depending on growth rates and market conditions. Once thinning has been completed, other options can be considered to enhance growth and wildlife value, such as burning, fertilization, and herbaceous treatments.

The tract also contains approximately 10 acres of hardwood-dominated bottomland. While some timber harvesting can occur in these areas, it is usually recommended to keep them intact so they can function as wildlife travel corridors and contribute to the diversity of the tract. There is a substantial number of hard mast-producing trees (such as oak) within this area, which adds to the available food sources throughout the year.

TAX & TITLE



Thanks to a recent controlled burn, there is now a fire break encircling the 32-year-old pines, which provides great access for ATVs.

The Munford Tract is owned by DTOF AL, LLC. The deed is recorded in Deed Book 1211, Page 228, at the Talladega County Courthouse. In 2024, property taxes amounted to \$264.68. This property is eligible for enrollment in Alabama's Current Use program for potential tax savings.



This utility right-of-way traverses the tract, allowing for wildlife plantings.

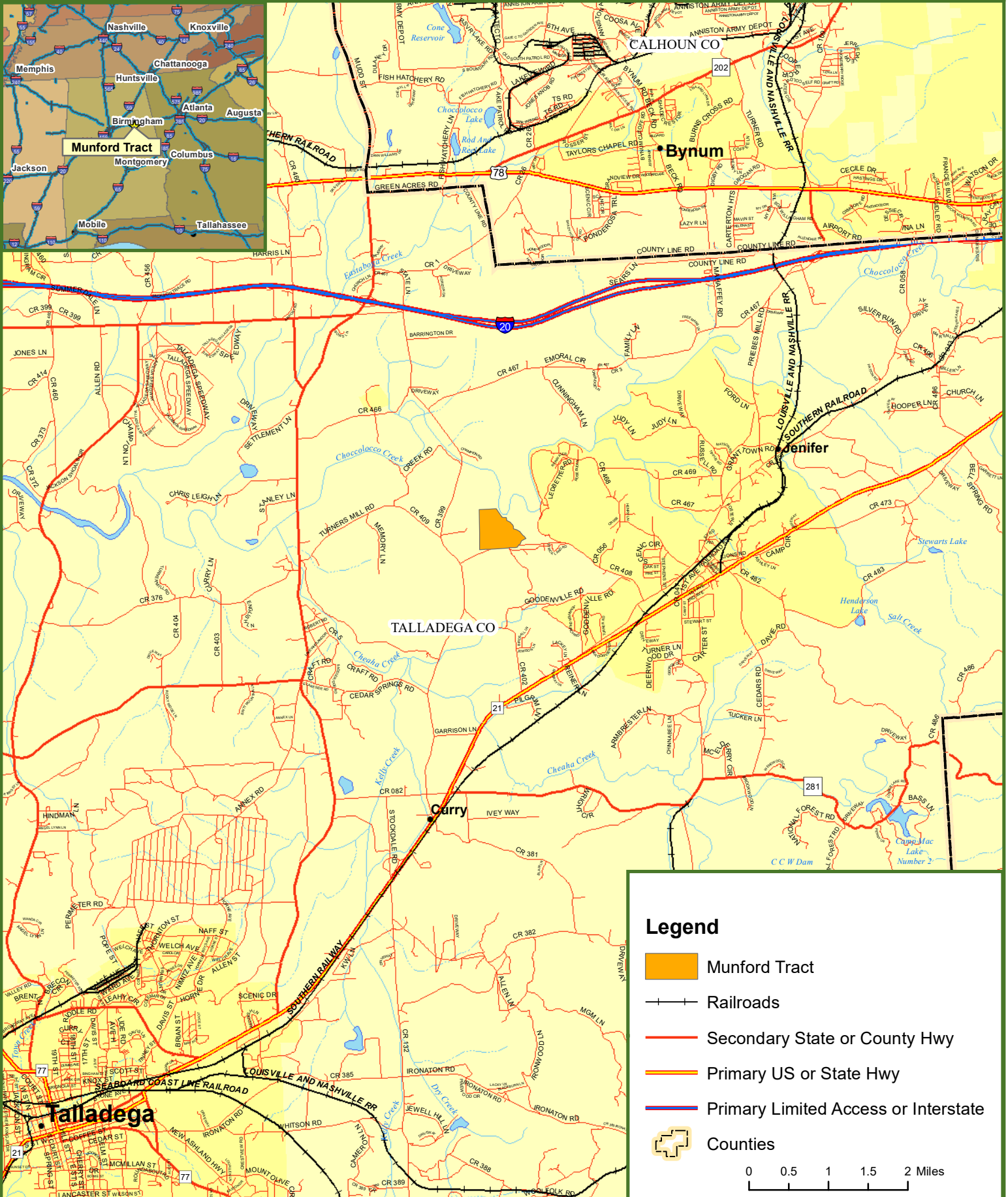
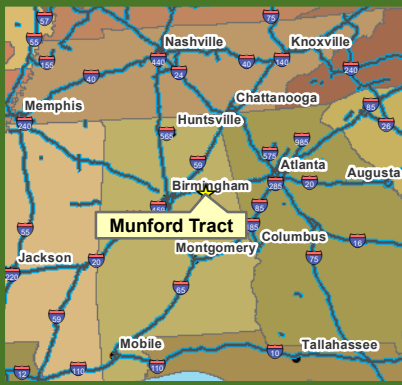


The newly planted pines are containerized stock that are genetically improved for sawtimber production.

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 Munford Tract Talladega County, AL 133.00 ± Acres





Munford Tract

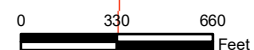
Talladega County, AL

133.00 ± Acres



- Planted Upland Loblolly 2025 (58.22 +/- Acres)
- Planted Upland Loblolly 2021 (3.29 +/- Acres)
- Planted Upland Loblolly 1993 (46.86 +/- Acres)
- Natural Bottomland Mixed Hardwood (9.86 +/- Acres)
- Food Plot (1.24 +/- Acres)
- Powerline (10.91 +/- Acres)
- Road (3.57 +/- Acres)

This is Not A Survey



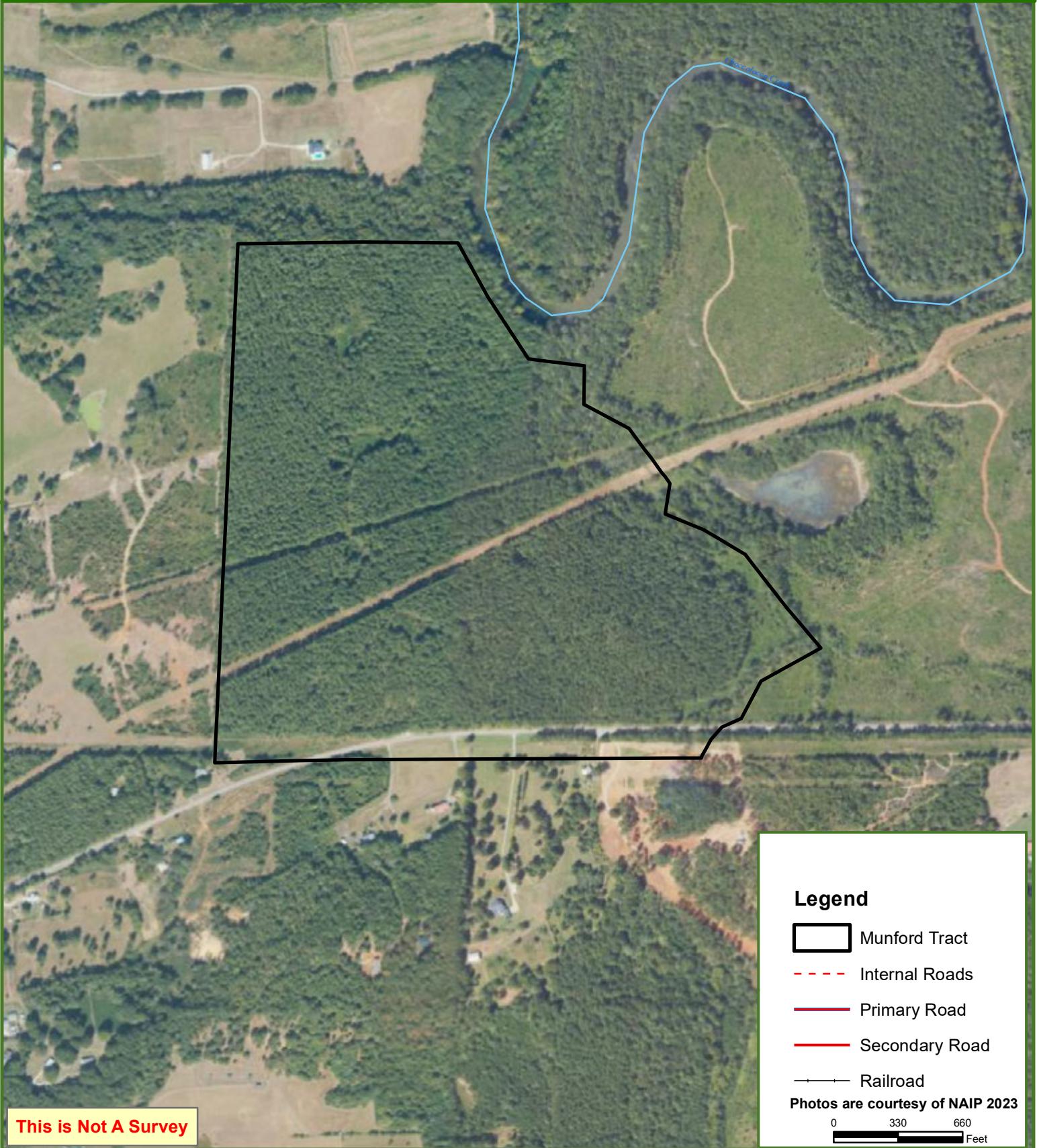
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Munford Tract






Talladega County, AL

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This is Not A Survey

Legend

-  Munford Tract
-  Internal Roads
-  Primary Road
-  Secondary Road
-  Railroad

Photos are courtesy of NAIP 2023

0 330 660
Feet

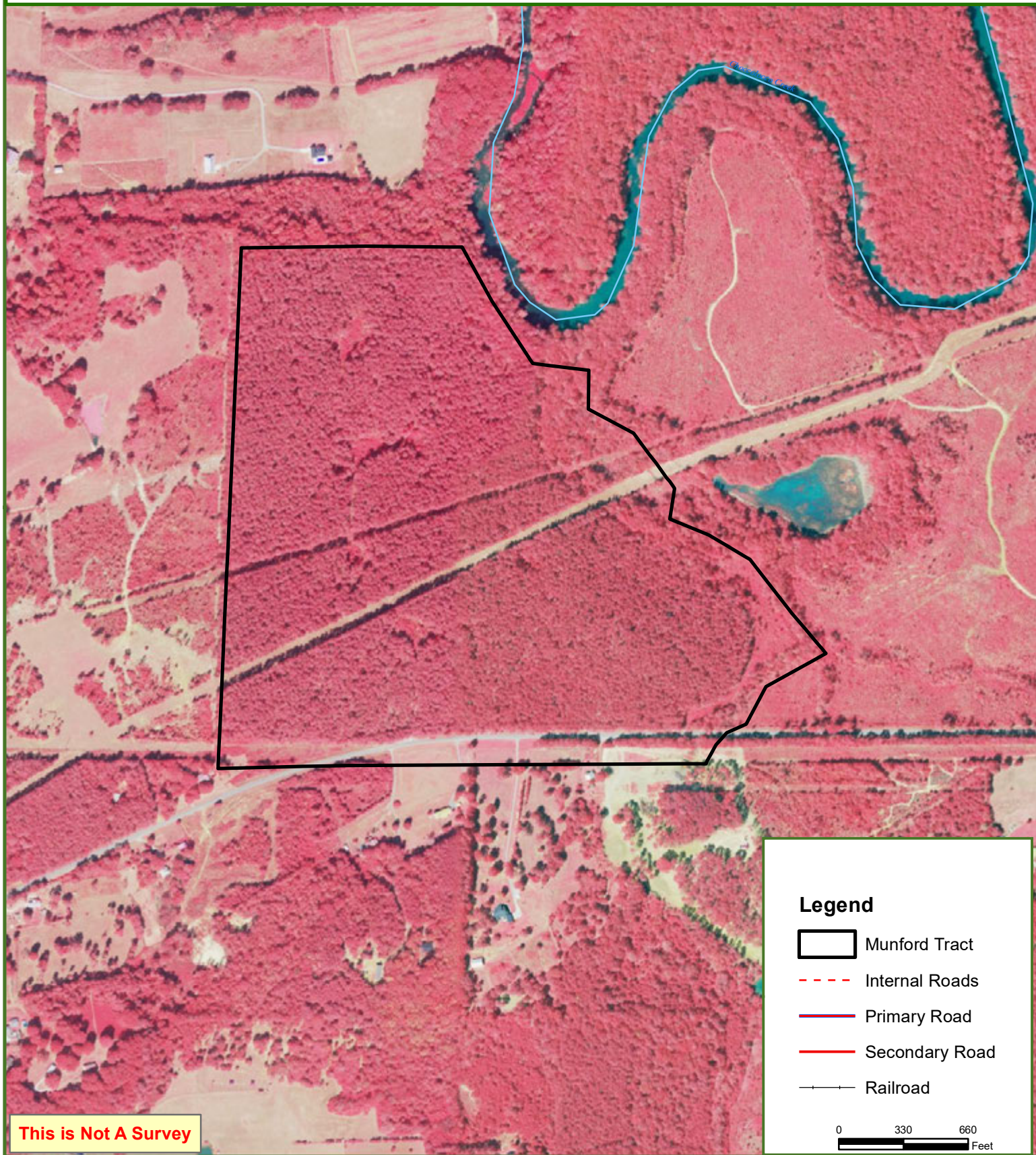
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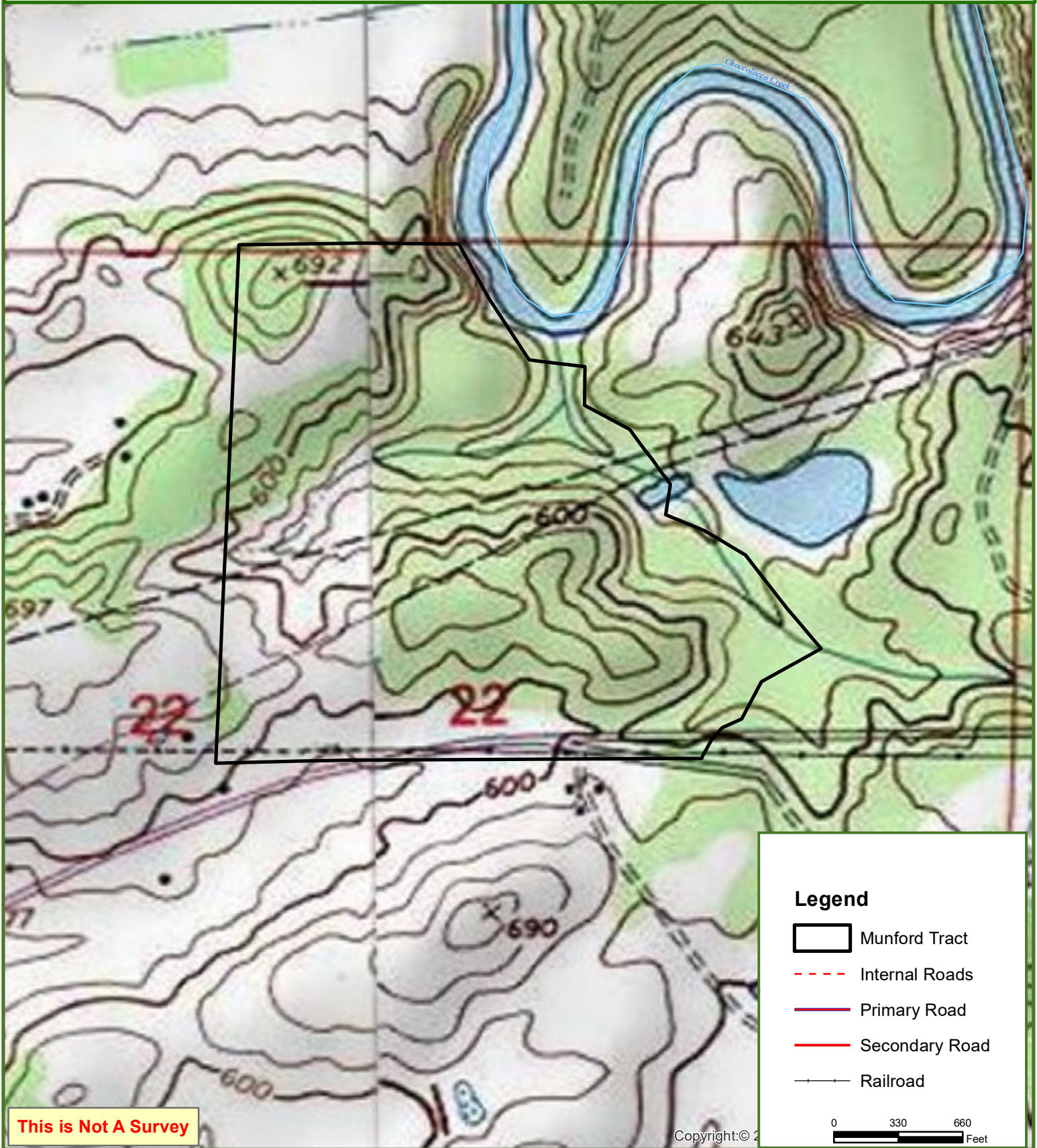
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