

## **BLUFF SPRINGS**

**A superb property offering timber potential and recreational opportunities with Osborn Creek flowing through the tract located in Goldville, Alabama**



***256 Acres  
Clay and Tallapoosa Counties, Alabama***

**Price: \$325,000**

## LOCATION

Bluff Springs is being sold as one property, but it is two parcels separated by a narrow strip of land not included in the sale. The property is located in the beautiful piedmont region of mid-east Alabama, which is characterized by rolling terrain.

Other timbered properties surround both the southern and northern parcels. The northern parcel also has a small church property carved out on the west side.

Bluff Springs is located just two 2 miles northwest of the community of Goldville, which offers a small store and only five miles south is the town of New Site, which provides dining, gas, and grocery opportunities.

Bluff Springs Road provides direct access to the property. The property is located just five minutes off State Road 49 and about 20 minutes from US Hwy 280. Alexander City is just 20 minutes away and provides ample dining, lodging, and grocery options as well as a major hospital. The Birmingham Airport is only one hour and 45 minutes away from the property.



At Bethel Circle and Bluff Springs Rd facing south, the north tract is on the right

## ACCESS

The southern parcel has an estimated 1,800 feet of frontage along Bluff Springs Road, which is a paved, county-maintained road. The northern parcel features ample road frontage as it touches Bluff Springs Road, Beaula Road, and Bethel Circle totaling more than 5,000 feet.

Two gated driveways are cut on the southern parcel, and the northern parcel has three cut driveways. The property has direct access to power.

Recent logging provides a system of woods roads suitable for 2x4 with high ground clearance during dry periods. Four-wheel drive may be needed during wet periods. Approximately a mile and a half to two miles worth of logging roads provide internal access, making the tract accessible for recreation and future forestry operations.



The primary gated access for the northern parcel.

Directions to the tract: From US 280 in Alexander City, turn onto AL Hwy 22 heading northeast. Follow Hwy 22 for about 16 miles through the town of New Site. Just less than a mile past (east) of New Site, turn left (north) on to AL Hwy 49. Follow Hwy 49 for just about three miles to the Community of Goldville and stay straight to get onto Bluff Springs Road (Hwy 49 takes a sharp right turn at this point). Follow Bluff Springs road for about two miles. The recent cut-over will be part of the southern tract. Follow Bluff Springs road for another half mile to where Bethel Circle meets Bluff Springs. This is the northern tract.

## SITE DESCRIPTION

Bluff Springs is ideally suited for long-term timber ownership. The tract is also attractive for anyone looking for a recreational retreat to enjoy hunting, hiking, observe wildlife, riding horses or ATVs.

The tract offers rolling terrain and productive soils that are great for timber production. The elevation ranges from 780 to about 920 feet at the highest point. Due to the recent harvesting, the highest points provide magnificent views. The property has power access which offers the opportunity to build a cabin or hunting camp.

Located in a wildlife-rich region of Alabama, this property offers excellent hunting opportunities. The tract is currently providing browse, cover habitat and water resources, all a plus to hold game species.



The recent cut-over on the southern parcel.

## TIMBER

In 2020, approximately 213 acres combined from both the north and south parcels were harvested. This fresh harvest allows a “clean-slate” for a new owner to create their own vision for this property. New roads and trails can more easily be made for better access. New food plots can be installed to improve the wildlife opportunities. Approximate 41 acres of hardwood-dominated bottomland and streamside areas remain after the harvest.

From a timber production standpoint, the most productive option would be to plant the harvested areas in



Oaks occupying the bottomland areas on the southern parcel.

genetically improved loblolly pine. This process usually includes a herbicide treatment in the summer months to help deter naturally occurring competing vegetation and then a burn in the fall of the year to prepare the tract for planting. The planting occurs during the winter months while the seedlings are dormant. Depending on the steps taken to prepare the tract, level of genetics used, and the method of planting, the total cost of this process ranges from about \$200 to \$280 per acre.

## TIMBER (Continued)

Once planted, it is typical to have thinnings at or around the ages of 15 and 22. These thinnings provide some timber income, but their primary purpose is to keep the timber healthy and growing well by removing some pressure off the site.

Final harvest (the final clear-cut providing the largest income) can be done at any age past about 15 but is usually most valuable between the ages of 26 and 33 when the timber reaches "sawtimber" size.

Another species choice for planting would be longleaf pine. Longleaf is native to this region and is well suited for the soils on this tract. It may not prove to be as fast-growing as loblolly but

once established is a very hardy species that can provide more management options, such as burning, that are particularly wildlife friendly. Also, cost-share assistance is usually available for longleaf establishment through the USDA/NRCS's EQIP program. If successful in acquiring this cost-share, it can cover 80 to 100 % of the establishment cost.



The Osborn Creek running through bottomland hardwood timber.

## TAXES & TITLE

Bluff Springs is owned by Christopher Paul McGill, Julia Segrest McGill, and Gerald Patrick McGill. The property is recorded in the Clay County Courthouse Deed Book 472, Page 169, and in Tallapoosa County Courthouse Deed Book 330511.

The 2020 taxes were \$293 in Clay County and \$230 in Tallapoosa County. The property is currently enrolled in the Current Use program for tax savings.



An open food plot within the heart of the southern parcel.

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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.

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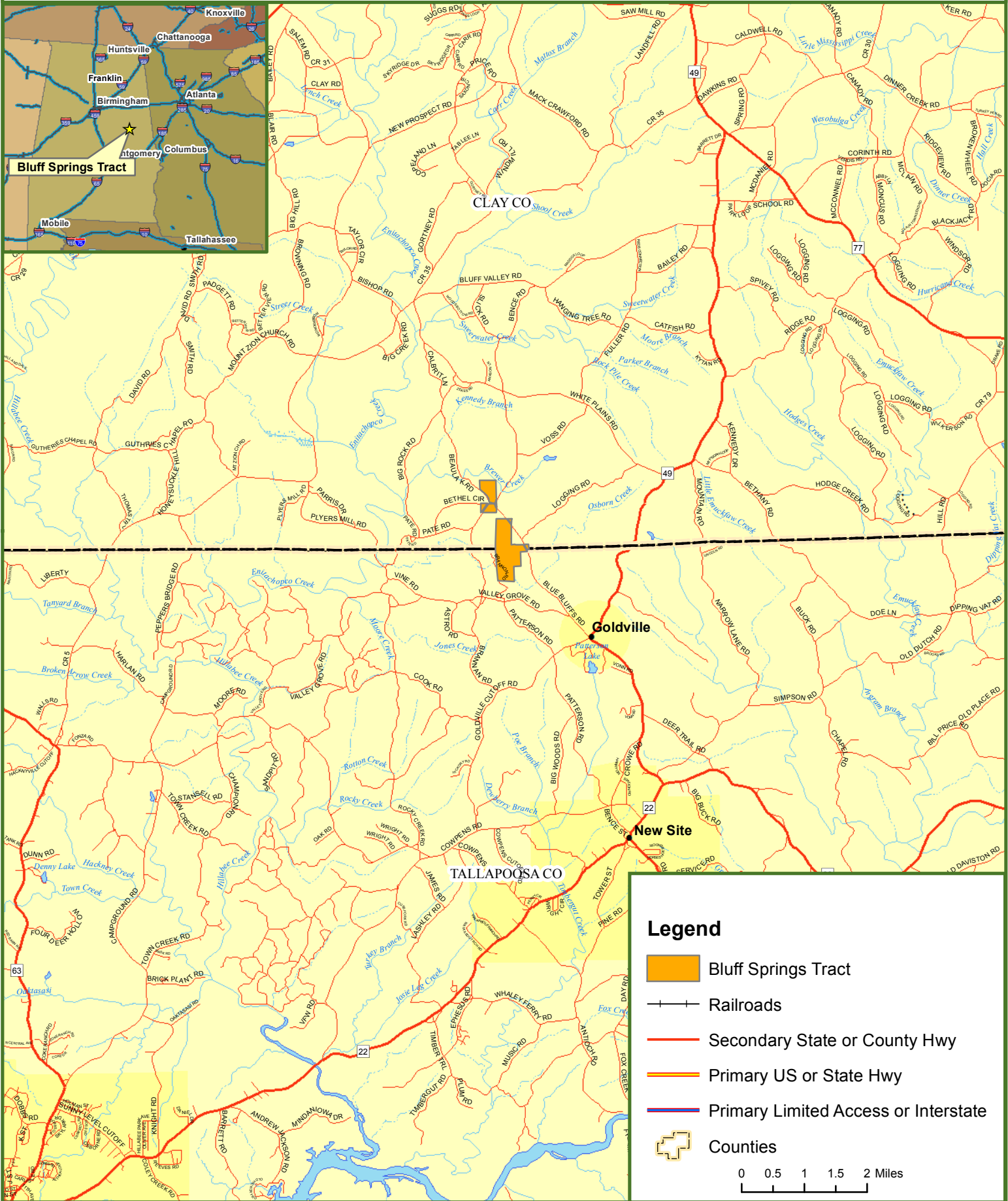
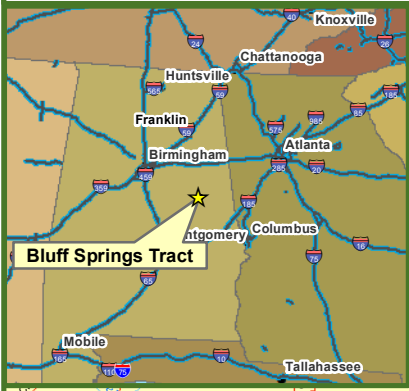


# Locus Map







## Bluff Springs Tract

### Clay & Tallapoosa Counties, AL

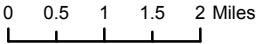
256 +/- Acres



**Legend**

-  Bluff Springs Tract
-  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

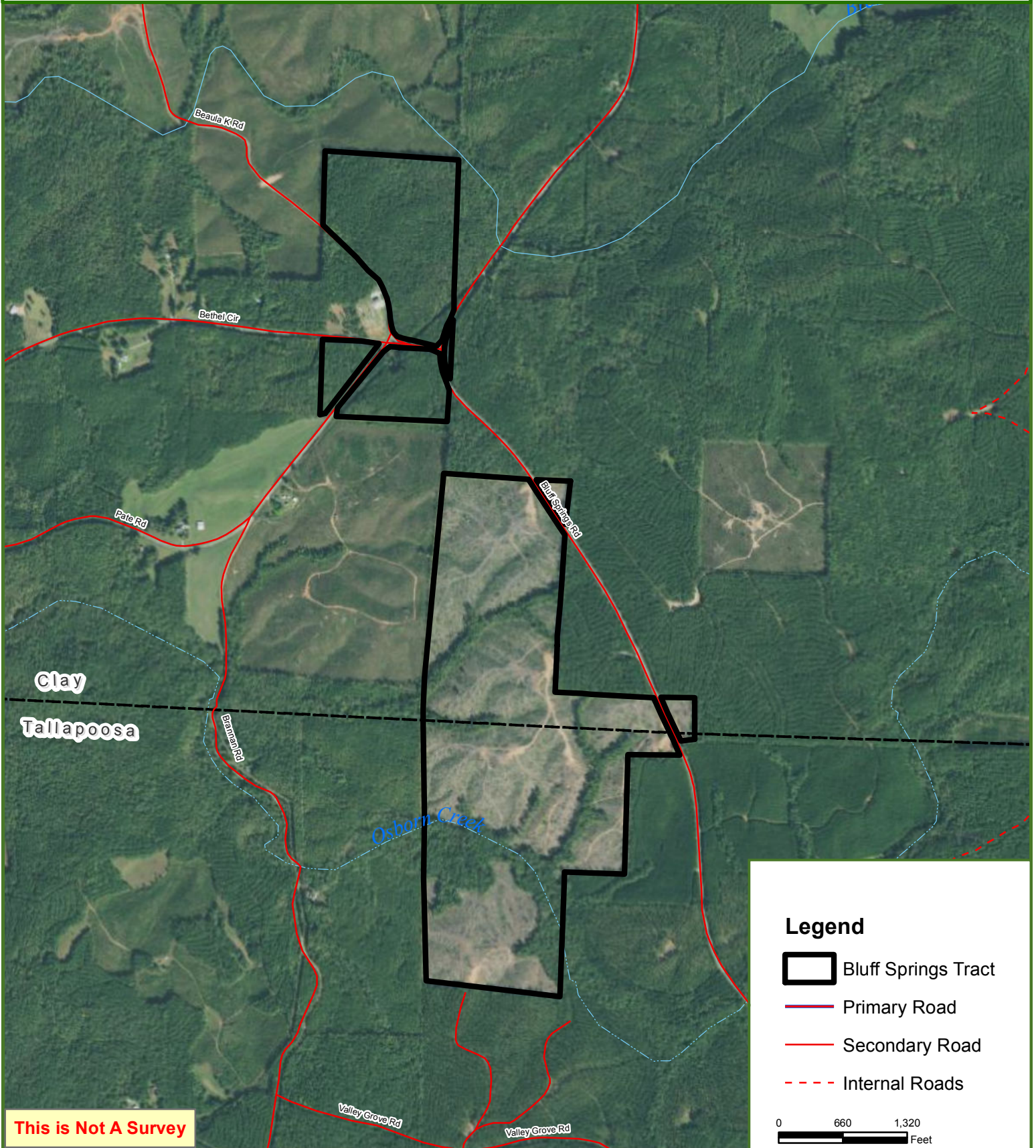




# Bluff Springs Tract

256 +/- Acres

## Clay & Tallapoosa Counties, AL



This is Not A Survey

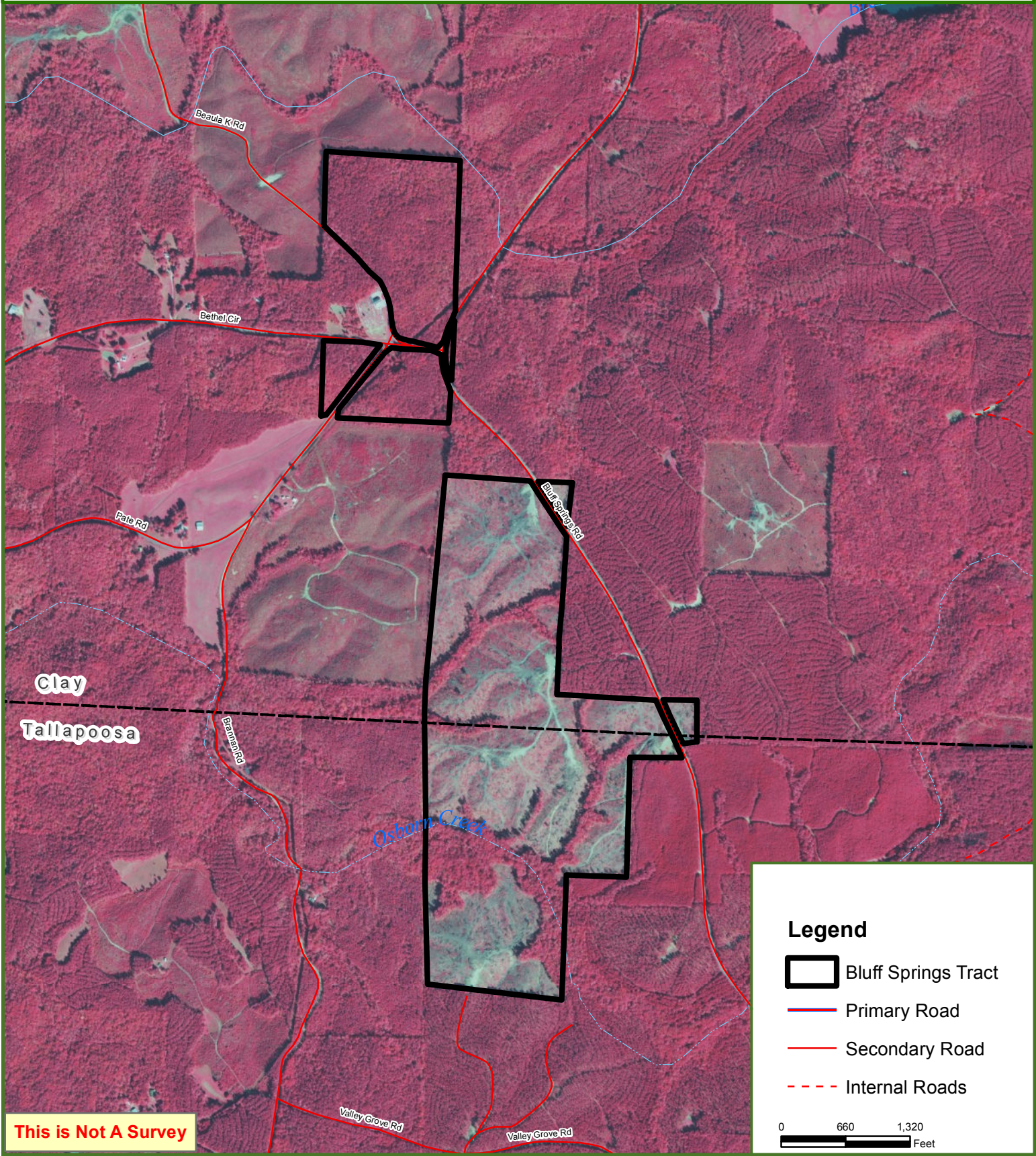
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



# Bluff Springs Tract





256 +/- Acres

Clay & Tallapoosa Counties, AL



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**Legend**

-  Bluff Springs Tract
-  Primary Road
-  Secondary Road
-  Internal Roads

0 660 1,320  
Feet

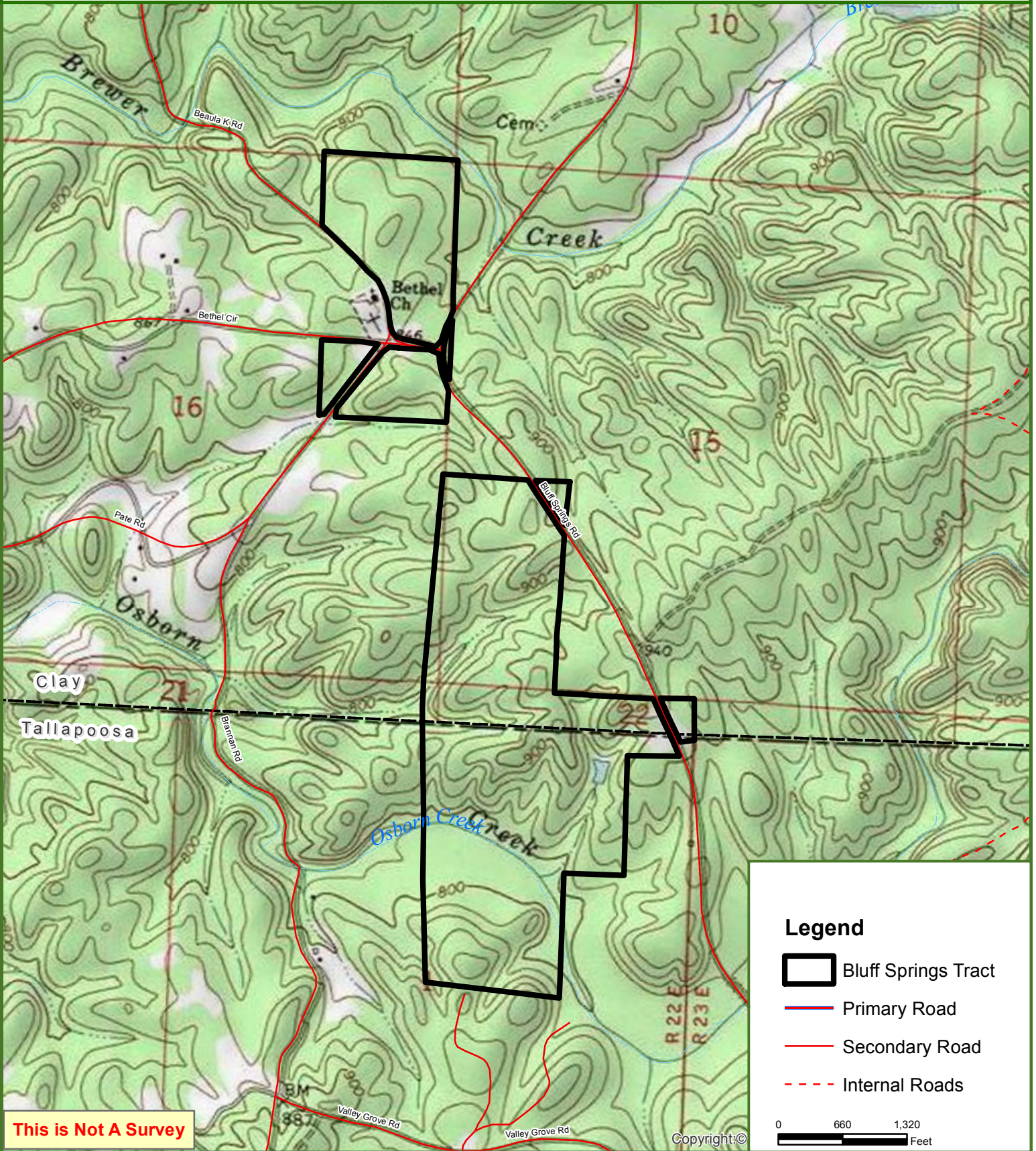
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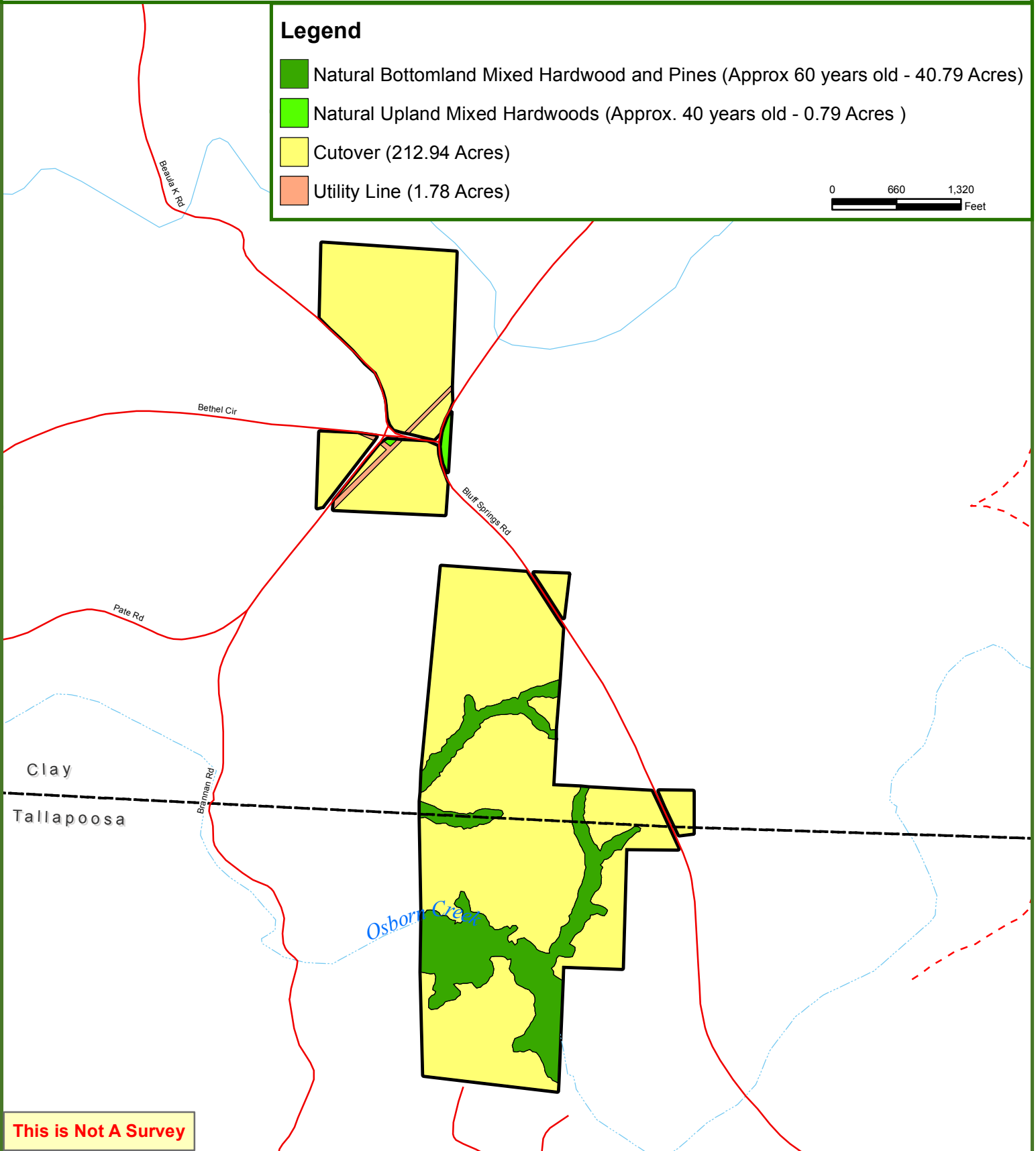
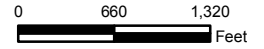
256 +/- Acres

Clay & Tallapoosa Counties, AL



## Legend

-  Natural Bottomland Mixed Hardwood and Pines (Approx 60 years old - 40.79 Acres)
-  Natural Upland Mixed Hardwoods (Approx. 40 years old - 0.79 Acres )
-  Cutover (212.94 Acres)
-  Utility Line (1.78 Acres)



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