



**Fountains
Land**
AN F&W COMPANY

Blue Pond

A tract offering seclusion, scenic mountain views, diverse timber stands, and abundant wildlife in the heart of Northeast Alabama.

Blue Pond is a secluded timber and recreational tract in Northeast Alabama's Appalachian foothills featuring:

- 🌲 87 acres of recently thinned merchantable loblolly pine plantation
- 🌲 Mature hardwood ridges with strong wildlife and aesthetic value
- 🌲 Rolling to mountainous terrain with elevations from 580 to 1,100 ft
- 🌲 Internal trail system plus access along a former railroad ROW
- 🌲 Excellent recreation, hunting, and timber investment potential

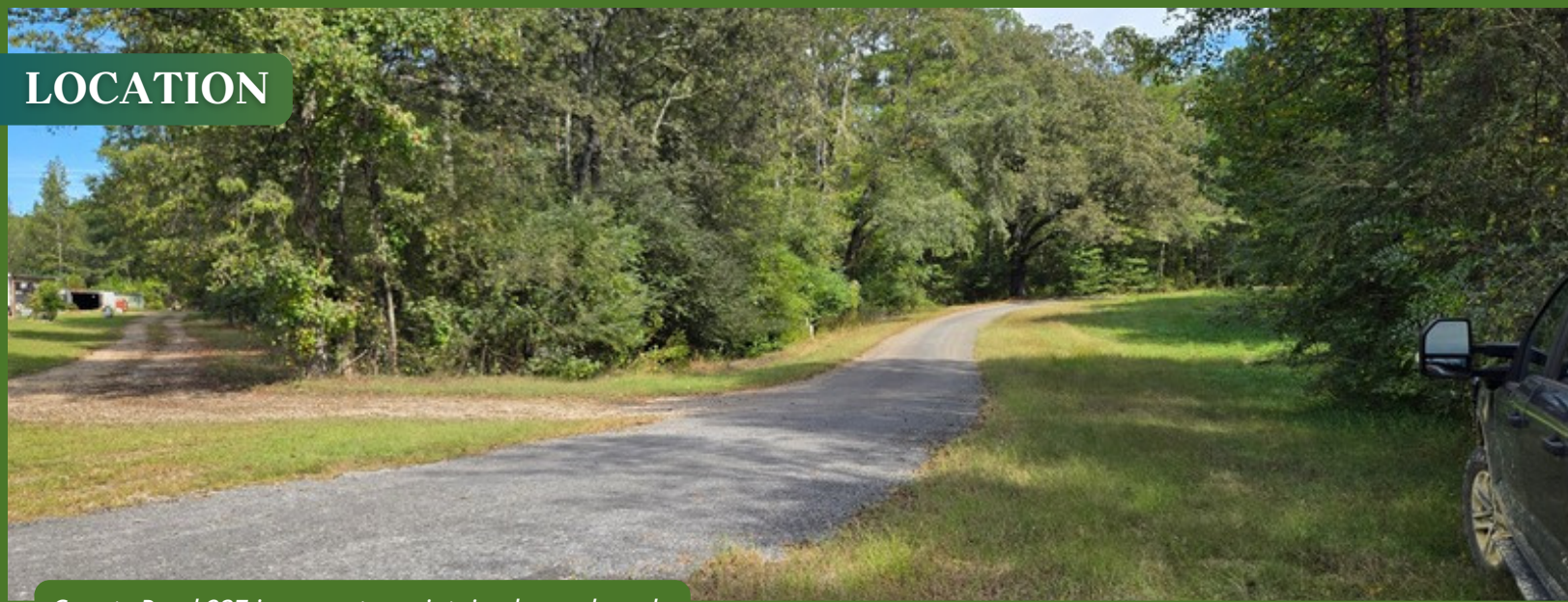
Property Highlights

- 💰 \$326,000
- 📏 157 Acres
- 📍 Leesburg, AL
- 🏠 Timberland



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LOCATION



County Road 237 is a county-maintained paved road.

The Blue Pond Tract lies in the southernmost reaches of the Appalachian Mountains in Northeast Alabama. In this region, valleys are often farmed or managed for timber, while the ridges support mature stands of mountain hardwoods. The property is surrounded by other timberlands on three sides and pasture on the southeast boundary.

Lake Weiss and the Coosa River are only minutes away, and Lake Weiss is even visible from the hardwood ridges during the winter months. The Tennessee River and Lake Guntersville are less than an hour away, with numerous National and State Parks providing additional recreational opportunities.

The property is about 20 minutes from Interstate 59 at Exit 205, where fuel, lodging, and dining options are available. Collinsville is a 15-minute drive to the west, Leesburg is 10 minutes to the south, and Fort Payne, with hotels, grocery, dining, and a major medical center, is only 14 miles north of the interstate exit. Several small airports are in the area, with Huntsville International about an hour away and Atlanta's airport just over two hours.



Gated access sits about a 100 feet off CR 237.



Interior trails are suitable for UTVs.

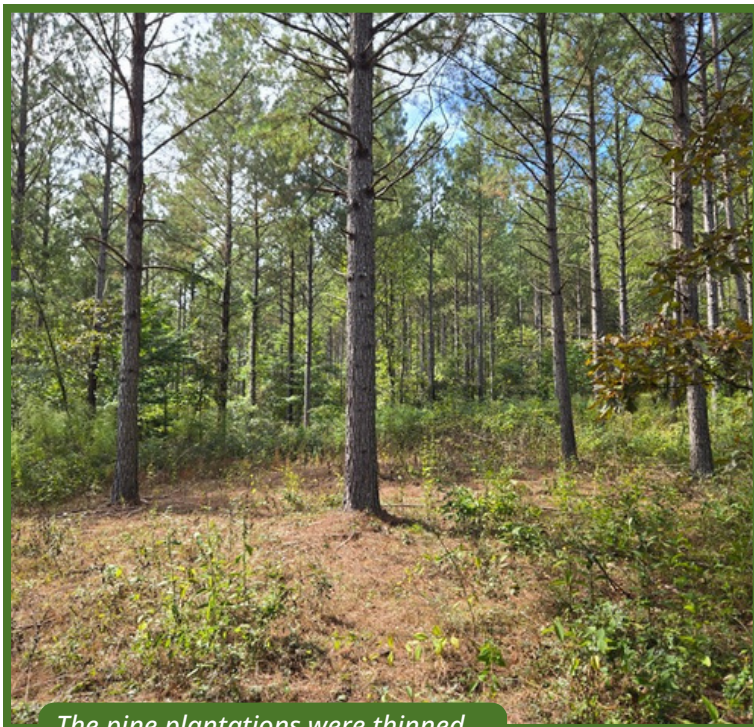
PROPERTY DESCRIPTION



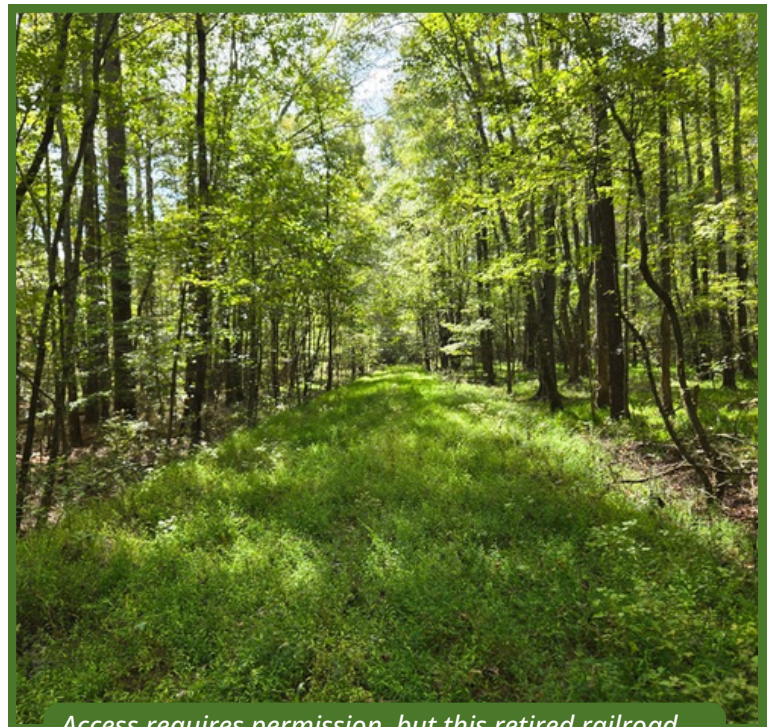
The hardwood stands are open.

The timber types reflect the terrain of this property, with pine plantations established on flatter ground and hardwood stands covering the mountainsides. The tract features rolling to mountainous terrain, with elevations ranging from 580 feet along neighboring pastureland to 1,100 feet at the top ridge.

Access is currently by permission across neighboring properties, though legal access could open the door to broader uses. The property is entered along a retired railroad right-of-way that serves as the primary route in and out. Soils are well-drained and suitable for timber production, though harvesting hardwoods on the slopes would require specialized equipment. The tract supports a wide variety of oak species, providing abundant acorn production and excellent wildlife habitat.

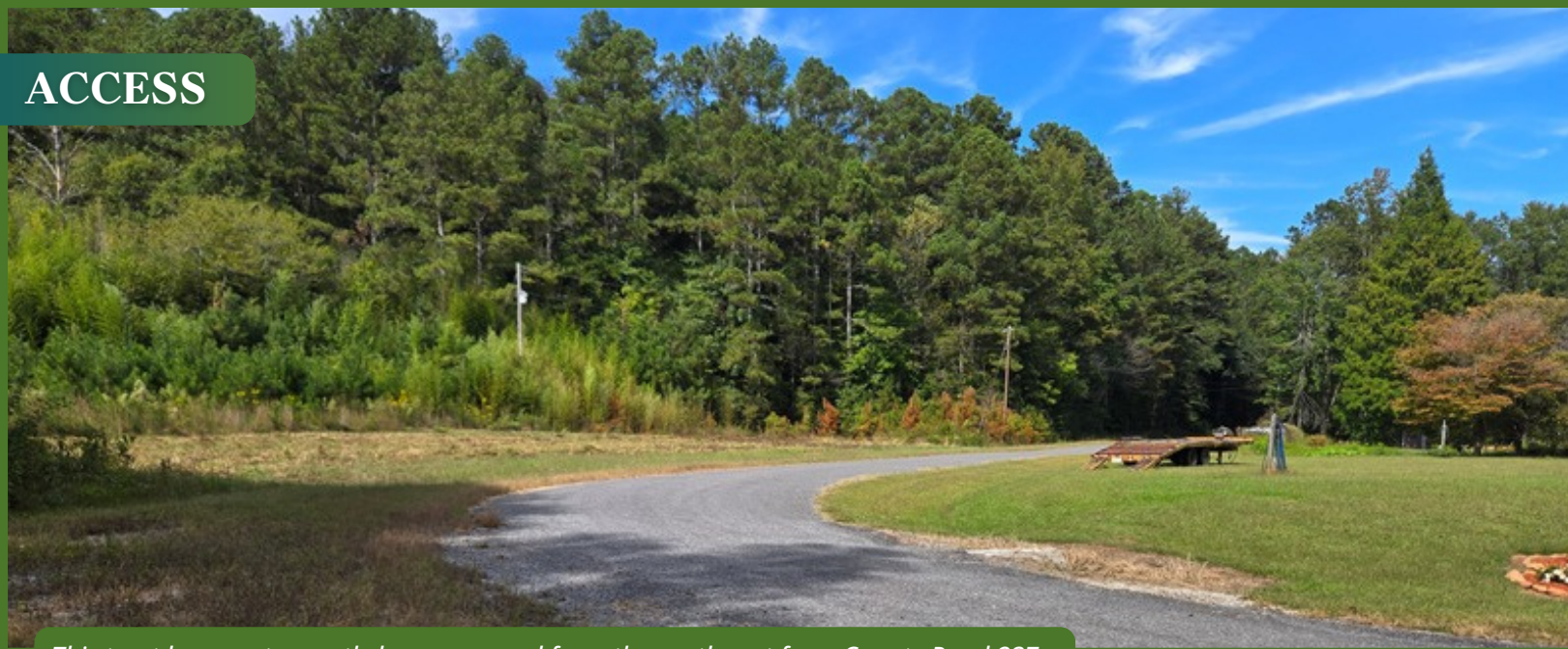


The pine plantations were thinned about three years ago.



Access requires permission, but this retired railroad bed is an excellent road and has been the route used.

ACCESS



This tract has most recently been accessed from the northwest from County Road 237.

Currently, Blue Pond is accessible only by permission through adjoining landowners. Showings must be scheduled in advance to notify neighbors. The tract is accessed from Cherokee County Road 275, following an old railroad right-of-way across two privately owned parcels to the northeast. Power is available along CR 275, about half a mile from the property. The railroad grade is in good condition and suitable for standard vehicles, while an internal trail system accommodates UTV and ATV traffic.

TIMBER RESOURCE



The plantations are developing well since the thinning.

A timber inventory was conducted in the summer of 2025. The current owner's property manager provided timber volumes. Product values were applied by F&W Forestry Services, Inc. Volumes and values are not guaranteed. Volumes are for the pine plantations.

This tract has approximately 87 acres of recently thinned merchantable loblolly plantation. If timber production is the primary objective, it should be allowed to grow for another 5 to 7 years.

During that time, there will be pulpwood volume that will grow into higher product classes such as chip-n-saw and sawtimber. It would be expected to reach financial maturity between the ages of 25 and 30 in this market region, which should be the opportune time to harvest. If continued timber production is the goal, it should be replanted with loblolly pine after cutting. Timber growth can be enhanced by herbicide and fertilizer use if desired as both normally show a return on investment.

TIMBER RESOURCE

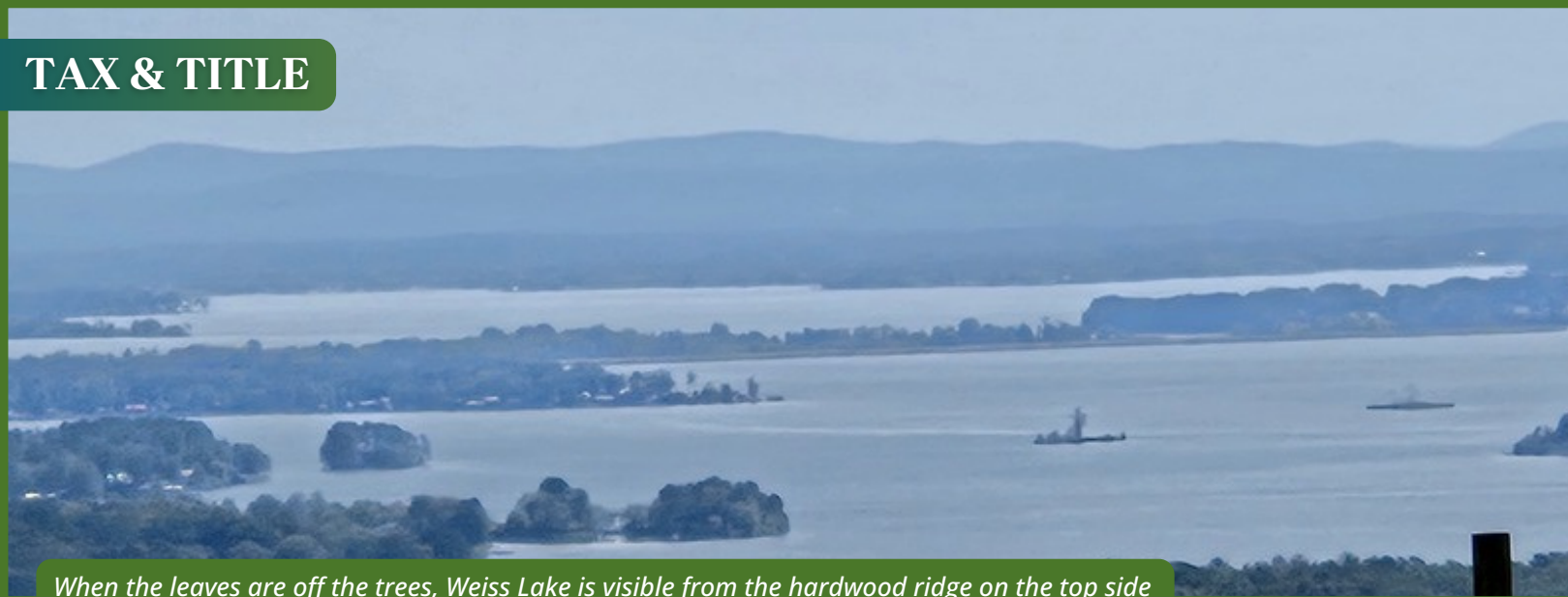


Three food plots are already established on this tract.

If aesthetic or wildlife objectives are primary over timber production, thinning should be considered instead of final harvest. Prescribed burning is an option to enhance aesthetics and wildlife value. Conducting a burn every two to three years is recommended. In addition, periodic burning also reduces the chances of loss due to wildfire. The northwestern ridge is dominated by mature hardwood species. This hardwood holds many commercially sought after species and may hold value.

This value may be able to be captured if suitable logging access can be obtained and a specialized rough land logging crew can be found to conduct the harvest. In addition, leaving the hardwood-dominated acreage untouched is also an option, as this timber holds significant wildlife and aesthetic value as well.

TAX & TITLE



When the leaves are off the trees, Weiss Lake is visible from the hardwood ridge on the top side of this tract. This picture was taken just above the hardwood ridge from County Road 415.

The property is owned by NKM Trees for Life, LLC. The deed is recorded in the Cherokee County Courthouse in Deed Book 2023, page 229963. Property taxes for 2024 were approximately \$386.98. The tract is enrolled in Alabama's Current Use program for tax savings. Boundaries are marked with old white paint and flagged around the plantations.

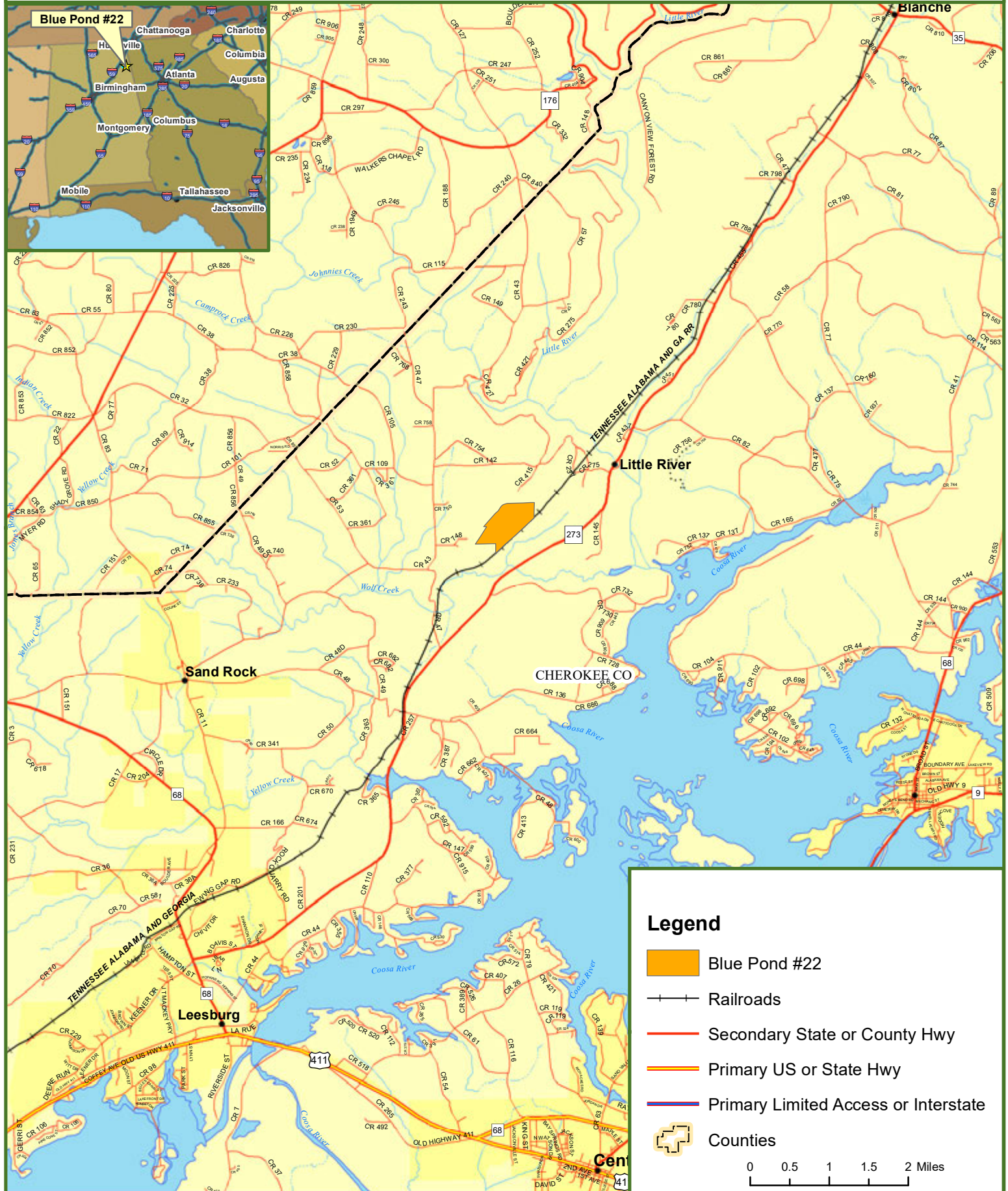
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Locus Map Blue Pond #22

Cherokee County, AL

157.00 ± Acres

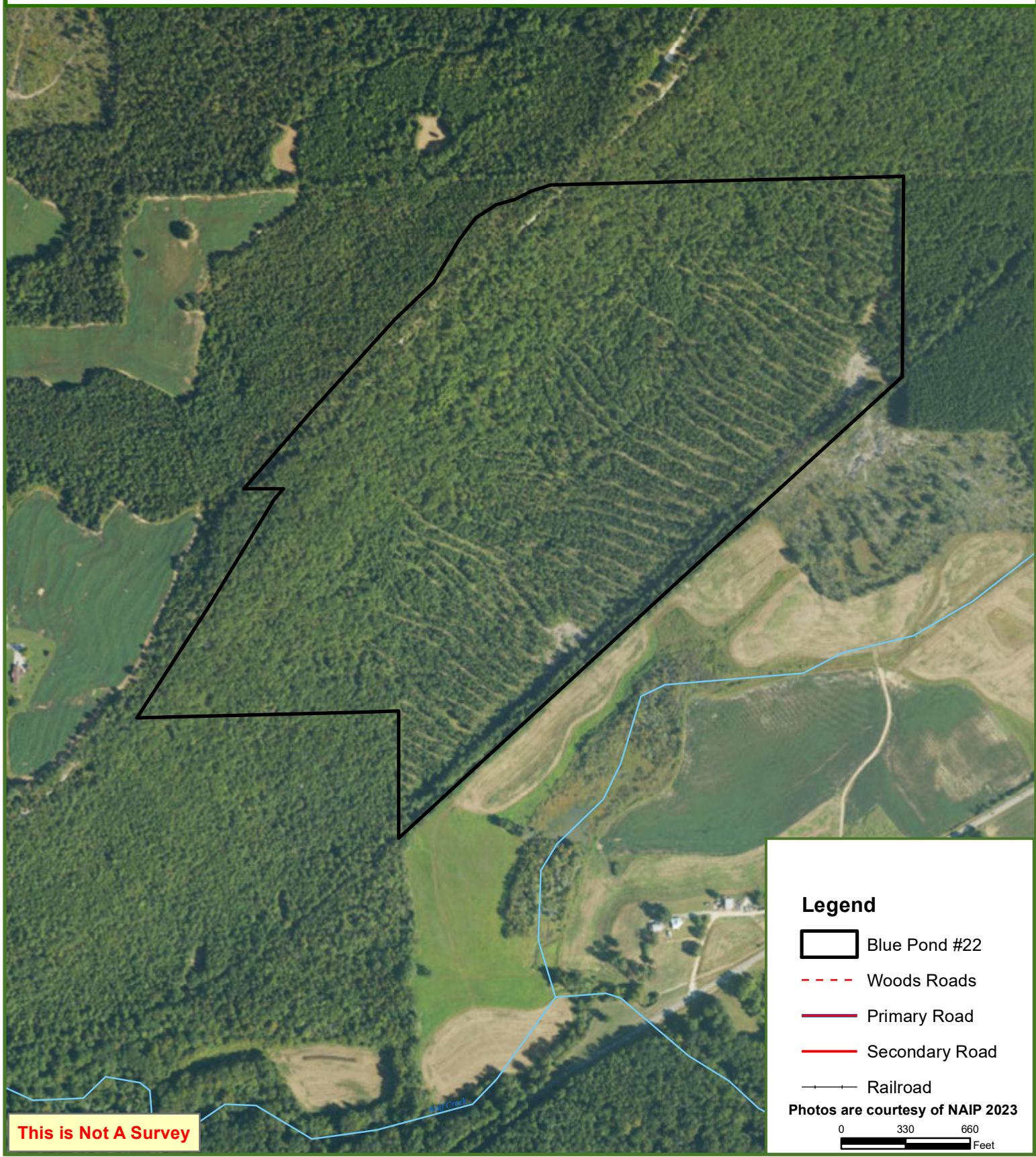




Blue Pond #22

Cherokee County, AL

157.00 ± Acres



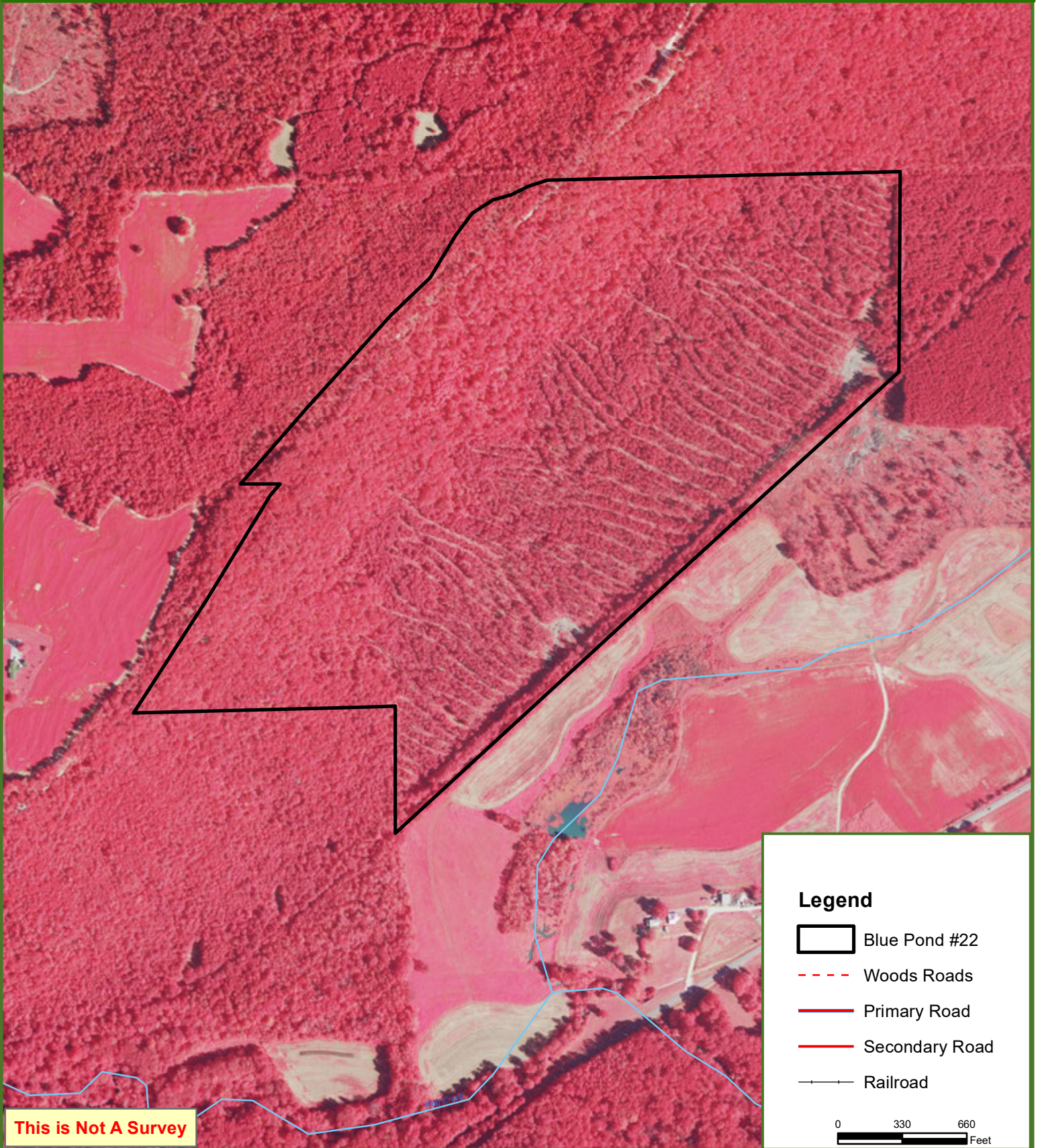
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



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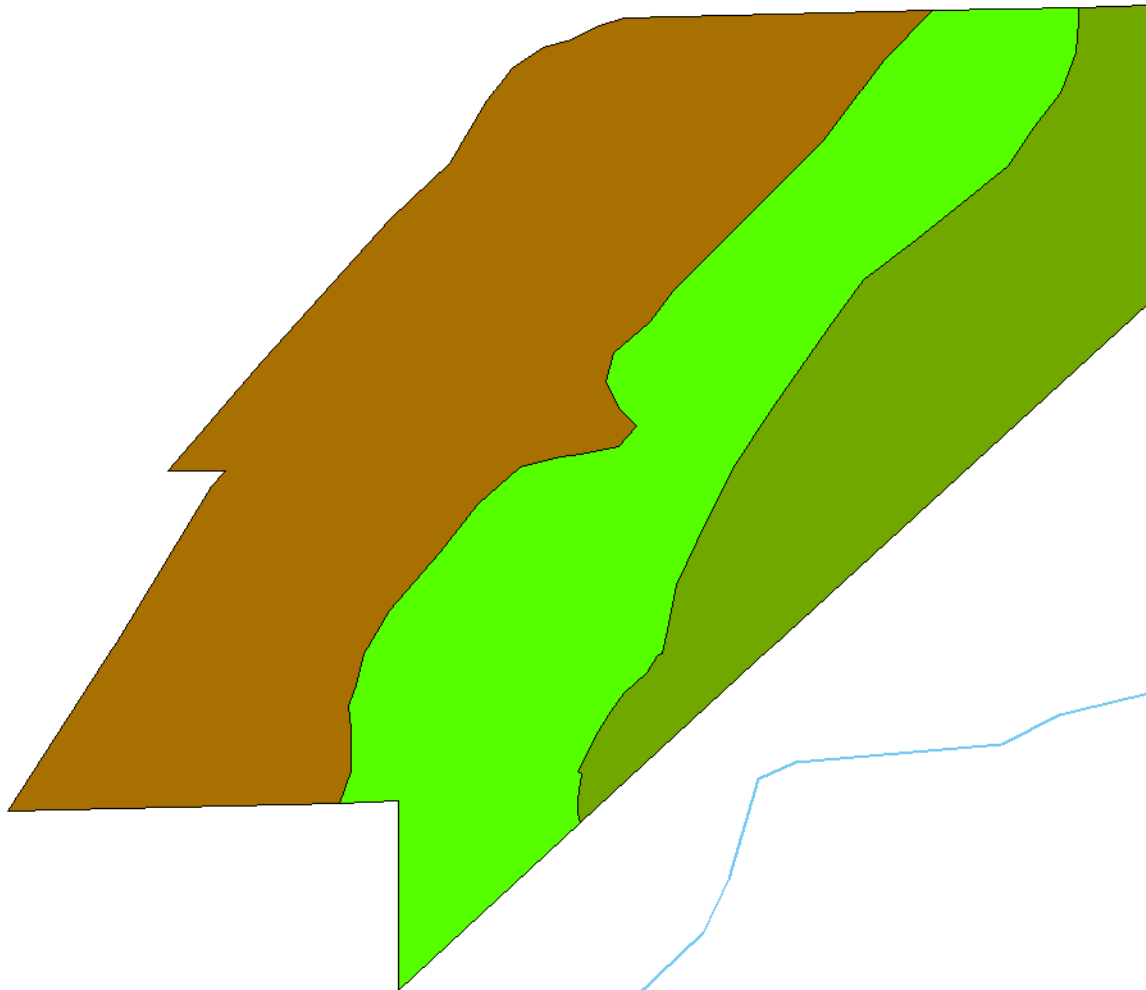
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Cherokee County, AL

157.00 ± Acres



CR
748



Legend

- Planted Upland Loblolly 2008 (51.11 +/- Acres)
- Planted Upland Loblolly 2003 (36.31 +/- Acres)
- Natural Sloping Mixed Hardwood 1950 (69.58 +/- Acres)

This is Not A Survey

0 330 660
Feet

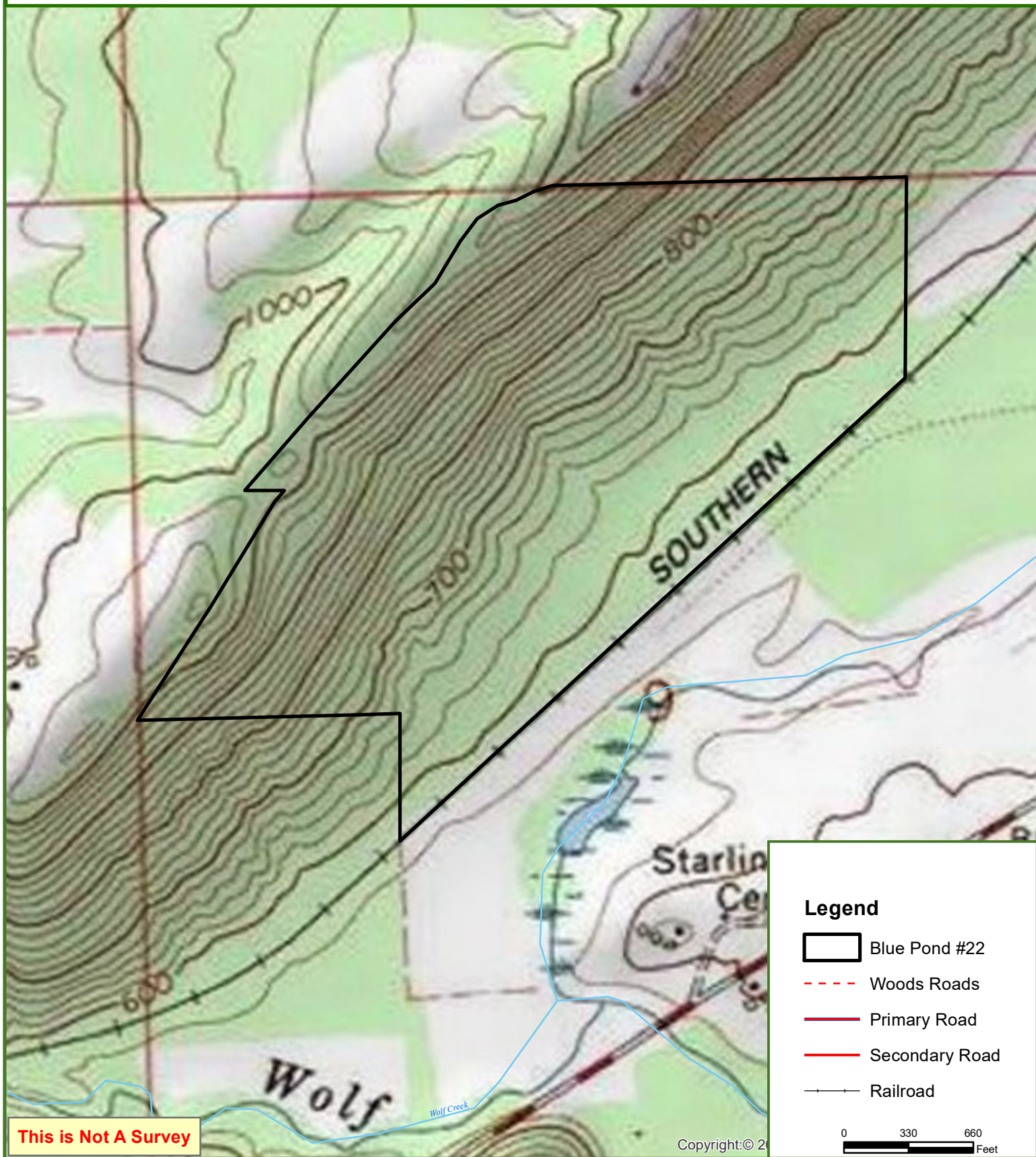
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