



**Fountains
Land**
AN F&W COMPANY



Cedar Bluff

Secluded and scenic, Cedar Bluff offers mature hardwood timber, abundant wildlife, and endless recreational potential.

Cedar Bluff is a secluded timber and recreational tract in Northeast Alabama's Appalachian Mountains featuring:

- 🌲 40 acres of mature hardwoods and mixed pine
- 🌲 Excellent wildlife habitat with strong recreational appeal
- 🌲 Legal deeded access to AL Hwy 9
- 🌲 Just over 5 miles from Cedar Bluff and Lake Weiss
- 🌲 Close to Centre, Alabama with dining, lodging, and medical services

Property Highlights

💰 \$66,000

📏 40 Acres

📍 Cedar Bluff, AL

🏠 Timberland



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LOCATION

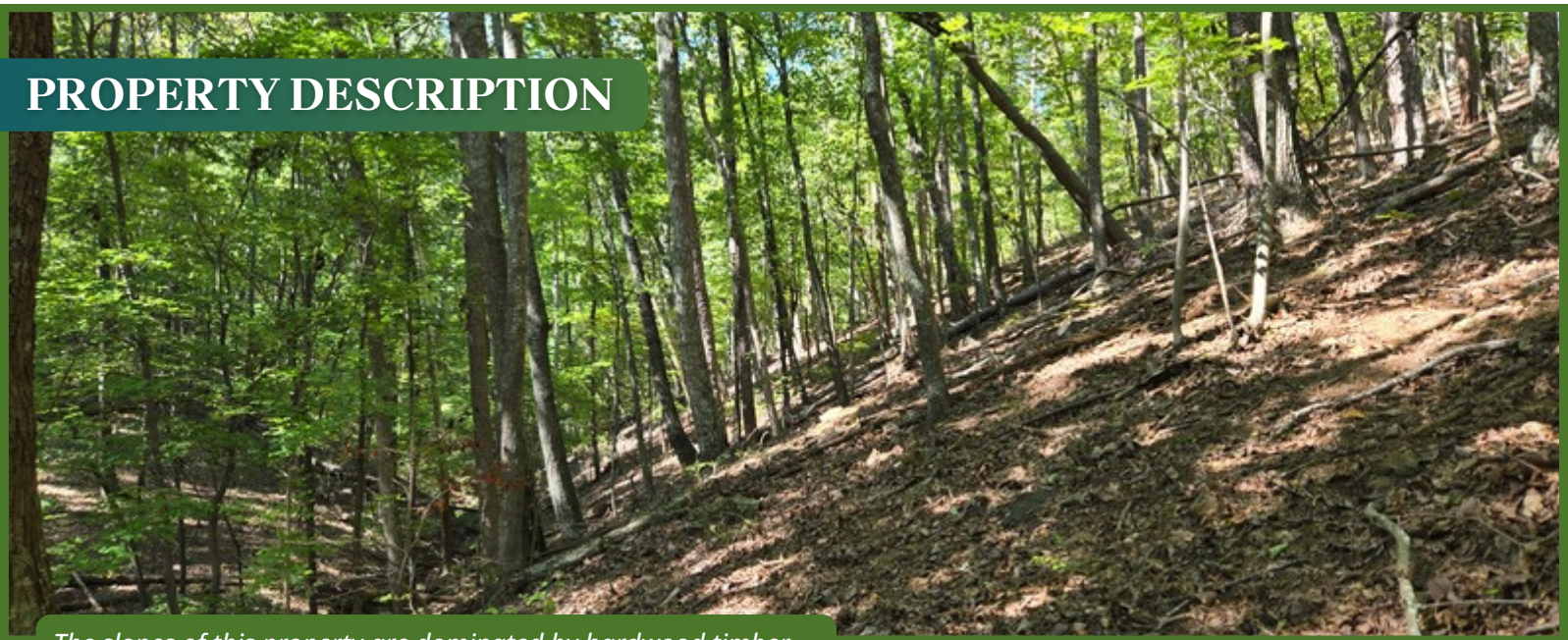


Looking east on AL Hwy 9 from where the 20-foot access strip meets the road.

Cedar Bluff is located in the southernmost reaches of the Appalachian Mountains in Northeast Alabama. In this region, valleys are farmed or used for timber production, while ridges support natural stands of mature mountain hardwoods. The tract is surrounded by other timbered properties and has a 20-foot deeded access route to AL Hwy 9. Lake Weiss and the Coosa River are only two miles away, while the Tennessee River and Lake Guntersville are about an hour's drive.

This part of Appalachia is known for its outstanding recreational opportunities tied to nearby National and State Parks. The town of Cedar Bluff, situated on the banks of Lake Weiss, is just over five miles from the tract and provides fuel, groceries, and dining options. Centre, Alabama lies just across the lake and offers hotels, restaurants, shopping, and a medical center. Several small regional airports serve the area, while Huntsville International Airport is about an hour away, and Atlanta's airport is just over two hours from the property.

PROPERTY DESCRIPTION



The slopes of this property are dominated by hardwood timber.

This 40-acre tract features hilly, mountainous terrain and has been used for recreation under the current ownership. Access is through a 20-foot-wide deeded strip that connects AL Hwy 9 to the southwest corner of the property. The access route is unimproved and would require surveying and construction for road use. Elevations range from 750 to 1,090 feet, with well-drained soils suitable for timber production, though slopes may require specialized equipment. The tract supports a wide variety of oak species, both mature and young, providing abundant acorn crops for wildlife.

ACCESS



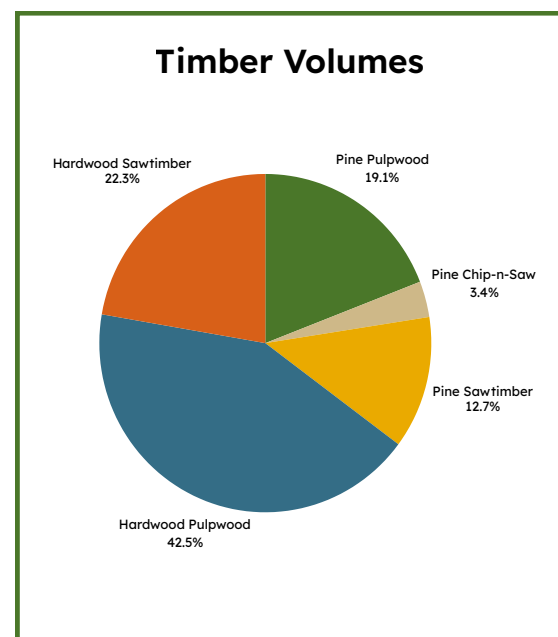
Standing on the ROW of Hwy 9, the 20" strip for access starts approximately at the timber line above the red on the ground.

The tract has a legal 20-foot-wide deeded access from AL Hwy 9, though no road has yet been built along this corridor. Once improved, this access will greatly enhance the property's usability. The deeded strip measures just under half a mile. Power is available along AL Hwy 9. As the property has primarily been used for recreation, no internal logging roads are currently developed.

TIMBER RESOURCE



Chestnut Oak (Mountain Oak) is a dominant species on the tract.



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.

This tract is dominated by mature hardwood species as well as a fair representation of shortleaf and longleaf pine. This hardwood holds many commercially sought-after species and may hold value.

This value may be captured if suitable logging access can be obtained and a specialized rough land logging crew can be found to conduct the harvest. If harvested and if timber production is a priority, reforestation with loblolly pine would be recommended.

In addition, leaving the hardwood-dominated acreage untouched is also an option, as this timber holds significant wildlife and aesthetic value.

TAX & TITLE



Old shortleaf pine is a co-dominant species on the ridges.

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. Taxes for 2024 were \$107.32. The tract is enrolled in Alabama's Current Use program, providing tax savings. Boundaries are marked with old white paint and flagged along the southern line.



The top ridge is nice and open.

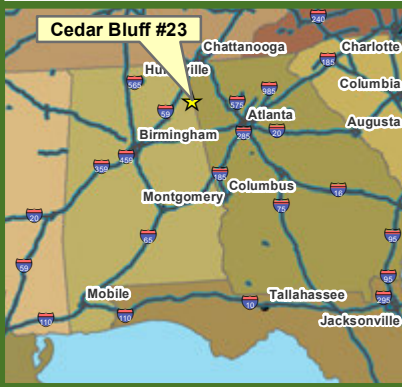


This open area is being heavily grazed by wildlife.

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 Cedar Bluff #23 Cherokee County, AL 40.00 ± Acres



Legend

-  Cedar Bluff #23
-  Railroads
-  Secondary State or County Hwy
-  Primary US or State Hwy
-  Primary Limited Access or Interstate
-  Counties

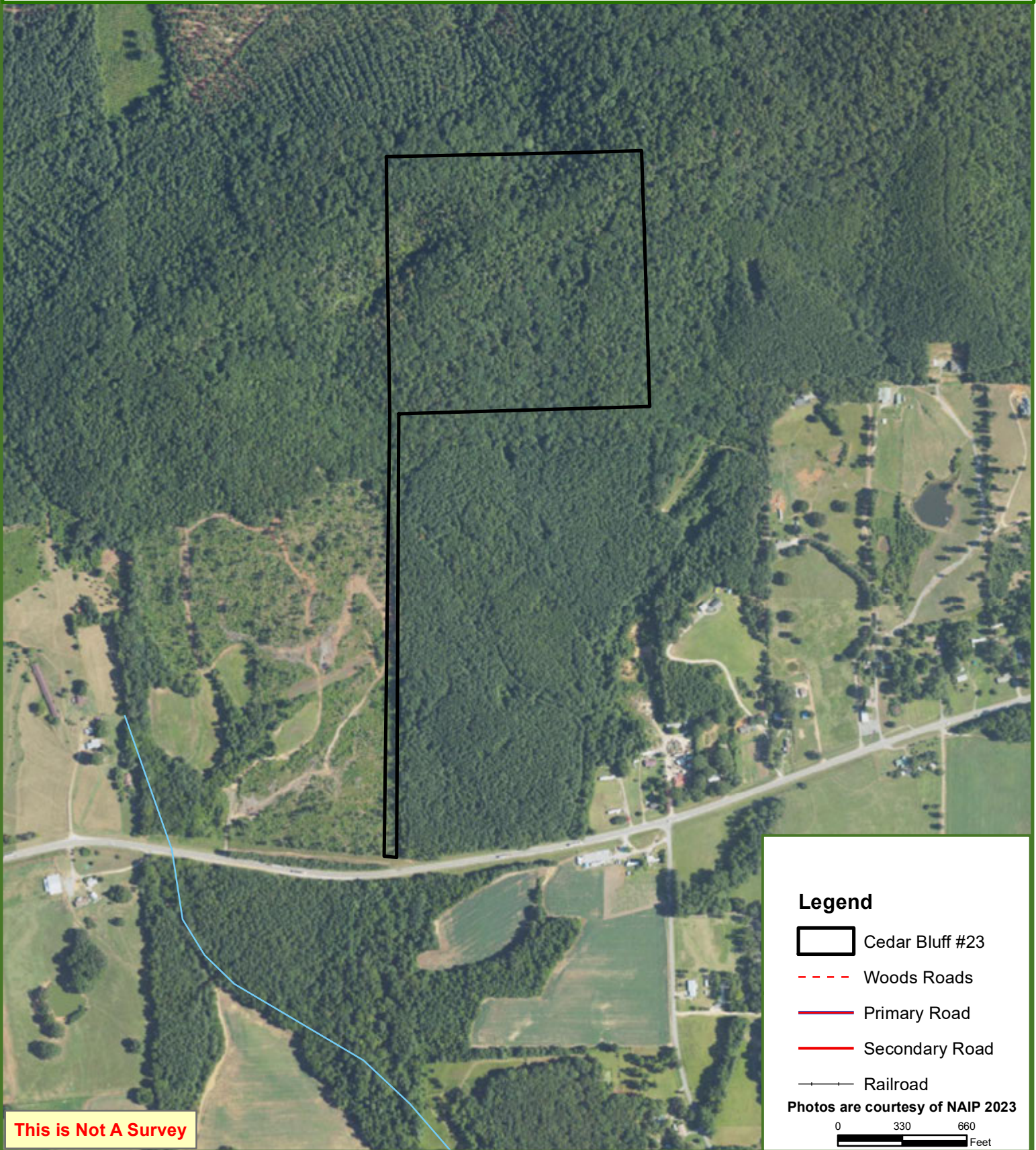
0 0.5 1 1.5 2 Miles



Cedar Bluff #23

Cherokee County, AL

40.00 ± Acres



This is Not A Survey

Legend

-  Cedar Bluff #23
-  Woods Roads
-  Primary Road
-  Secondary Road
-  Railroad

Photos are courtesy of NAIP 2023

0 330 660
Feet

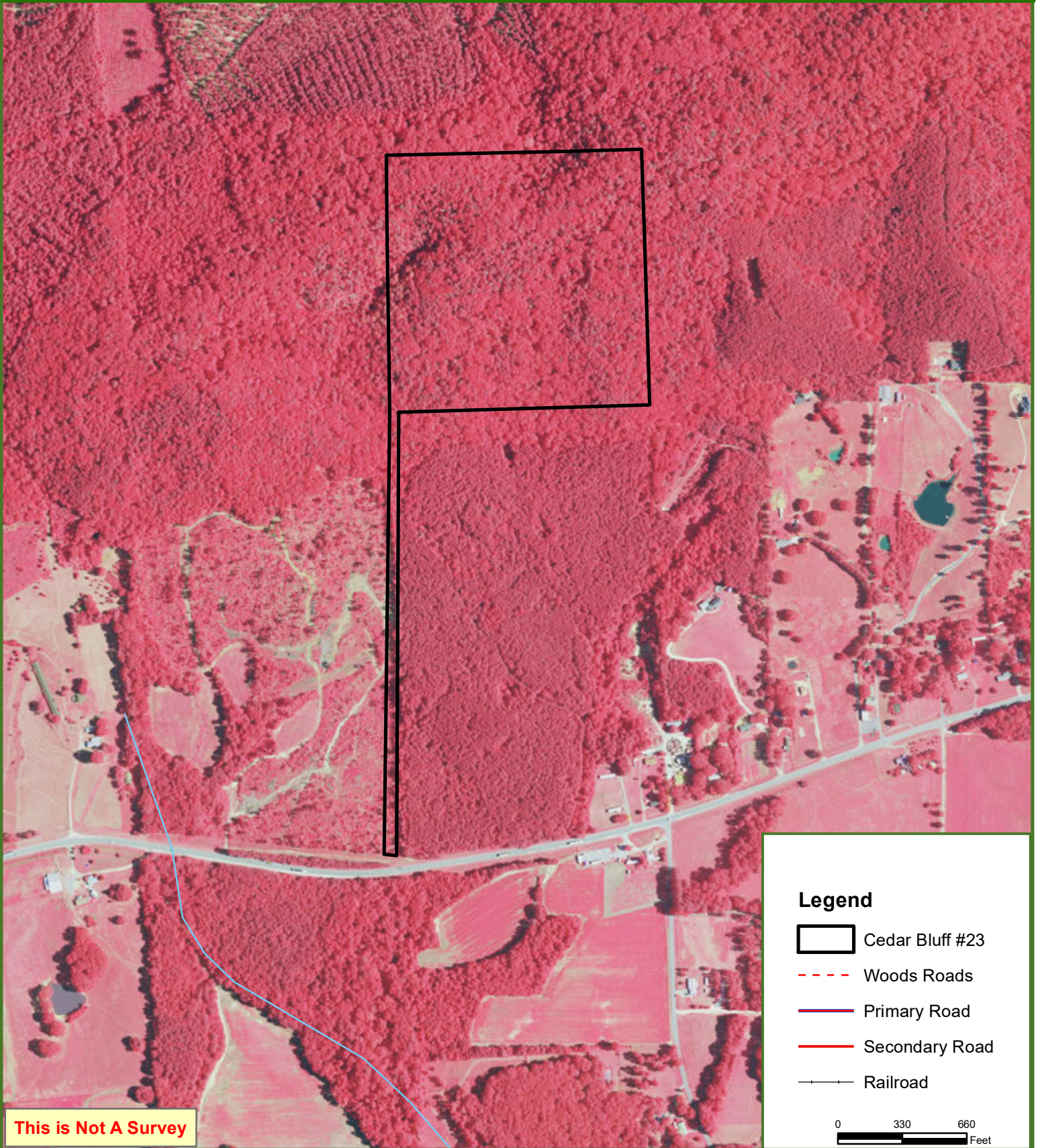
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Cedar Bluff #23

Cherokee County, AL

40.00 ± Acres



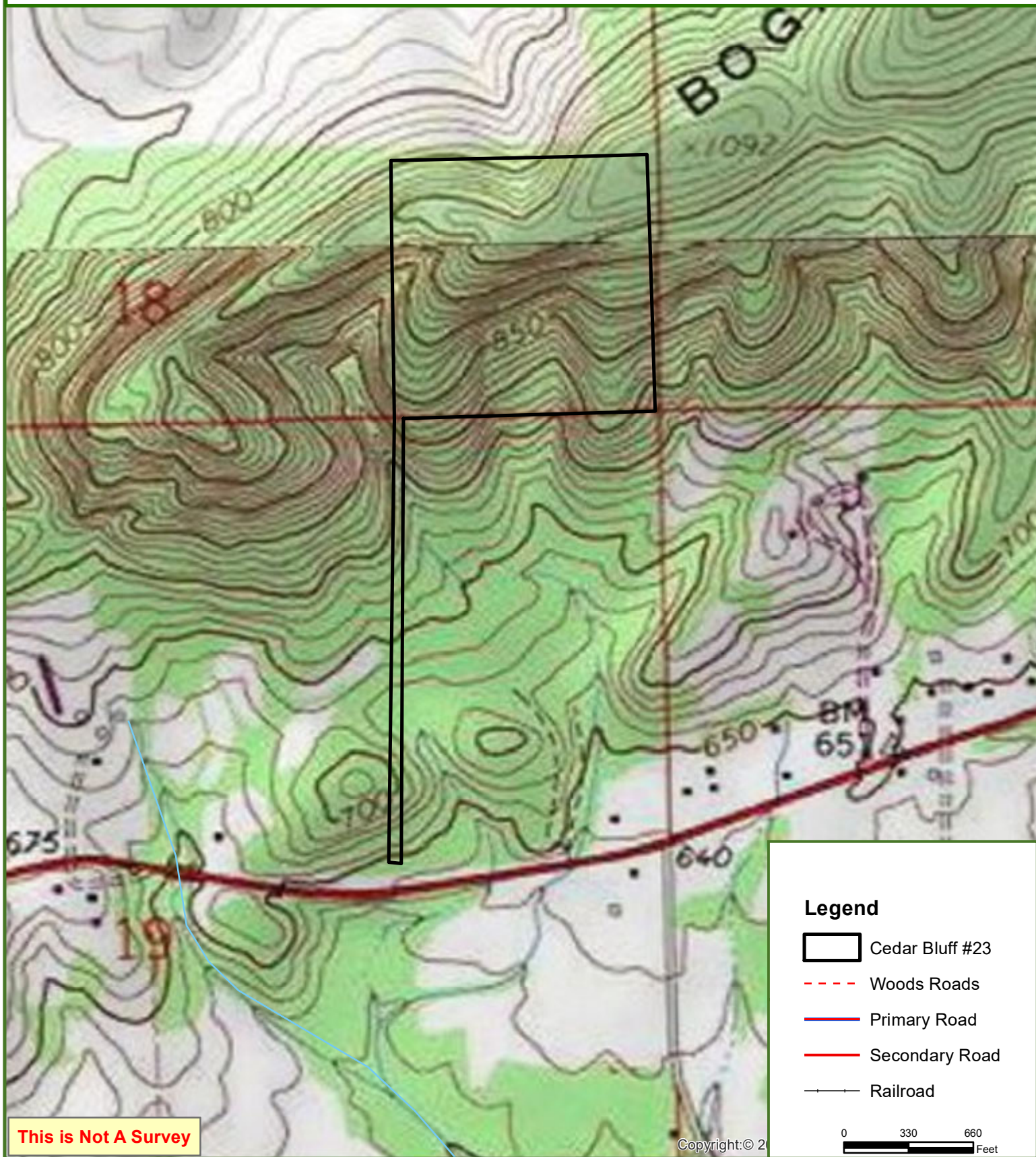
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Cedar Bluff #23

Cherokee County, AL

40.00 ± Acres



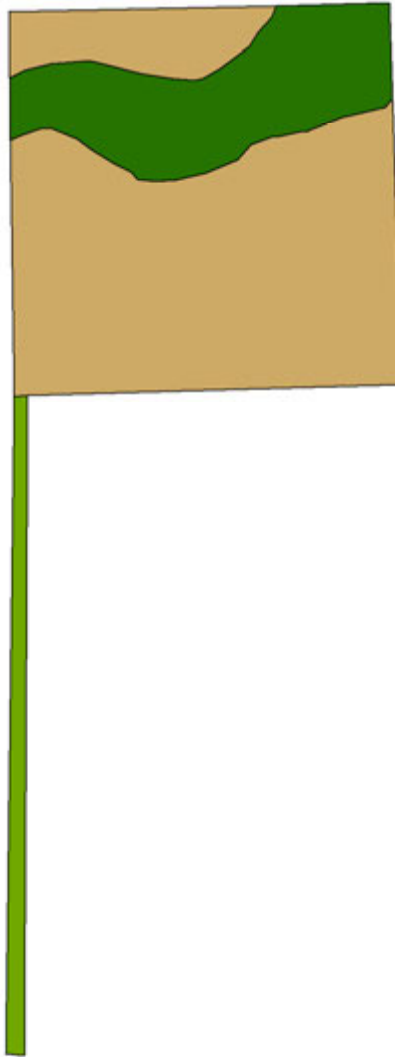
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Cedar Bluff #23

Cherokee County, AL

40.00 ± Acres



Legend

-  Natural Upland Pine/Hardwood 1980 (2.69 +/- Acres)
-  Natural Upland Pine/Hardwood 1950 (9.64 +/- Acres)
-  Natural Sloping Hardwood/Pine 1950 (28.67 +/- Acres)

This is Not A Survey

0 330 660
Feet

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