



**Fountains  
Land**  
AN F&W COMPANY



# Sandy Creek

**A tract that combines natural beauty, flowing water, and excellent potential for timber production, recreation, and future development.**

Sandy Creek is a scenic timber and recreational tract in Alabama's Piedmont foothills featuring:

- 🌲 Sandy Creek runs through the property, featuring deep pools and scenic views
- 🌲 Excellent recreation and hunting opportunities supported by recent harvest areas
- 🌲 Rolling terrain with well-drained soils suitable for timber or reforestation
- 🌲 Internal ATV trails with power available nearby along CR 18

## Property Highlights

💰 \$76,000

📏 40 Acres

📍 Centre, AL

🏠 Timberland



**T.R. Clark, ACF, RF | Qualifying Broker**  
**(229) 407-0119 | [tclark@fwforestry.com](mailto:tclark@fwforestry.com)**  
**[www.fountainsland.com](http://www.fountainsland.com)**



## LOCATION



*Sandy Creek runs from east to west across the northern portion of the property.*

Sandy Creek is located in the Upper Piedmont region of central Alabama, just south of the Appalachian foothills. The landscape here is known for its rolling hills and valleys. The tract is surrounded by other timberlands, and Lake Weiss and the Coosa River are less than 20 minutes away, providing abundant recreational opportunities along with nearby National and State Parks.

US Highway 411 is just minutes from the property. The town of Centre, Alabama, about 13 miles west, offers fuel, groceries, dining, and medical services. Several small regional airports are in the area, while Birmingham and Atlanta airports are each about an hour and a half away.

## ACCESS



*The tract is accessible through adjoining industrial forestry ownerships.*

At present, access to Sandy Creek is by permission across neighboring properties, and showings are by appointment to notify adjoining landowners. A logging road connecting to County Road 18 has been used for past timber operations and crosses the northeast corner of the tract.

Power is available along CR 18. Internal access is provided by ATV trails, with room for improvement if needed.

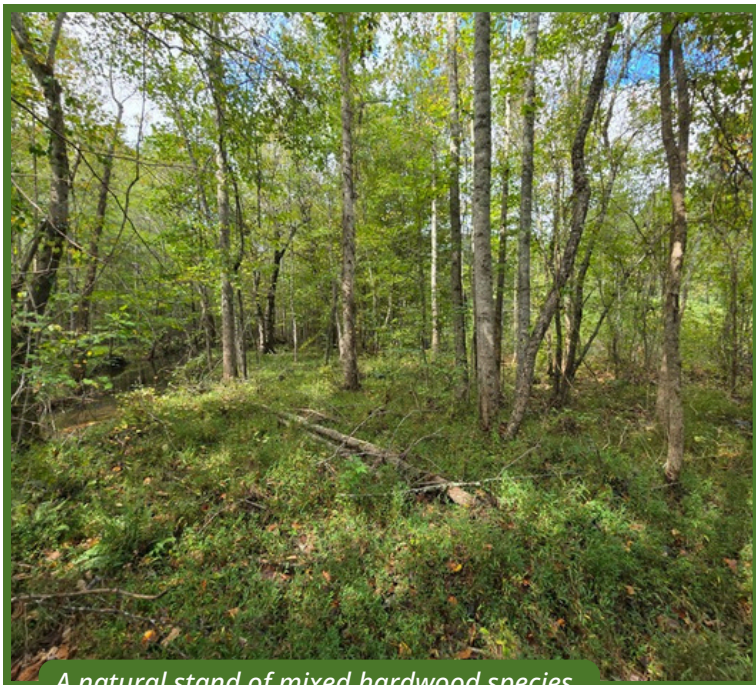


## PROPERTY DESCRIPTION

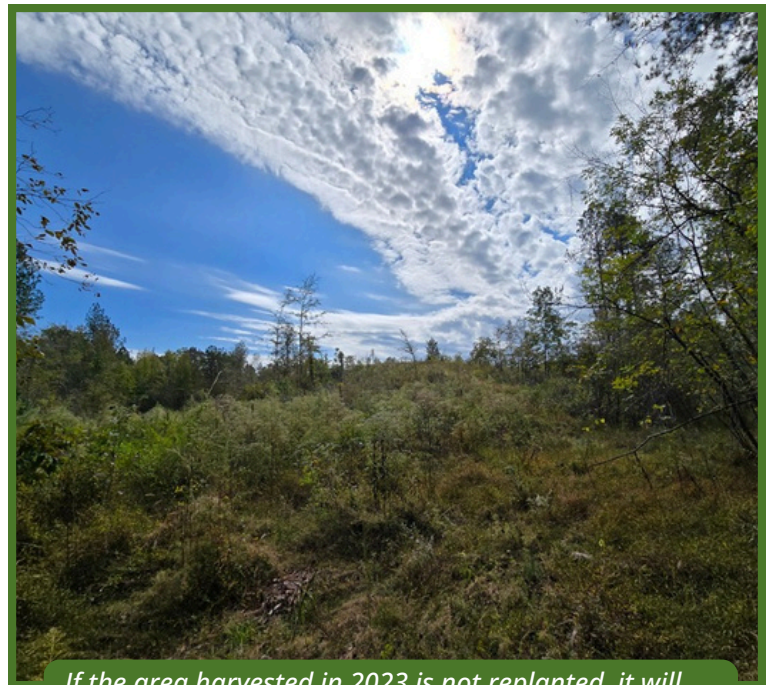


*Approximately 30 acres were harvested in 2023.*

The Sandy Creek Tract has been managed for timber production and used recreationally under the current ownership. Access is currently by permission across adjoining landowners, though securing legal access could expand opportunities for residential use. The terrain is gently rolling, with elevations ranging from 630 to 720 feet. Soils are well-drained and support productive timber growth. Sandy Creek itself flows through the property, with wide stretches and several deep pools within the boundaries, adding both beauty and recreational appeal. Recently harvested areas are regenerating and providing abundant forage for wildlife, enhancing the property's hunting and recreational value.



*A natural stand of mixed hardwood species follows the run of Sandy Creek.*



*If the area harvested in 2023 is not replanted, it will be populated by a mix of hardwood species and pine.*



## TIMBER RESOURCE



*The 2023 harvest area is ready for the reforestation process if timber production is a priority.*

The operable portions of the tract were harvested about two years ago and are now regenerating naturally with a mix of hardwoods and pine. For timber production, replanting with genetically improved loblolly pine is recommended to maximize growth rates. If wildlife or aesthetics are a higher priority, longleaf pine could be a strong alternative, as it allows for periodic prescribed burning to enhance habitat and reduce wildfire risk.

If timber management is not the objective, the tract is also well-suited for conversion to pasture or agricultural uses while vegetation remains low and manageable. Hardwood timber along Sandy Creek was left standing to protect the stream and enhance the property's diversity, beauty, and ecological integrity, though selective harvesting could be an option in the future.



*The hardwood forest along the creek serves as a wildlife travel corridor and helps maintain water quality.*

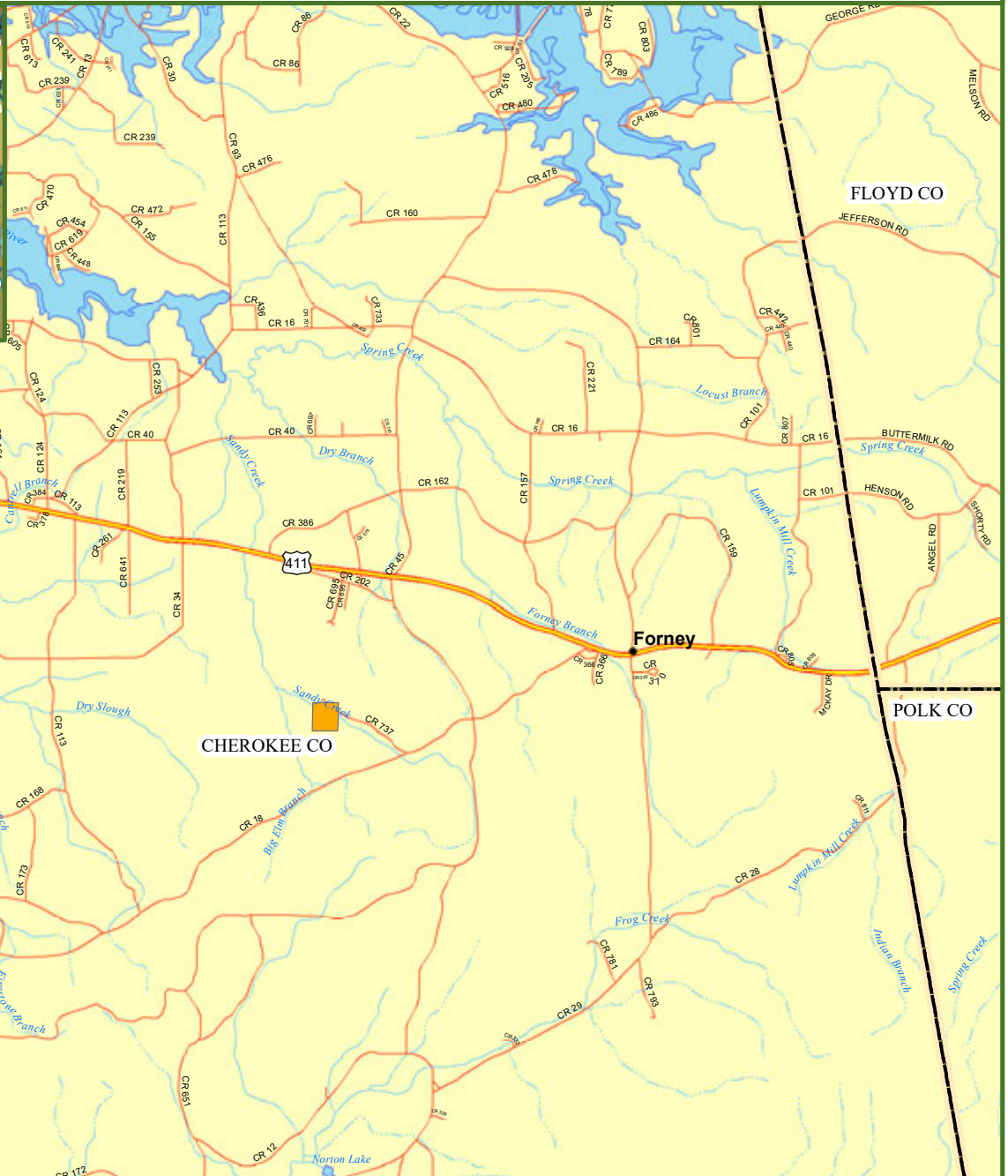
This property is owned by NKM Trees for Life, LLC. The deed is recorded in the Cherokee County Courthouse in Deed Book 2023, page 229963. Property taxes for 2024 were approximately \$96.40. The tract is currently enrolled in Alabama's Current Use program for tax savings. Boundaries have been marked and flagged during prior operations.

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 Sandy Creek #19 Cherokee County, AL 40.00 ± Acres



## Legend

- Sandy Creek #19
- 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

CALHOUN CO

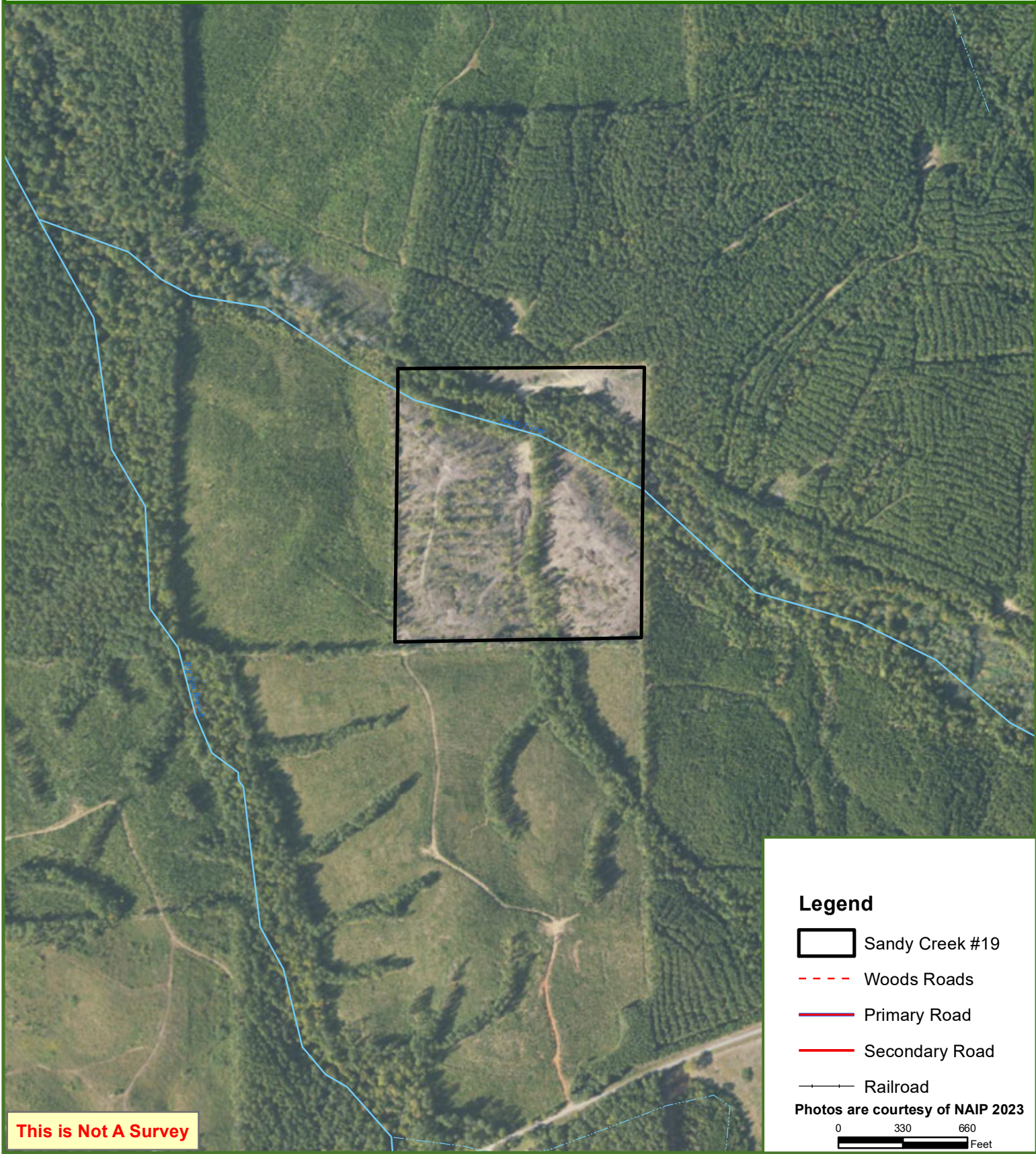




# Sandy Creek #19

## Cherokee County, AL

40.00 ± 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.

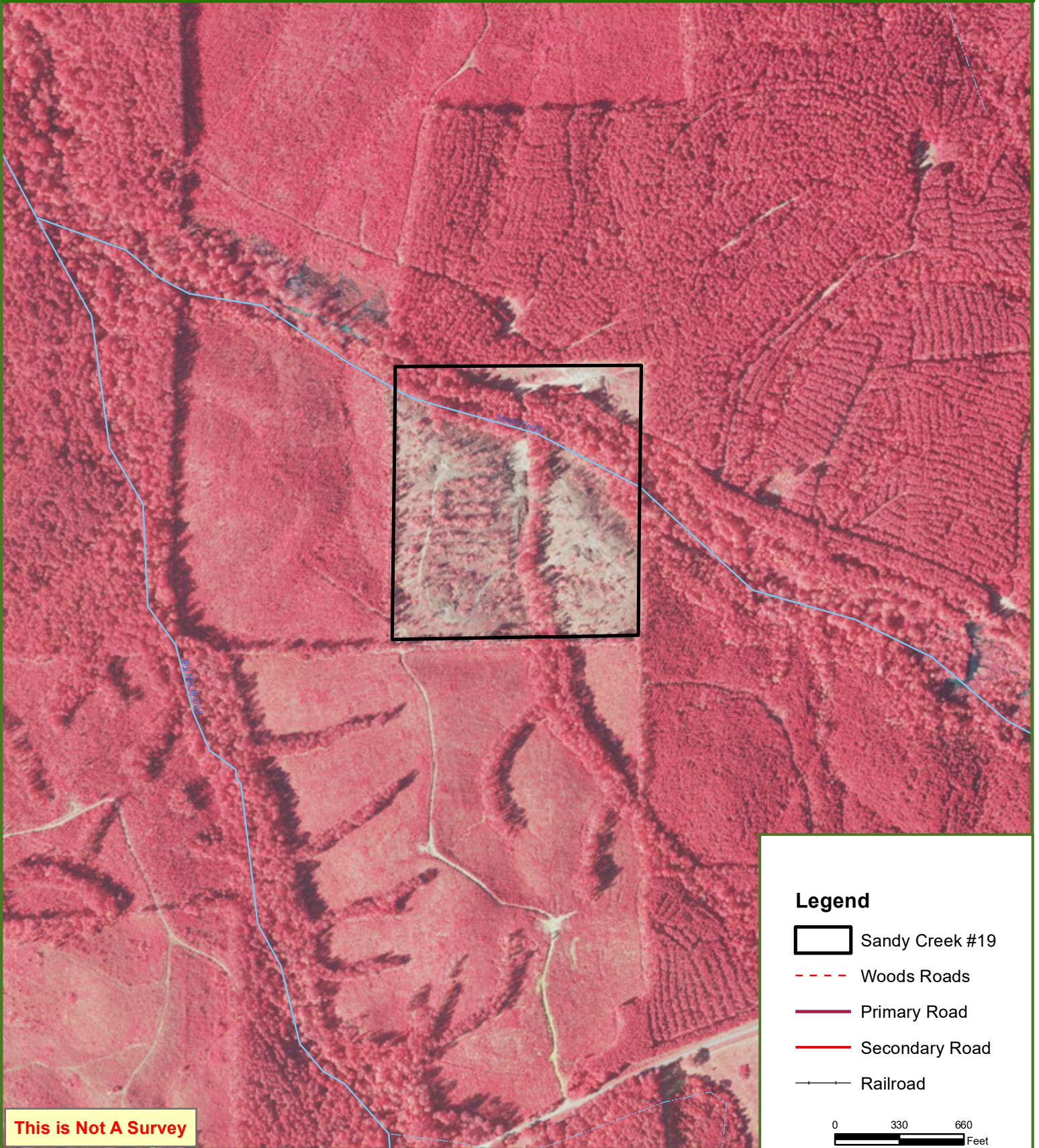




# Sandy Creek #19

## Cherokee County, AL

40.00 ± 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.

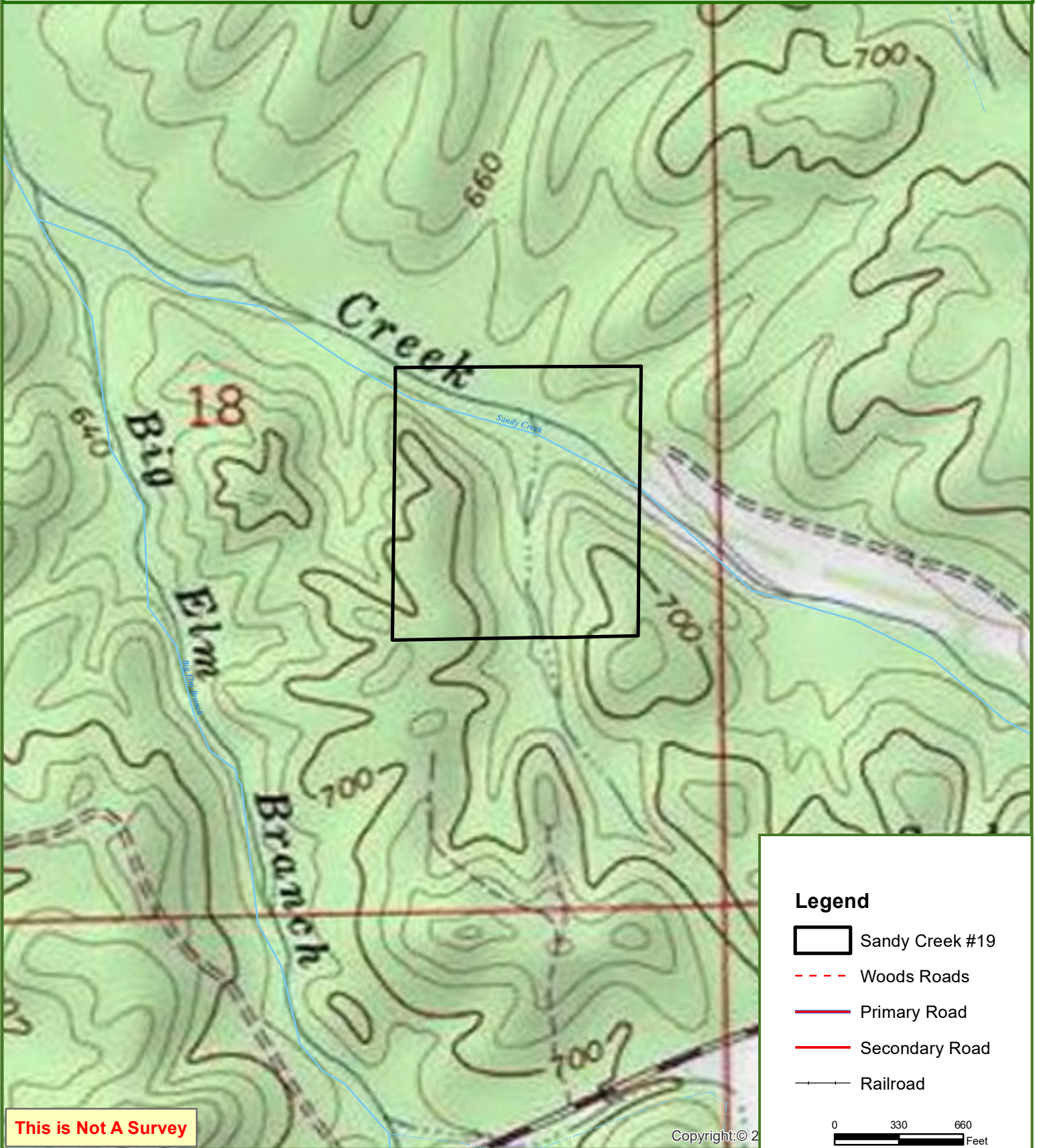




# Sandy Creek #19

## Cherokee County, AL

40.00 ± 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.

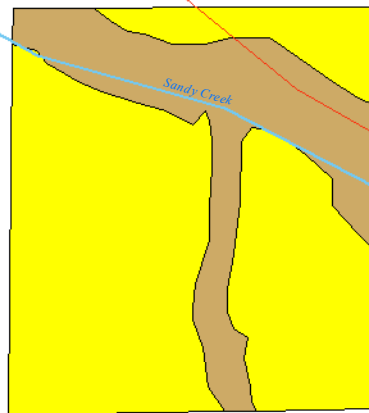




# Sandy Creek #19

## Cherokee County, AL

40.00 ± Acres



CR 737

Big Elm Branch

### Legend

-  Natural Bottomland Mixed Hardwood 1950 (10.71 +/- Acres)
-  Upland Cutover 2023 (29.29 +/- Acres)

**This is Not A Survey**

0 330 660  
Feet

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.