

Rosewood Tract #2

Poised for future timber management and immediate recreational fun, Rosewood Tracts offers several tracts that can be purchased separately or combined in Cleburne County, Alabama.



***+/- 59.52 Survey Acres
Fruithurst, Cleburne County, Alabama***

Price: \$187,488

LOCATION

The Rosewood Tracts are in the upper Piedmont region of mid-eastern Alabama, located just a few miles east of the Talladega National Forest, the southernmost reaches of the Appalachian Mountains. Other timbered properties surround the tracts on all sides.

The town of Fruithurst is just 5 miles to the south of the Rosewood Tracts. Fruithurst has a small family-owned restaurant and a Dollar General for immediate needs. Heflin, Alabama, and Tallapoosa, Georgia, are about 11 to 12 miles from the tracts. Both provide multiple dining, fuel, and grocery options. Tallapoosa also has a hotel. The closest hospital is located in Bremen, Georgia, approximately 20 miles from the tract. The Talladega National Forest is located just a few miles west of Rosewood and has multiple recreational opportunities. The Rosewood Tracts are only 10 minutes from US Hwy 78 and 15 minutes from I-20.



Gate access to Rosewood Tract #2.

The City of Anniston, Alabama, is roughly 32 miles away, only a 40-minute drive from Rosewood. Anniston is a major town in mid-east Alabama with multiple dining, grocery, and hotel options. It also has three hospitals and a regional airport. Atlanta's Hartsfield-Jackson International Airport is only an hour and fifteen minutes away, granted you do not have to navigate any rush hour traffic.

ACCESS

The Rosewoods Tracts currently comprise one contiguous tract segmented by Cleburne County Roads 232 and 255. Each tract has public frontage and some interior logging roads or trails. While County Roads 232 and 255 are technically public and county-maintained, they are dirt roads and may require 4x4 during wet periods. Internal roads and trails are the same.

Each tract has nice public frontage along the county roads. The approximate public frontage is:

- Rosewood Tract #1 - 2,150 feet along CR 255
- Rosewood Tract #2 - 3,175 feet along CR 255 and 985 feet along CR 232
- Rosewood Tract #3 - 1,375 feet along CR 255 and 775 along CR 232

Each tract has a driveway cut. There is electricity availability nearby at the intersection of County Road 255 and County Road 14, approximately a half mile to a mile north of the tracts.

Directions to the property: Starting in Fruithurst from the intersection of US Hwy 78 and County Road 35, turn north onto CR 35 (also labeled 1st Street SW inside town limits). This will be a right-hand turn if you are coming from the east (from Georgia). This will be a left turn if you are coming from the west. The Fruithurst Volunteer Fire Department is located at this intersection for a point of reference. Once on CR 35, follow it for a little over 3 miles; it will merge into and become CR 49. Continue following CR 49 for a little less than a quarter mile and turn right (east) onto CR 4. Follow CR 4 for about six-tenths of a mile to the next intersection, and turn left (north) onto CR 232. Follow CR 232 for about a mile. At that point, Rosewood Tract #4 will be on the right, and Rosewood Tract #2 will be on the left. At the next intersection, turn left (north) onto CR 255, Rosewood Tract #3 will be immediately on the right, and Rosewood Tract #2 will be on the left. Follow CR 255 another quarter mile, and Rosewood Tract #3 will transition to Rosewood Tract #1 on the right.

SITE DESCRIPTION

The Rosewood Tracts have rolling terrain indicative of the area and are very evident thanks to recent timber harvests. Soils are well drained and productive for timber. Approximate elevation ranges for each are (in feet above sea level):

- Rosewood Tract #1 – 1040' to 1140'
- Rosewood Tract #2 – 1020' to 1140'
- Rosewood Tract #3 – 1020' to 1100'

Each tract has at least an intermittent stream within its boundaries, meaning there will be running water during the wetter times of the year. Rosewood Tract #3 has a very nice perennial stream.

Each tract either has existing food plots or space where one can easily be established. The Rosewood Tracts are well suited for wildlife when considering all the adjoining properties. They have water and browse, and cover will develop as the young plantations develop. There is a lot of game sign on these tracts.



Food plot near the west boundary of Rosewood Tract #2.

TIMBER

The Rosewood Tracts were harvested of their upland merchantable timber during 2021 and 2022. There is still merchantable timber within the natural bottomland hardwood stands that follow the run of the drainage systems. However, State Best Management Practices limit the amount of harvest that can take place within these areas to protect the integrity of the streams. As such, no merchantable timber volume or value is assigned to these tracts currently.

Regarding the upland areas that were harvested in 2021 and 2022, these acreages were replanted with genetically improved loblolly pine in the winter of 2023.

For timber management, the new plantations should grow vigorously over the next several years. They should be ready for a thinning at or near age 15. This thinning will generate some timber income, but its purpose is primarily to keep the plantation healthy, growing well, and help it transition into higher-value timber products such as sawtimber.

Timing this thinning at or near 15 is very important to gain these benefits; we recommend this thinning at this time regardless of the overarching objective.

If the objective is to maximize return on timber value, it could be made most productive by conducting a woody release and fertilizing post-thinning. It should be ready for a second thin at or near age 21 and reach full financial maturity between the ages of 25 and 28. At this time, a final harvest could be conducted to capture its value.



Rosewood Tract #2 shows plenty of fresh game sign along the roads and trails.

TIMBER (Continued)

If your objective is to enhance aesthetics and wildlife value, after the age 15 thinning, a prescribed burning regimen can begin every two or three years. Conducting control burns will enhance wildlife value, reduce the risk of loss to wildfire, improve aesthetics, and aid in controlling undesired species within the plantation.

Here is a summary of stand types on each tract:

Rosewood Tract #1

- Loblolly planted in 2023 - 27 Acres
- Hardwood Drains - 3.5 Acres

Rosewood Tract #2

- Loblolly planted in 2023 - 54 Acres
- Hardwood Drains - 5 Acres

Rosewood Tract #3

- Loblolly planted in 2023 - 27 Acres
- Hardwood Drains - 4 Acres



Interior woods road accessing the NE portion.

TAXES & TITLE

The Rosewood Tracts are owned by DTOF, AL, LLC. The deed is recorded in the Cleburne County Courthouse Deed Book 2023, Page 225. The 2022 taxes were an estimated \$2.35 per acre. The tracts can be enrolled into the Current Use program for tax savings.

All Tracts Available			
Tract	County	Acres +/-	List Price
Tract #1	Cleburne	30.30	\$100,098
Tract #2	Cleburne	54.99	\$187,488
Tract #3	Cleburne	30.93	\$112,855

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Property inspections shall be done during daylight hours. Seller and Fountains Land in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.

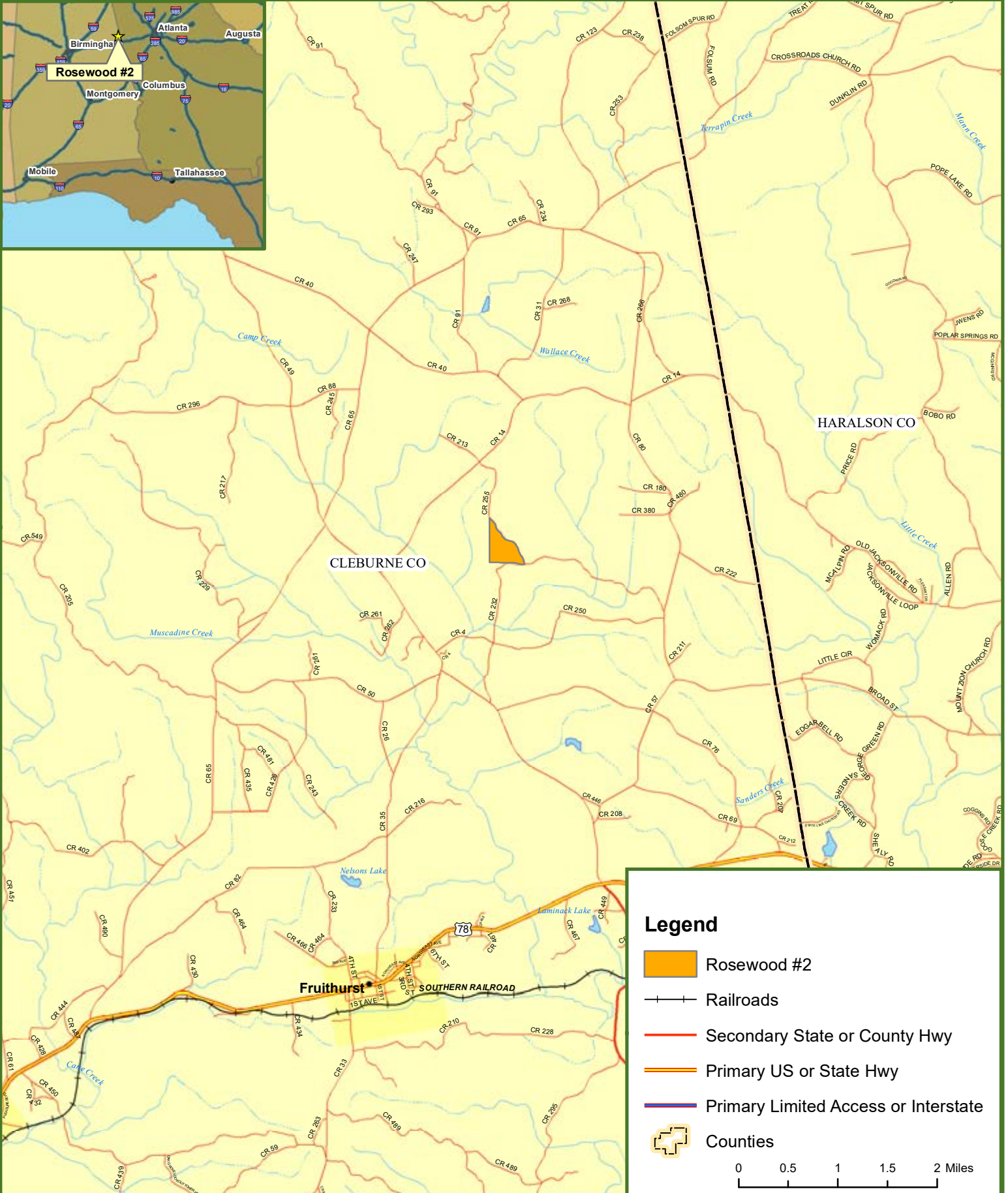


Locus Map







Rosewood #2

Cleburne County, AL

59.52 +/- Acres



Legend

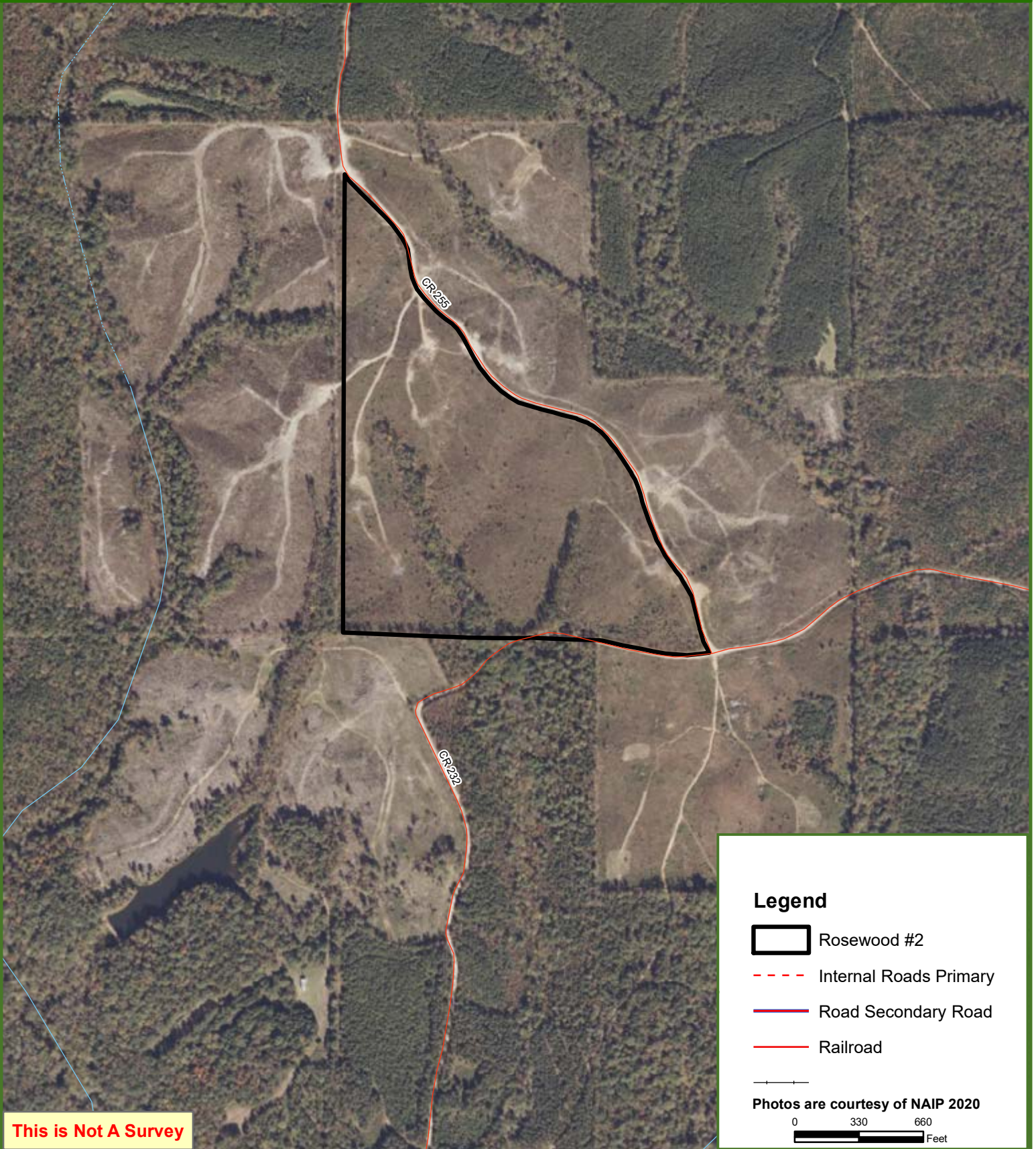
-  Rosewood #2
-  Railroads
-  Secondary State or County Hwy
-  Primary US or State Hwy
-  Primary Limited Access or Interstate
-  Counties

0 0.5 1 1.5 2 Miles



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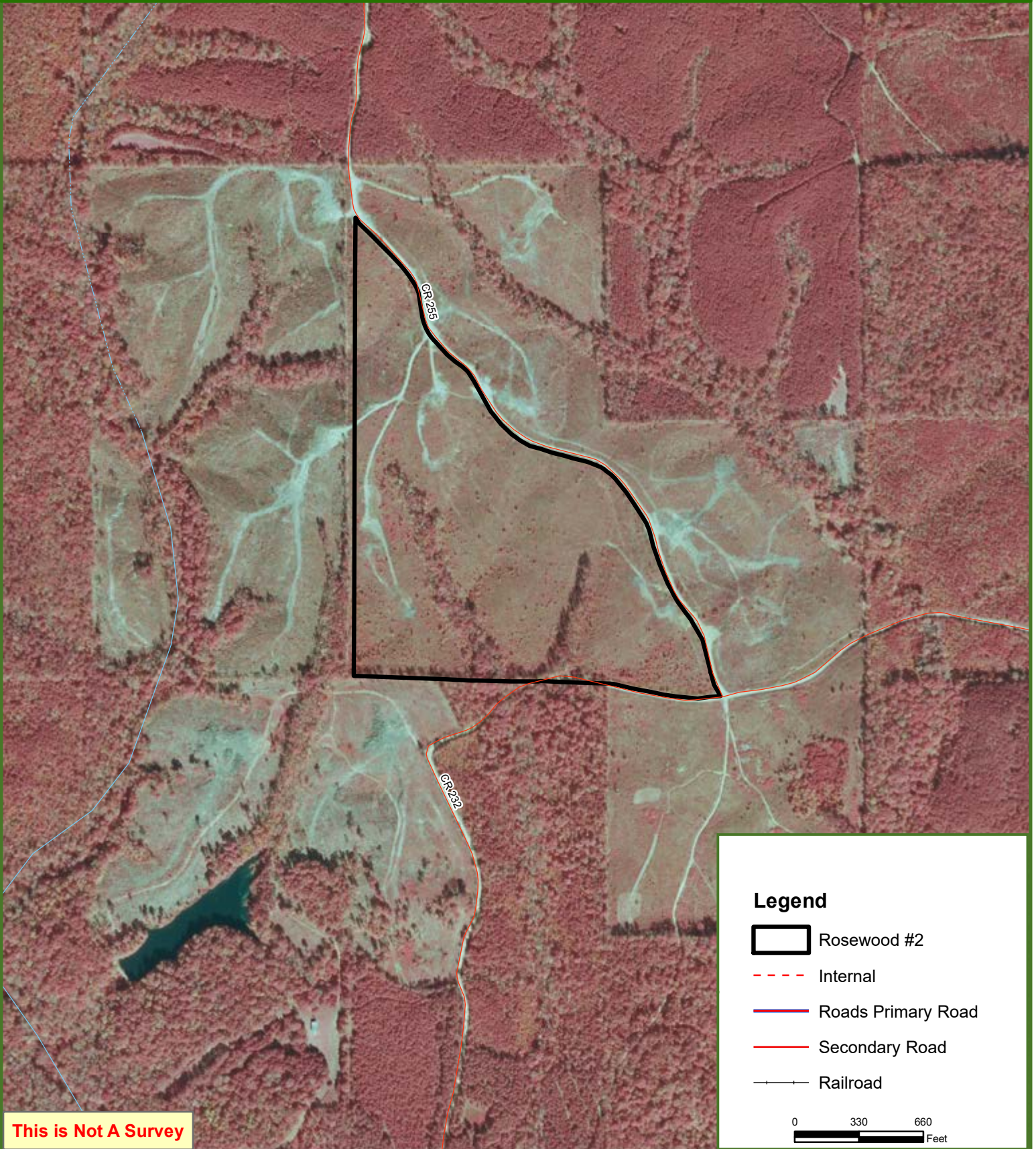


This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



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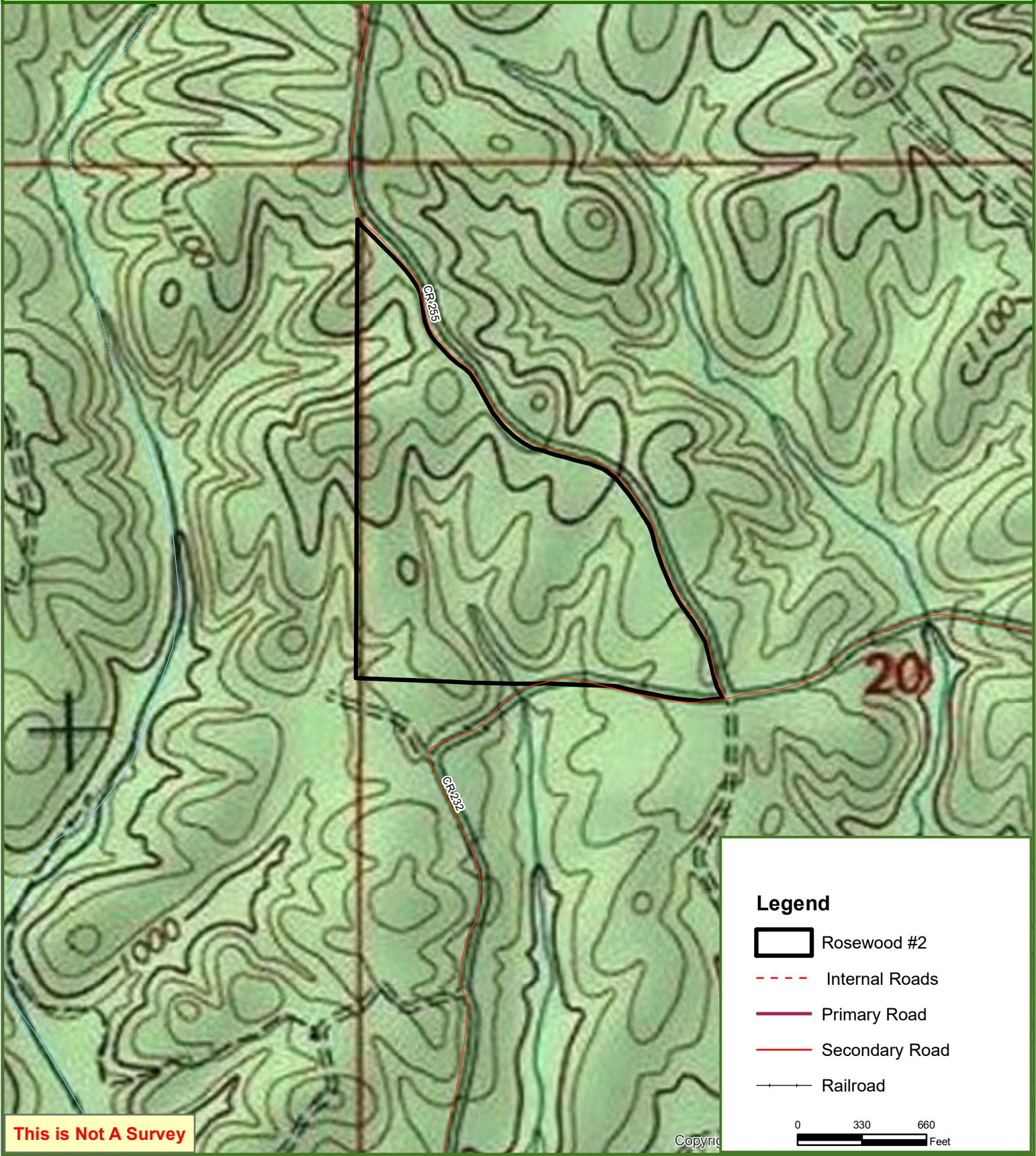
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