

## Trammell Place

**A beautiful multi-use tract with great timber and recreational opportunities featuring mature plantations in Chambers Co.,AL.**



***299 GIS Acres  
LaFayette, Chambers County, Alabama***

**Price: \$657,734**

## LOCATION

Trammell Place is located within the rolling hills Piedmont Region of mid-east Alabama. The property is adjoined primarily by other grazing and timber land. The property is located roughly two miles off of US 431, north of LaFayette, Alabama and is approximately 5 miles from the intersection of US 431 and AL SR 50.

This property is nestled in a beautiful rural party of the state, where you can be surrounded by the quiet and seclusion of farms and timberland, yet enjoy close access to all the amenities of town.

The property is conveniently located just a few miles north of LaFayette, Alabama , which offers amenities for gas, groceries, and dining. Just 15 minutes away in Valley, Alabama you can find access to lodging, medical facilities, and access to Interstate 85. Also, Roanoke, Opelika, and Auburn are all within easy driving distance.

You can fly anywhere from Atlanta’s Hartsfield-Jackson International Airport, which is only an hour and a half drive from the property. Also, your only a two hour drive from Birmingham, Alabama and just an hour away from Columbus, Georgia.



The main entrance facing east on County Road 105.

## ACCESS

Trammell Place has a good access system suitable for both farming and timberland. The property has just over 2 miles of frontage along County Roads 105 and 175, both of which are county maintained dirt/gravel roads. There are multiple access points and the rolling terrain is accommodating to add additional access points if desired.

The tract has a system of internal farm and logging roads suitable for 2x4 vehicle with good ground clearance for most seasons but may require 4x4 during wet periods. The internal road system that is at least suitable for “over the road” vehicles is shown on the maps. There are also ATV/UTV trails not indicated on the maps.

## SITE DESCRIPTION

Trammell Place is a multi-use property featuring an improved pasture suitable for hay production, an excellent timber resource, and is very well suited for a wildlife enthusiast. Trammell Place features gently rolling terrain that would easily accommodate commercial farm or timber options. The soils are well drained and are suited for grazing and timber growth. The tract has access to power. There is currently an old home site on the property.



The main gate to the southern portion of the tract along County Road 105.

## TIMBER

Trammel Place features approximately 123 acres of merchantable timber with a combined volume of 93 tons per merchantable timber acre. The total merchantable timber value is approximately \$156,400.

There are approximately 55 acres of planted yellow poplar established in 2007 and also possesses naturally seeded loblolly.

The tract is well stocked with timber currently, which provides a potential new owner with the opportunity for timber sales soon after acquisition.

The property has an existing timber sale contract on approximately 94 acres. The timber volume that is to be harvested from this timber sale contract is not included in the volume estimates shown above. The contract term for harvest runs through June 6, 2021. The areas subject to the timber cutting contract are shown in red cross-hatching on the maps. We can answer more question directly as they arise.

Also, the tract has 1995 plantations that are approaching the age criterion for financial maturity. These have never been thinned and can be thinned rather than harvested.

A merchantable timber data report is included on the next page and is based on a timber inventory conducted in 2016 by F&W Forestry Services, Inc.

## TAXES & TITLE

The annual property taxes for 2019 were \$685.67. The property is owned by Minnow Branch Farm LTD and recorded in the Deed Book 2005 on page 2082 and primarily Deed Book D371 on page 317.

The tract is currently enrolled in the Current Use program for tax savings.



The tract features 18 - 20 year old planted yellow poplar.



The tract also features 25 year old loblolly pine.



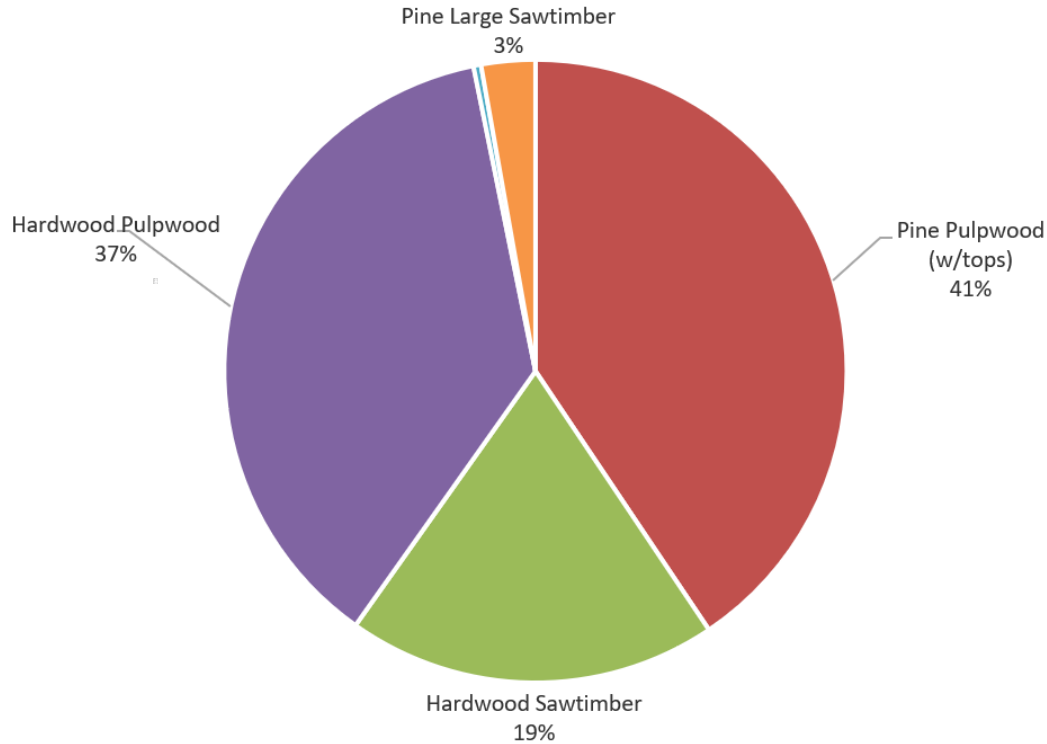
A large creek runs across the property from the north to the southeast corner.

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

# Merchantable Timber & Acres Data Trammel Place



## Percent Merchantable Product Tons



<b>LAND:</b>	
Cover Type	Gross Acres
<i>Timbered</i>	
Upland	211.7
Bottomland	58.1
<i>Agriculture</i>	
Improved Pasture	17.8
<i>Other</i>	
Non Forest	11.4
<b>TOTAL ACRES:</b>	<b>299</b>

<b>MERCHANTABLE TIMBER:</b>	
Product Class	Tons
<i>Pine</i>	
Pulpwood (w/tops)	4,658.30
Small Sawtimber	45.9
Large Sawtimber	322.1
<b>Total Pine</b>	<b>5,026.30</b>
<i>Hardwood</i>	
Pulpwood	4,244.60
Sawtimber	2,205.70
<b>Total Hardwood</b>	<b>6,450.30</b>
<b>Total Merchantable</b>	<b>11,476.60</b>

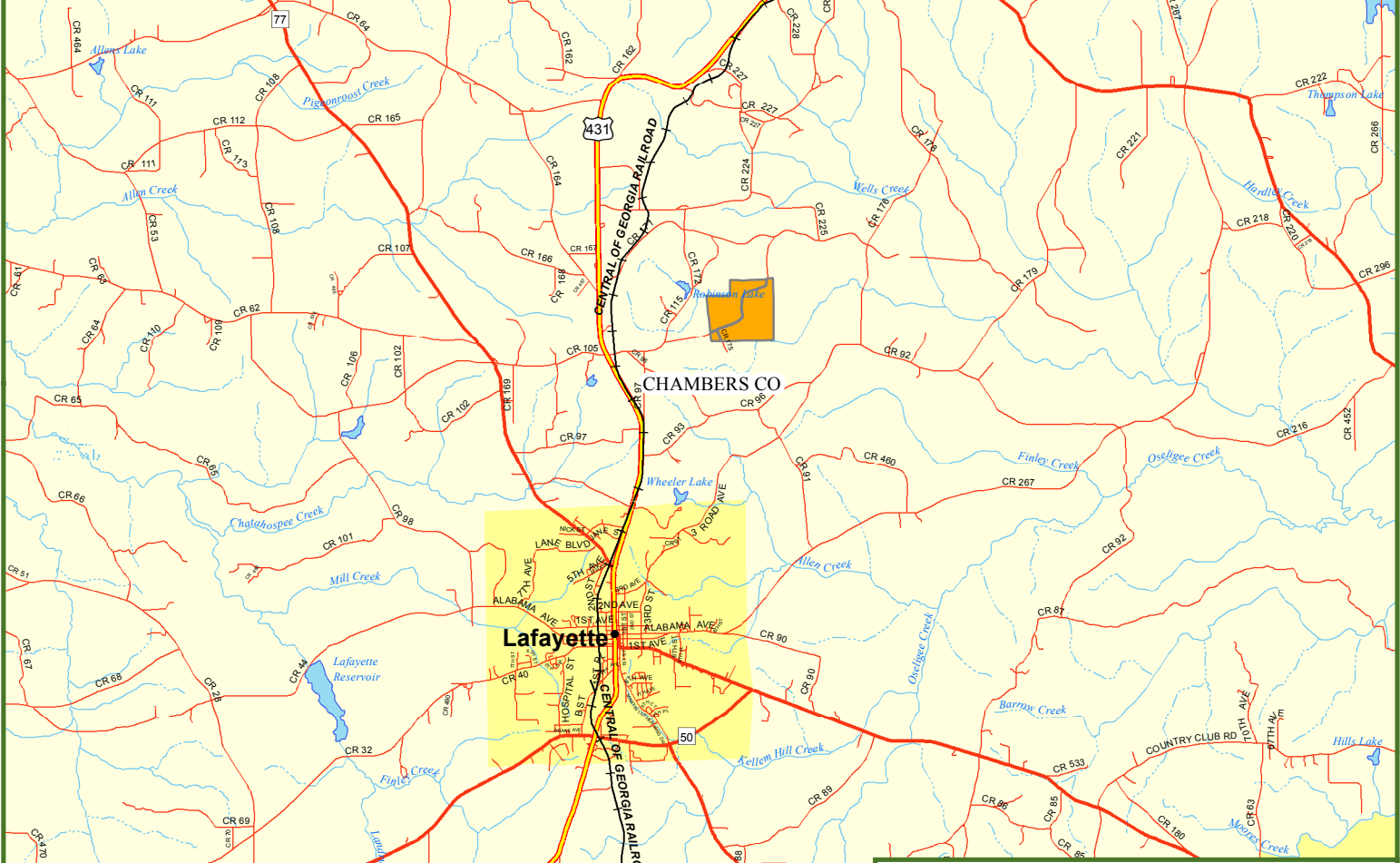
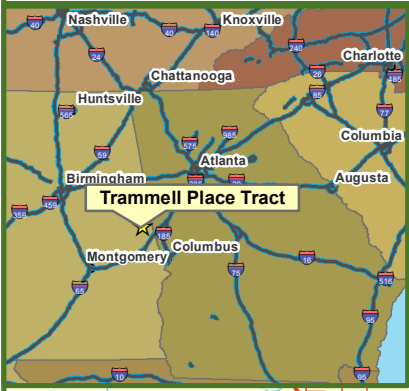


# Locus Map

## Trammell Place Tract

### Chambers County, AL

299 +/- Acres

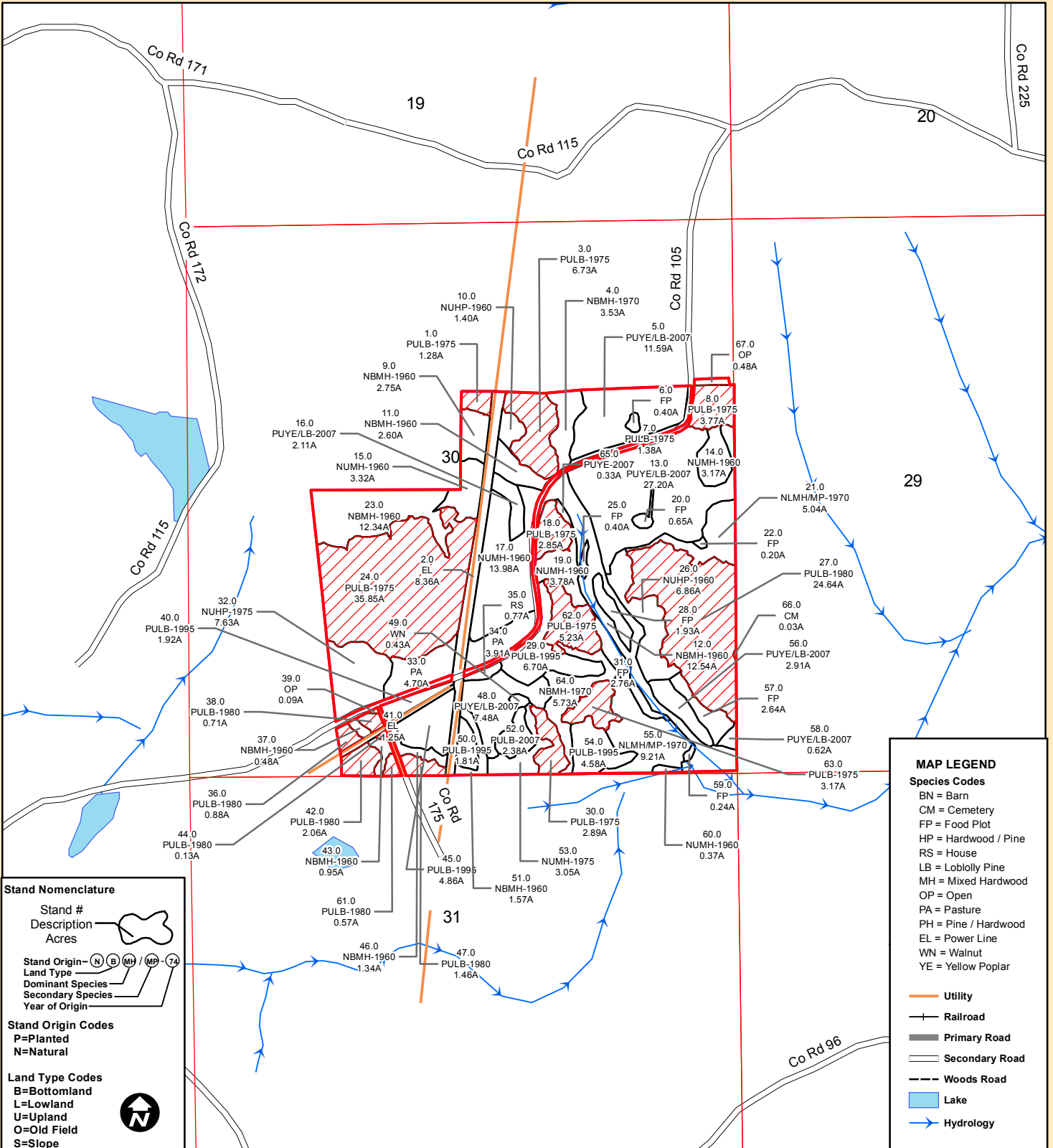
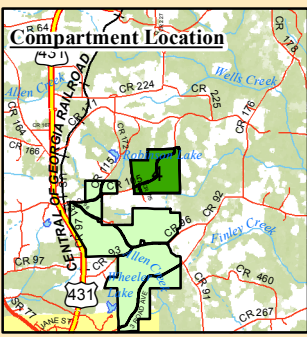


**Legend**

- Trammell Place Tract
- Secondary State or County Hwy
- Primary US or State Hwy
- Primary Limited Access or Interstate
- Railroads
- Counties

0 0.5 1 1.5 2 Miles

**Tract # 016684**  
**Minnow Branch Farm LTD.**  
**Trammell Place Tract**  
**Compartment 00004**  
**Chambers County, AL**  
**298.97 Acres**

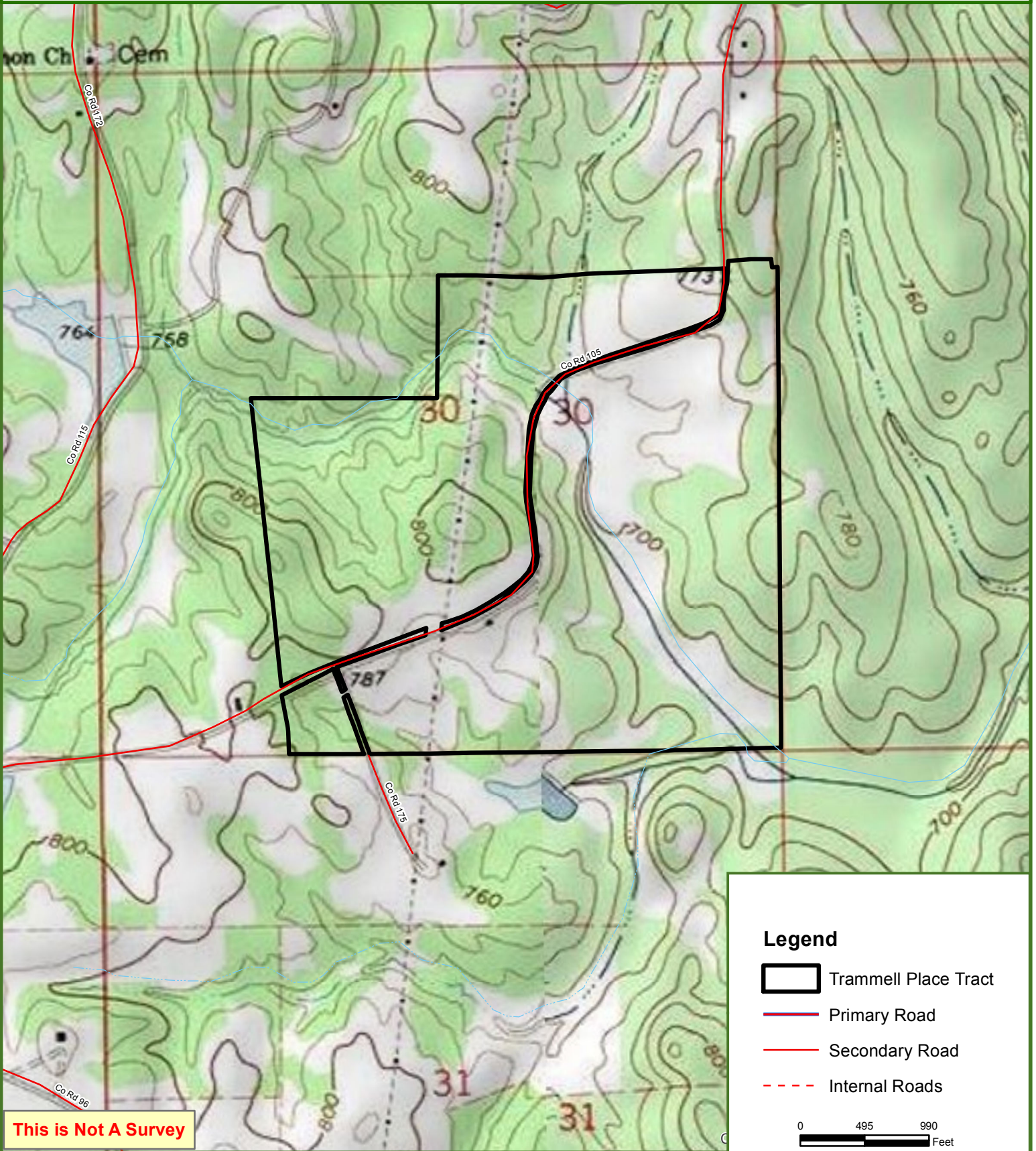




# Trammell Place Tract

299 +/- Acres

Chambers County, AL



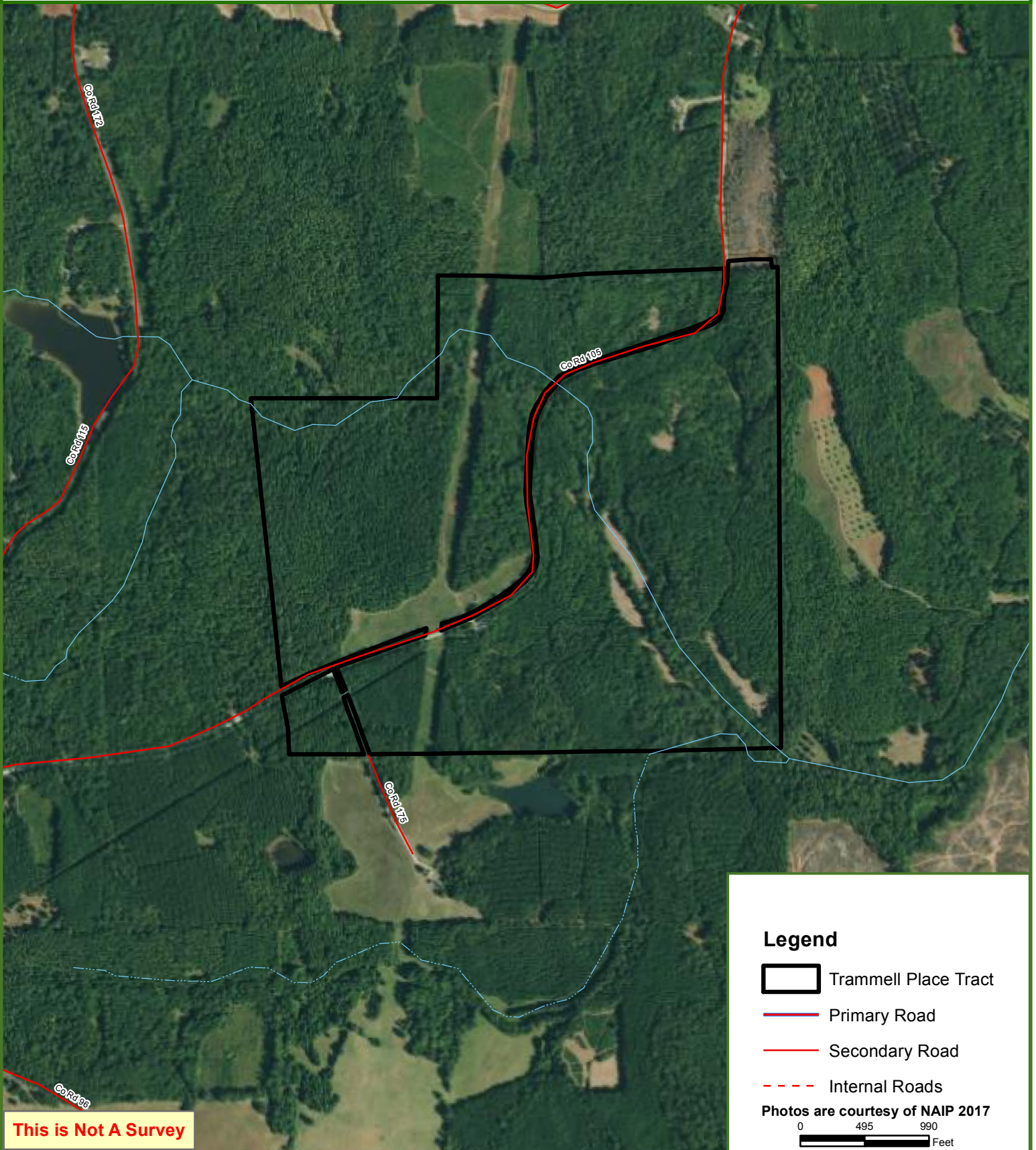
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.







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299 +/- Acres

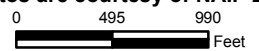
Chambers County, AL



### Legend

-  Trammell Place Tract
-  Primary Road
-  Secondary Road
-  Internal Roads

Photos are courtesy of NAIP 2017



**This is Not A Survey**

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