



**Fountains  
Land**  
AN F&W COMPANY



# Bluff Springs Tract

**This blank canvas offers multiple opportunities, beautiful views, and an abundance of wildlife just waiting for you to make it your own paradise.**

Bluff Springs Tract presents a blank slate for buyers seeking a property with a multitude of possibilities due to the following attributes:

- ± 2,700 feet of paved road frontage along Bluff Springs Road
- Multiple hardwood bottoms and streams
- Well-established interior road system
- Access to power and water
- A great white-tailed deer and wild turkey population
- Rolling hills with excellent views

## Property Highlights

-  \$799,700
-  270 Acres
-  Clay Co., AL
-  Multiple Use



**Troy Smith, ACF, RF, CF | Salesperson**  
(229) 733-0052 | [tsmith@fwforestry.com](mailto:tsmith@fwforestry.com)  
[www.fountainsland.com](http://www.fountainsland.com)



## LOCATION



*Intersection of Bluff Springs Road and New Prospect Road.*

Bluff Springs Tract is located in Alabama's scenic Piedmont region, nestled in the foothills of the Appalachians and defined by its rolling hills and valleys. Surrounded by timberland and rural residential properties, the tract offers a peaceful, private setting with Bluff Springs Road providing convenient access along its eastern edge. The nearby towns of Ashland and Lineville are just 10 to 15 miles north of the property and offer essential services, including grocery stores, dining, public schools, medical facilities, fire and police departments, and convenience stores.

Outdoor enthusiasts will appreciate the property's proximity to recreational destinations: Hollins Wildlife Management Area is just 17 miles away for hiking and hunting, while Lake Wedowee and Lake Martin, both within 25 miles, offer excellent fishing and boating opportunities. For those needing regional or national travel access, Birmingham-Shuttlesworth International Airport is within a two-hour drive, making this property both secluded and accessible.



*Frontage facing North on Bluff Springs Road.*



*Mature hardwoods along the SMZs.*



## PROPERTY DESCRIPTION



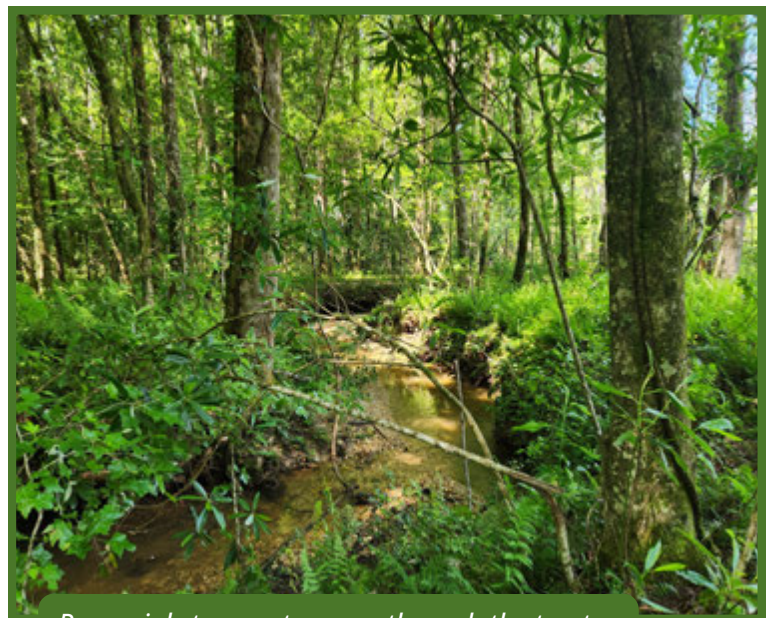
*The property features a mix of rolling hills, moderate slopes, and level ground.*

Bluff Springs Tract presents a unique and versatile opportunity for buyers seeking timber investment, recreational use, rural living, or farming potential. Spanning a diverse landscape with elevations ranging from 860 to 1,060 feet, the property features a mix of rolling hills, moderate slopes, and level ground with soils well-suited for timber production. Multiple intermittent and perennial streams traverse the tract, enhancing its natural beauty and ecological value. Access to power and water is available along Bluff Springs Road, with a powerline easement providing additional utility access.

Wildlife enthusiasts will appreciate the quality deer and turkey hunting, supported by Streamside Management Zones (SMZs) that act as natural travel corridors and contain mature hardwoods like white oaks, which are essential food sources for game. With no existing structures except an old chimney and a historic cemetery on the western edge, the land offers a blank canvas for development, including ideal sites for food plots and rural homesteads.



*The hilltop view.*



*Perennial streams traverse through the tract.*



## ACCESS



*East access off Bluff Springs Road.*

The Bluff Springs Tract offers excellent accessibility, featuring approximately 2,700 feet of paved road frontage and three main entry points. Over two miles of recently improved interior roads provide easy access throughout the entire property. The tract also has direct access to both power and water, enhancing its development potential.

Prior to the recent timber harvest, most of the boundary lines were clearly marked with blue paint. Remaining boundaries can be identified by existing fence lines and survey pins, making the property well-defined and easy to navigate.



*The established road system provides great access.*



*Bluff Springs Road provides the main access.*



## TIMBER RESOURCE

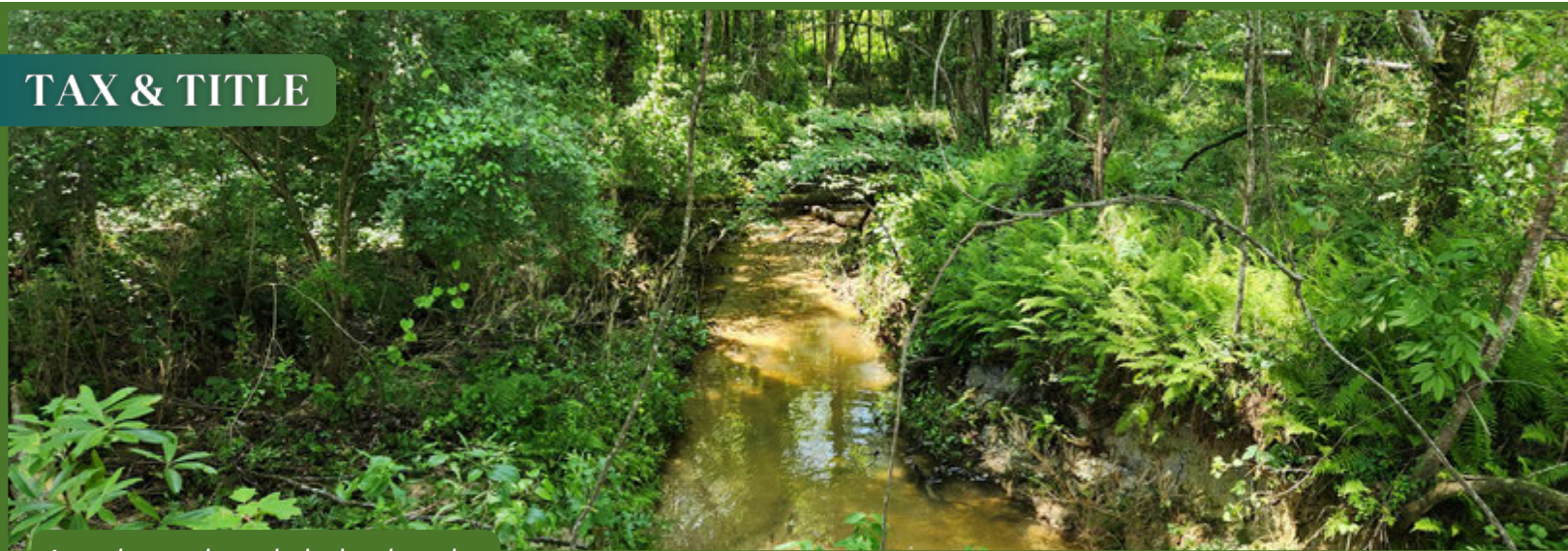


*Long SMZs break up the harvested areas.*

A timber harvest was completed in early 2025, leaving approximately  $\pm 27$  acres of mature timber standing within designated SMZs. These areas not only preserve the property's natural beauty and ecological value but also provide immediate habitat and cover for wildlife. The recently harvested portions of the tract are primed for reforestation, offering flexibility for either natural regeneration or artificial planting.

For optimal timber production, genetically improved Loblolly pine is the recommended species, as soil reports confirm it is well-suited to the site conditions. The property's soils are not favorable for Longleaf pine, making Loblolly a more productive and profitable option for future timber investment. This setup presents an ideal opportunity for buyers seeking to establish a long-term, sustainable timber operation.

## TAX & TITLE



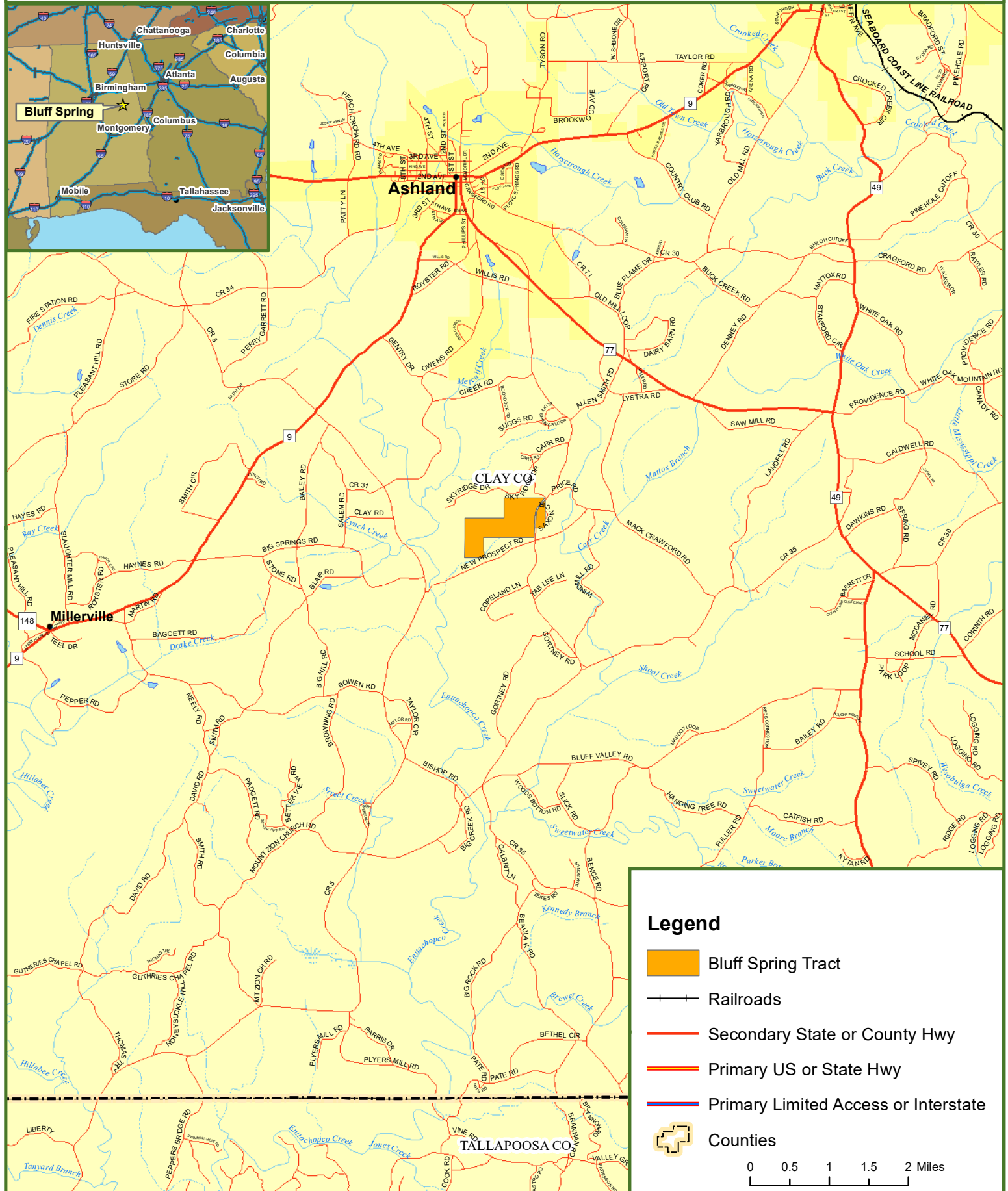
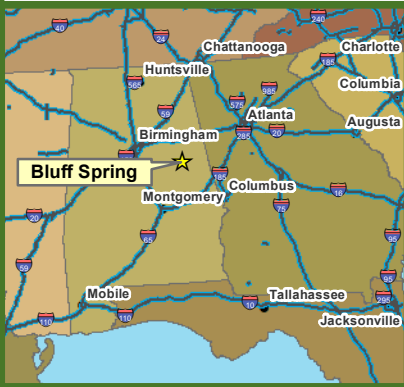
*A creek runs through the hardwoods.*

The property is currently owned by McGill Timberland Company, LLC, and is recorded in the Clay County Courthouse in Deed Book R179, Page 314. It consists of five separate parcels with PINs 10428, 10429, 10547, 10548, and 10559. Property taxes for 2024 totaled \$545.34.


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 Bluff Spring Tract Clay County, AL 270.00 ± Acres



## Legend

-  Bluff Spring Tract
-  Railroads
-  Secondary State or County Hwy
-  Primary US or State Hwy
-  Primary Limited Access or Interstate
-  Counties

0 0.5 1 1.5 2 Miles

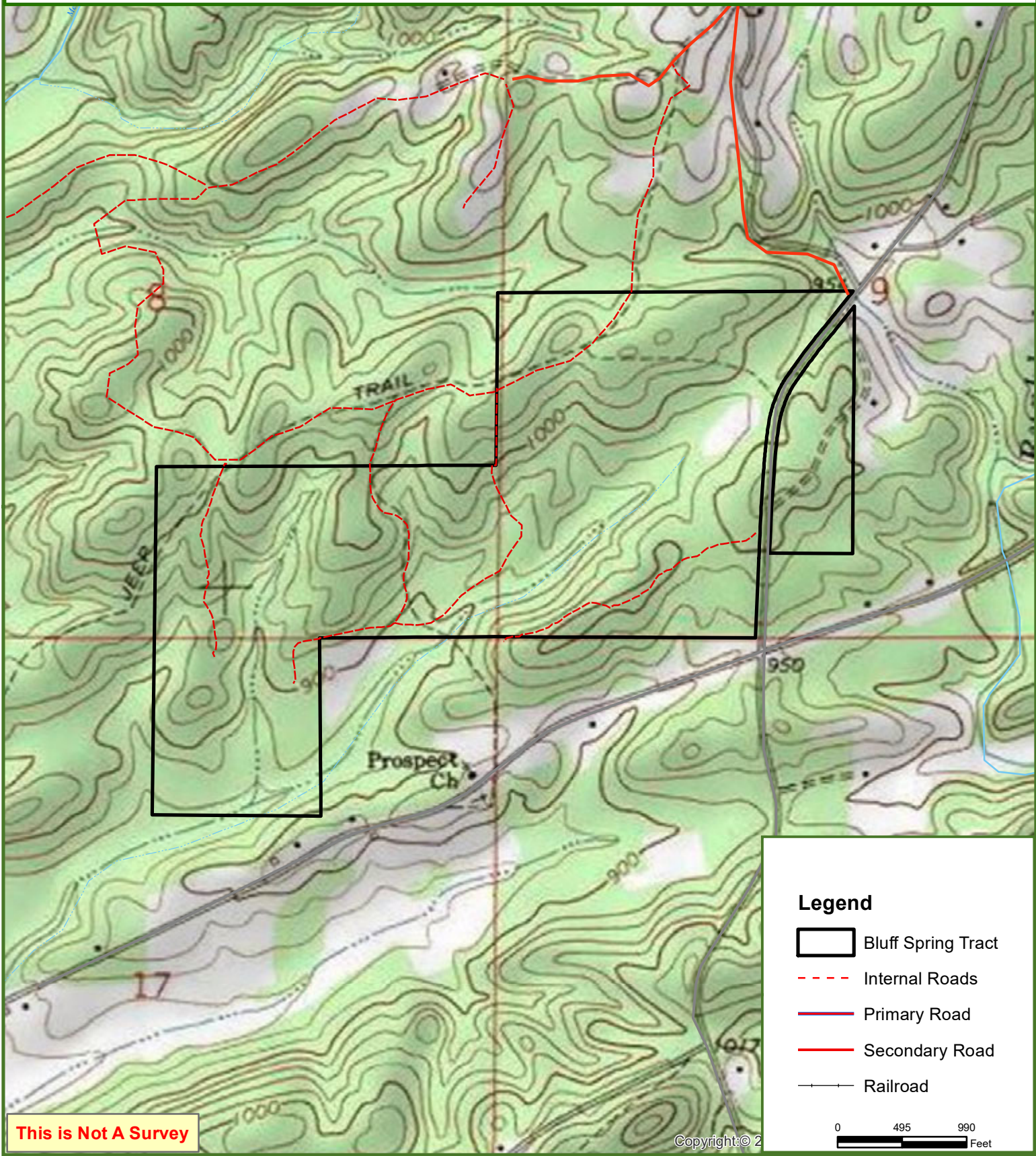




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This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.

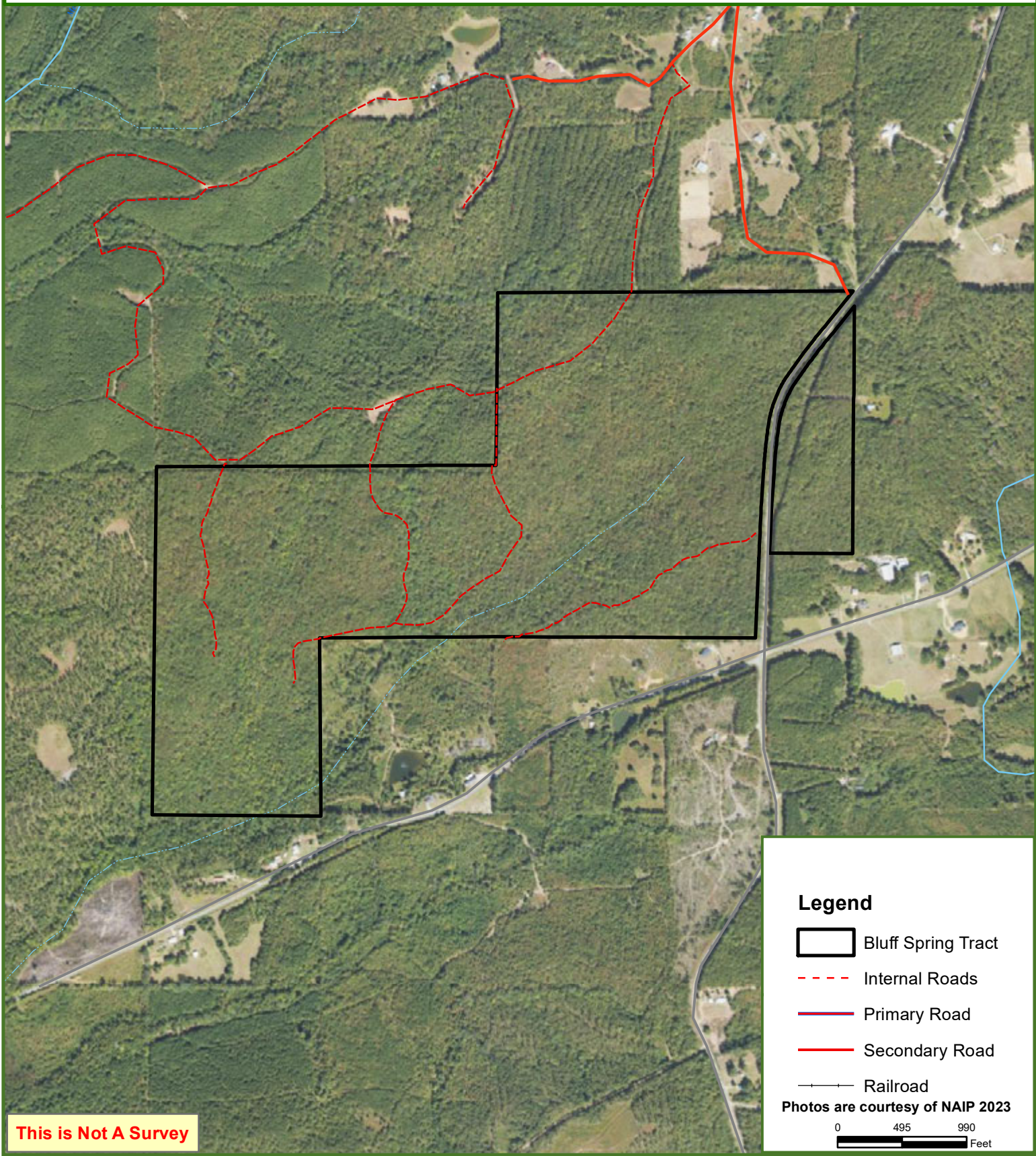




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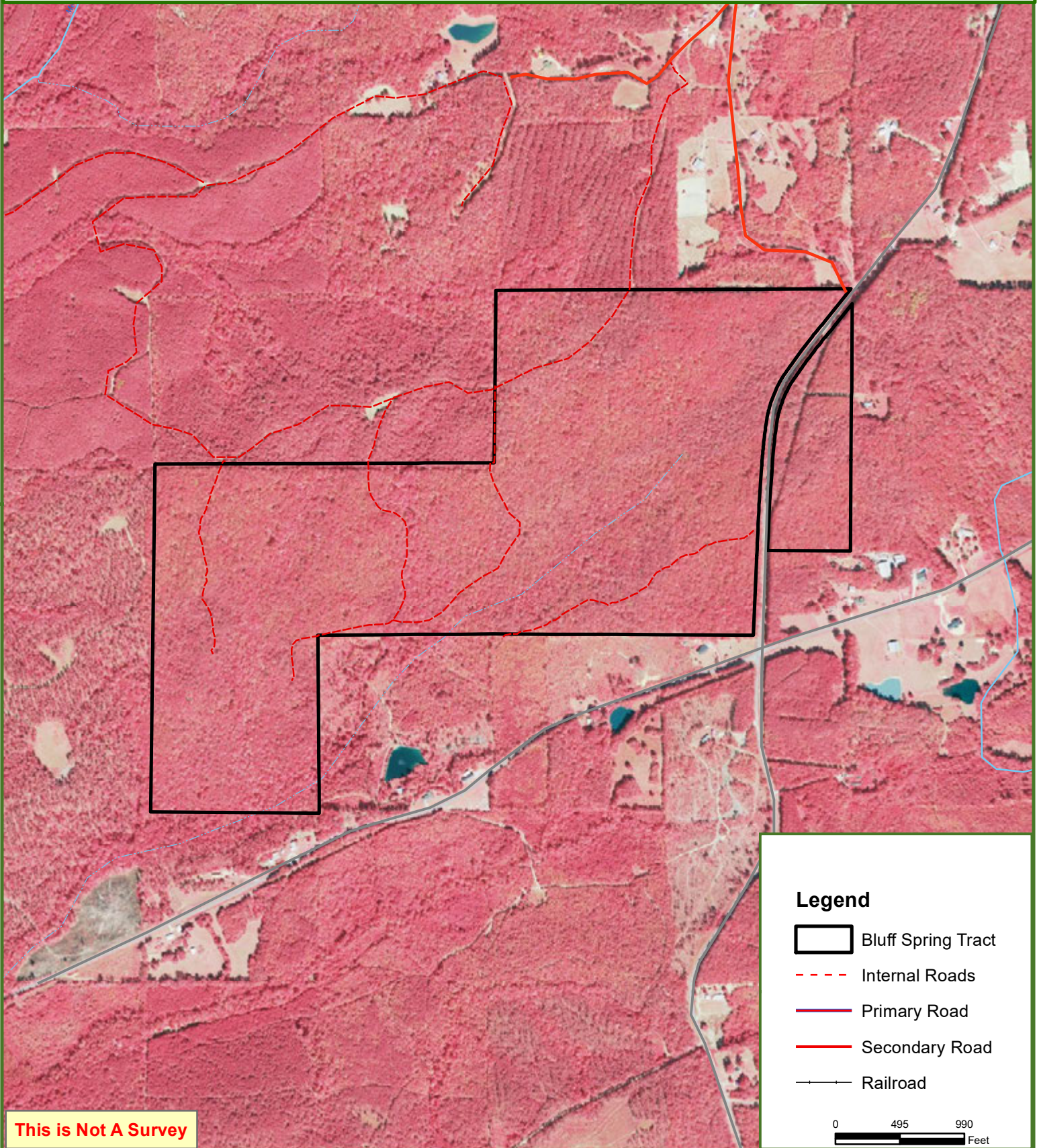




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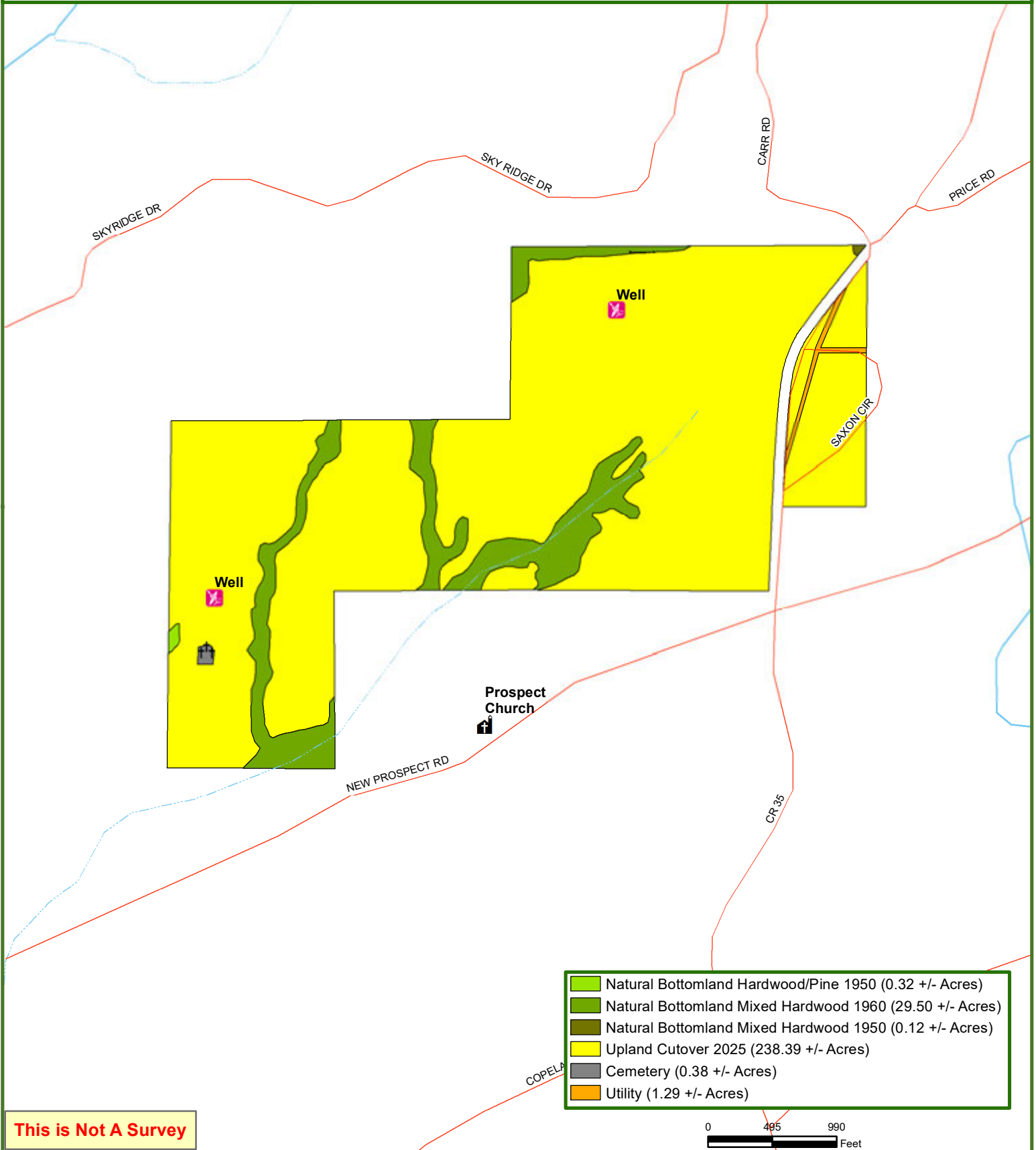




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