

Old Grimmett Road 400

A diverse tract featuring bottomland hardwoods, young natural timber, an excellent road system, and established food plots, which is ideally suited for hunting, recreation, and timber production.

Old Grimmett Road 400 presents a great opportunity for buyers seeking a property offering the following attributes:

- ‡ 293 acres of naturally regenerated Loblolly pine, along with areas of Longleaf, oak, and mature bottomland hardwoods.
- Primed for wildlife with established food plots, SMZs, and excellent cover provide exceptional habitat for deer, turkey, and small game.
- Nearly 1 mile of frontage along a quiet county road and 2 miles of internal roads accessible by four-wheel drive.
- Elevated hilltops offer ideal locations for a cabin or hunting camp with power and water nearby.

Property Highlights

- \$ \$1,072,500
- 400 Acres
- Tuskegee, AL
- Timberland



Troy Smith, ACF, RF, CF | Salesperson (229) 733-0052 | tsmith@fwforestry.com www.fountainsland.com



The Old Grimmett Road 400 tract is located in the East Gulf Coastal Plain region, characterized by gently rolling hills and plains that gradually slope toward river valleys. This area lacks significant mountainous features, creating a landscape well-suited for a variety of land uses. The tract is surrounded by timbered properties with varying age classes of timber, forming an unfragmented forest supporting diverse wildlife habitats. This environment is ideal for an abundance of species and helps sustain larger populations of those species.

The property is just a short 10-minute drive from Tuskegee, where you'll find fuel, dining, convenience stores, hotels, local shops, and several historical attractions. It's also only 15 minutes from access to I-85, providing convenient connectivity.

Centrally situated between Montgomery and Auburn, Alabama, the Old Grimmett Road 400 Tract enjoys proximity to both cities, each offering a full range of amenities from lodging and dining to regional airports.







The Old Grimmett Road 400 tract is well-suited for timber production and offers outstanding hunting opportunities. Elevation across the property ranges from approximately 240 to 420 feet above sea level. The higher elevations not associated with bottomlands feature well-drained, productive soils ideal for growing timber and excellent vantage points that offer scenic views of the property. While the lower upland areas do not have well-drained soils, they are still highly productive for timber growth. The bottomland areas, associated with streams and wet zones, retain water for much of the year and are not feasible for timber harvesting.

There are currently no structures on the property aside from hunting stands. The lessee will remove these stands if the lease is canceled. The nearest access to power and water is located approximately 2,000 feet south of the southernmost parcel. Several hilltop sites make ideal locations for a cabin or hunting camp.

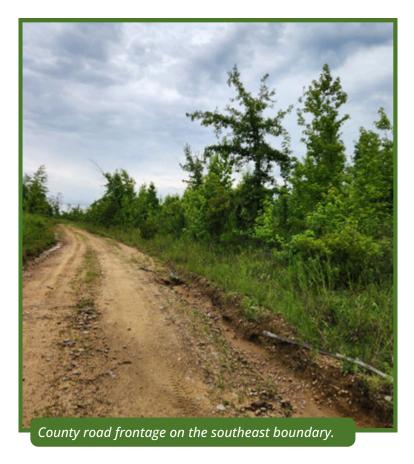


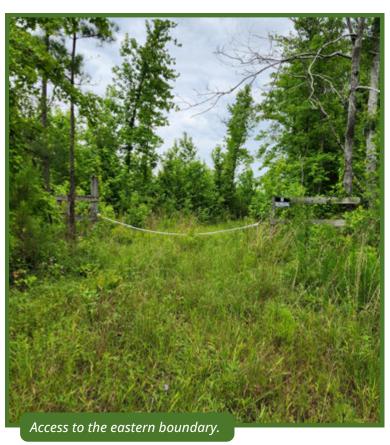
The property is currently under a hunting lease and includes multiple established food plots. Located in Macon County, an area known for exceptional hunting, the tract supports whitetailed deer, turkey, and other small game populations. While feral hogs are common in the region, there is no current evidence of hog activity on the property. Streamside Management Zones (SMZs) retained during the last timber harvest serve as travel corridors for wildlife and enhance the property's overall habitat quality. Abundant cover and wellmaintained food plots support a healthy and sustainable wildlife population. Additionally, a network of mowed trails allows easy access throughout the property by UTV or ATV.



The Old Grimmett Road 400 tract is accessed from Old Grimmett Road, a low-traffic county dirt road that is periodically maintained. This road connects AL-199 to Macon County Road 36, offering convenient regional access. The property features approximately 0.9 miles of frontage along Old Grimmett Road.

Within the tract, there are approximately 2 miles of internal roads that are navigable by most four-wheel-drive vehicles. The main internal road, constructed prior to the most recent logging operation, has held up well and remains in good condition, providing reliable access throughout the property.







Approximately 293 acres of the property were clearcut in 2020 and have since reestablished naturally. The upland areas have predominantly regenerated with Loblolly pine, along with some areas of oaks and soft hardwood species. Some partially harvested areas now consist of scrub oak species and Longleaf pine.

Portions of the tract not included in the 2020 clearcut are primarily lowland and bottomland areas that support stands of mature hardwoods. Notably, the northern section of the property features an extensive bottomland hardwood forest, where water is present at or near the surface during most months of the year.



The Old Grimmett Road 400 tract is currently owned by McGill Timberland Company, LLC, and is recorded in the Macon County Courthouse records in Deed Book 199, Page 248. The taxes paid for the year 2024 amount to \$1,315.23.

The property boundaries are defined by Old Grimmett Road, as well as markings in yellow, blue, and orange paint, and an old fence. A survey may be necessary to accurately identify the boundaries along the creek in the northwest portion of the larger parcel.

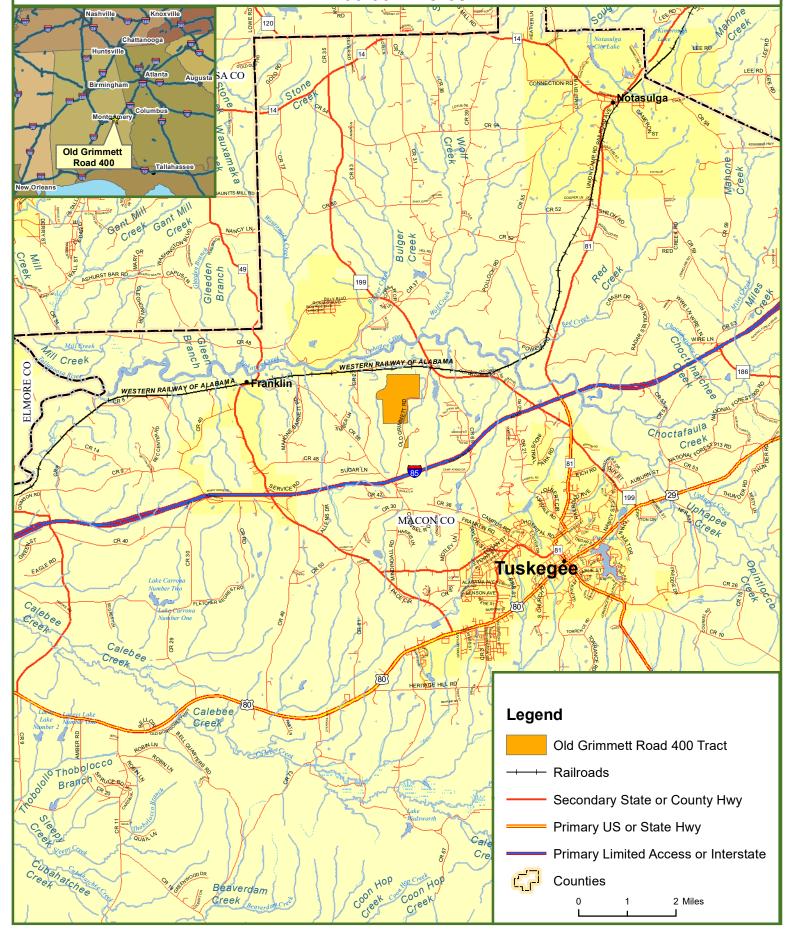
Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property.

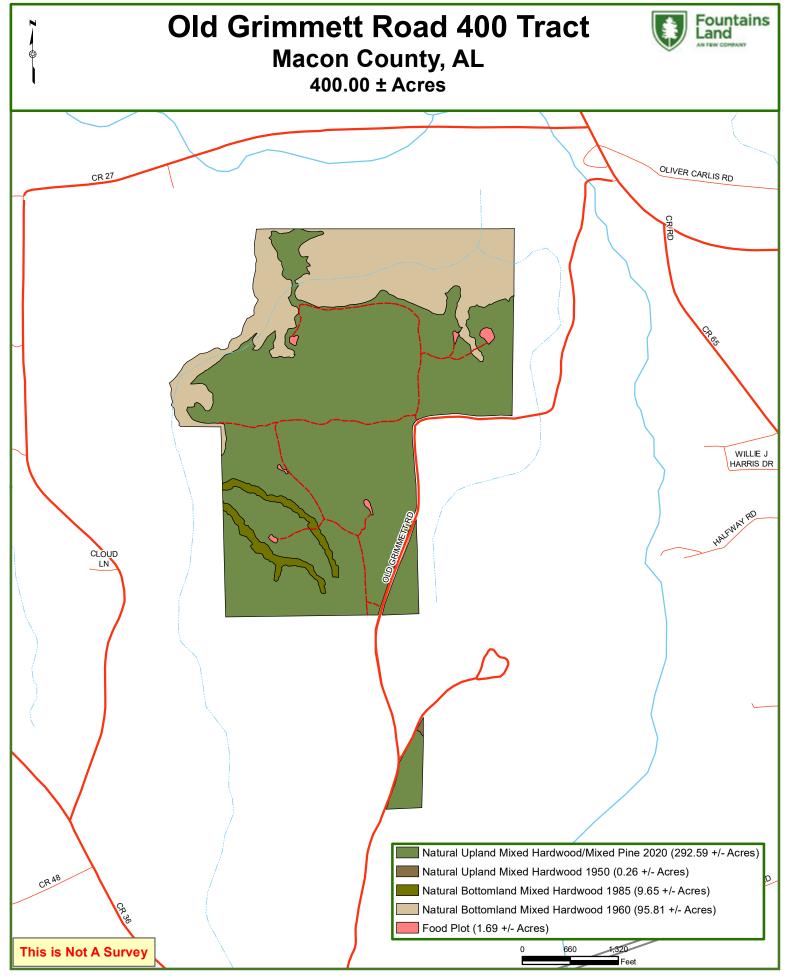
Fountains Land has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, 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 Old Grimmett Road 400 Tract **Macon County, AL**



400.00 ± Acres



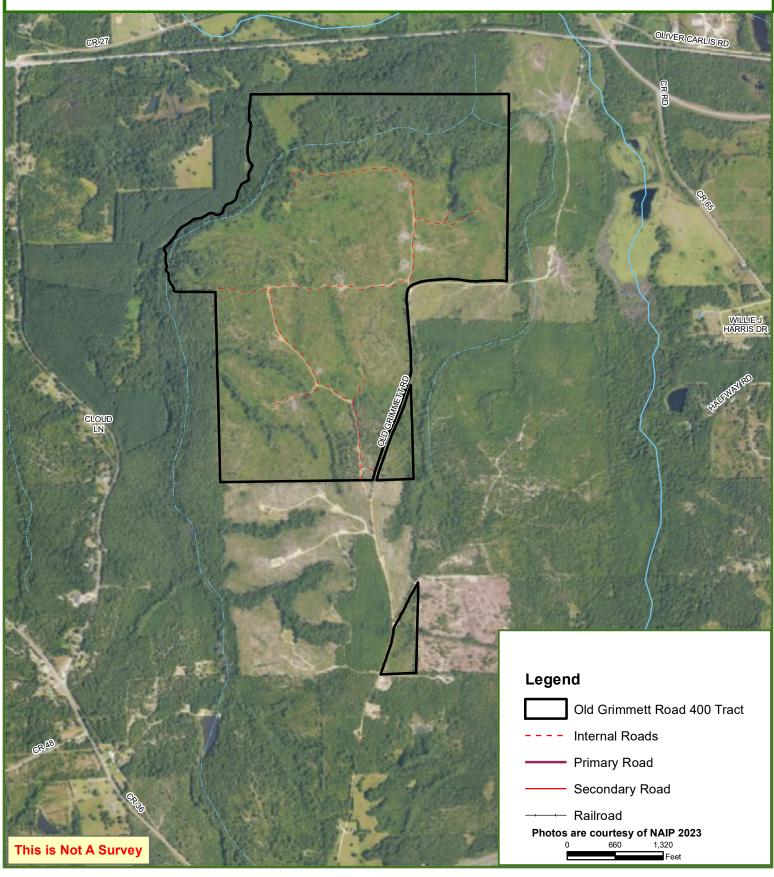


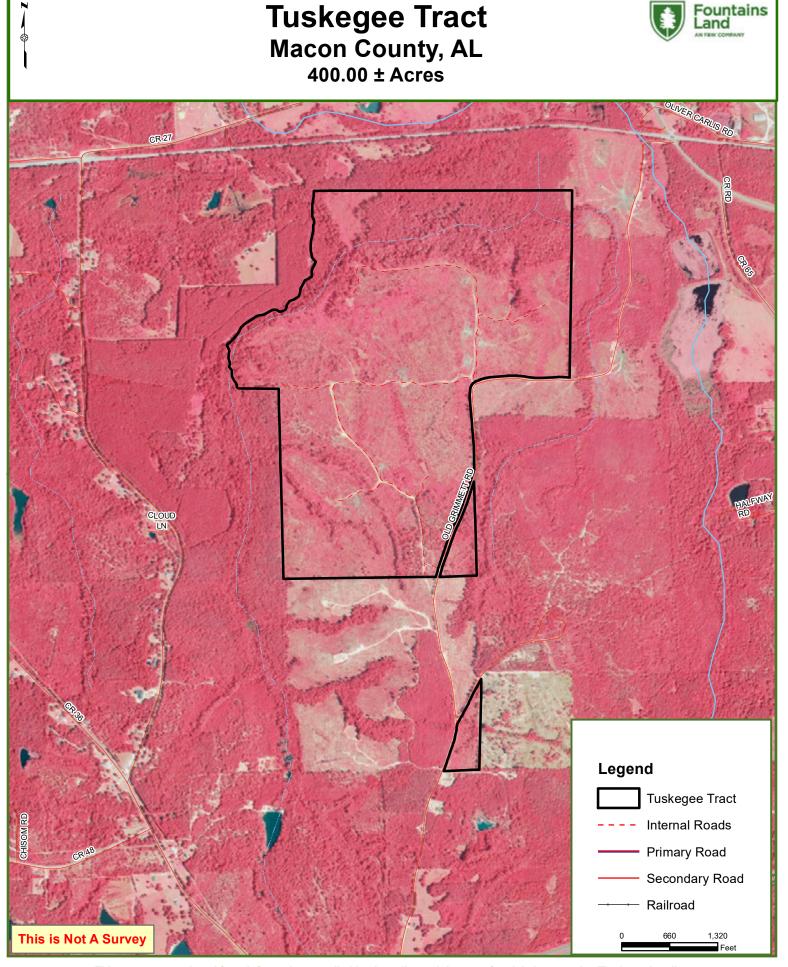
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.

Old Grimmett Road 400 Tract Macon County, AL

400.00 ± Acres







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.

Old Grimmett Road 400 Tract Fountains **Macon County, AL** 400.00 ± Acres OLIVER CARLIS RD **BM 243** WILLIE J HARRIS DR CLOUD Legend Old Grimmett Road 400 Tract Internal Roads Primary Road Secondary Road Railroad 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.