

FOLSOM SEVENTY-FOUR

A unique opportunity to own a diverse tract near Lake Wedowee, featuring rolling terrain with the potential for building, clearing for pasture or timber production, and recreational opportunities.



***74 Acres
Wedowee, Randolph County, Alabama***

Price: \$150,590

LOCATION

Folsom Seventy-Four is nestled in the picturesque Piedmont region of East Central Alabama, characterized by its rolling hills, ridges, and valleys. Surrounded by timberland tracts, the property is conveniently situated just a mile west of the community of Folsom and Folsom's Crossroads, from which the tract derives its name. Hollis Crossroads, located about 9 miles northwest at the junction of US 431 and AL Hwy 9, offers fuel, dining options, and a Dollar General. The town of Wedowee, approximately 12 miles south, provides additional dining and grocery choices.

The tract is a few miles off US Hwy 431, giving you quick access to I-20 near Oxford, AL, in less than 20 minutes or to Roanoke, AL, in about 25 minutes. Both destinations offer a range of lodging, grocery, and dining options, with a major medical facility in Oxford. The Atlanta Airport is under two hours away, while Birmingham's airport is just over an hour's drive.

ACCESS

Folsom Seventy-Four features direct frontage on Old US 431, now a paved county-maintained road, and includes a driveway leading to an interior logging road that extends to the southern boundary. Although the interior road has some washed-out areas, it is passable with a 2x4 vehicle with good ground clearance; however, a 4x4 is recommended, especially in wet conditions. Additionally, several smaller trails could be cleared for ATV or UTV access. The tract offers approximately 930 feet of frontage along Old US 431, which would provide direct access to power.

For those coming from Interstate 20, take exit 191 for US Hwy 431 and head south. If you're traveling from Birmingham, turn right off the interstate. If you are coming from Atlanta, turn left. Continue on US Hwy 431 for about 14 miles, then turn left onto Old US 431. Follow Old US 431 for approximately three miles; the property will be on your right. If you see the "For Sale" sign on your right, you've just passed the entrance.



One of multiple well-placed food plots located on the property.



The interior road system leading to several food plots extending to the southern boundary of the property.



Old US 431, now a paved county-maintained road, with the Folsom Seventy-Four tract located on the right.

SITE DESCRIPTION

The Folsom Seventy-Four tract features gently rolling terrain with elevations ranging from approximately 980 to 1,120 feet above sea level. The land is well-suited for a variety of uses, including building, clearing for pasture, and timber production. It is also ideal for hunting, with abundant cover and multiple food plots already in place. Situated just minutes from Lake Wedowee, a 9,870-acre reservoir renowned for its crappie and bass fishing, the property offers excellent access to boating and other recreational activities.

TIMBER

The tract was last harvested for timber about six to seven years ago and has since been allowed to regenerate naturally. The current vegetation is predominantly pine, with some hardwoods mixed in. For those interested in timber production, the property offers the potential to establish a new pine plantation. Consider seeking cost-share programs through the Farm Service Agency and NRCS to support this initiative.

The natural regeneration is significantly advanced and would thus require significant mechanical treatment to prepare for replanting. Alternatively, the existing regeneration can be managed to achieve marketability over time, although this will take longer compared to a new planting. Additionally, an intermittent stream, which carries water during wet periods, runs north to south across the tract and serves as a wildlife travel corridor.

TAXES & TITLE

This tract is owned by Nancy P. Kennemer and Donnell L. Pettus, Jr. The Deed can be found at the Randolph County Courthouse in Deed Book 426, Pages 684 and 706. Annual taxes are estimated to be \$330. There could be some tax savings if the property is enrolled in Alabama's Current Use Program. Most boundaries are denoted by timber lines, old fences, and paint where adjoining timber industry properties lie. We are not aware of any existing survey.



A food plot facing the southern boundary with natural timber on either side.



Smaller side trail running along the southern boundary.



Property boundary marker as denoted by a timber line.

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.

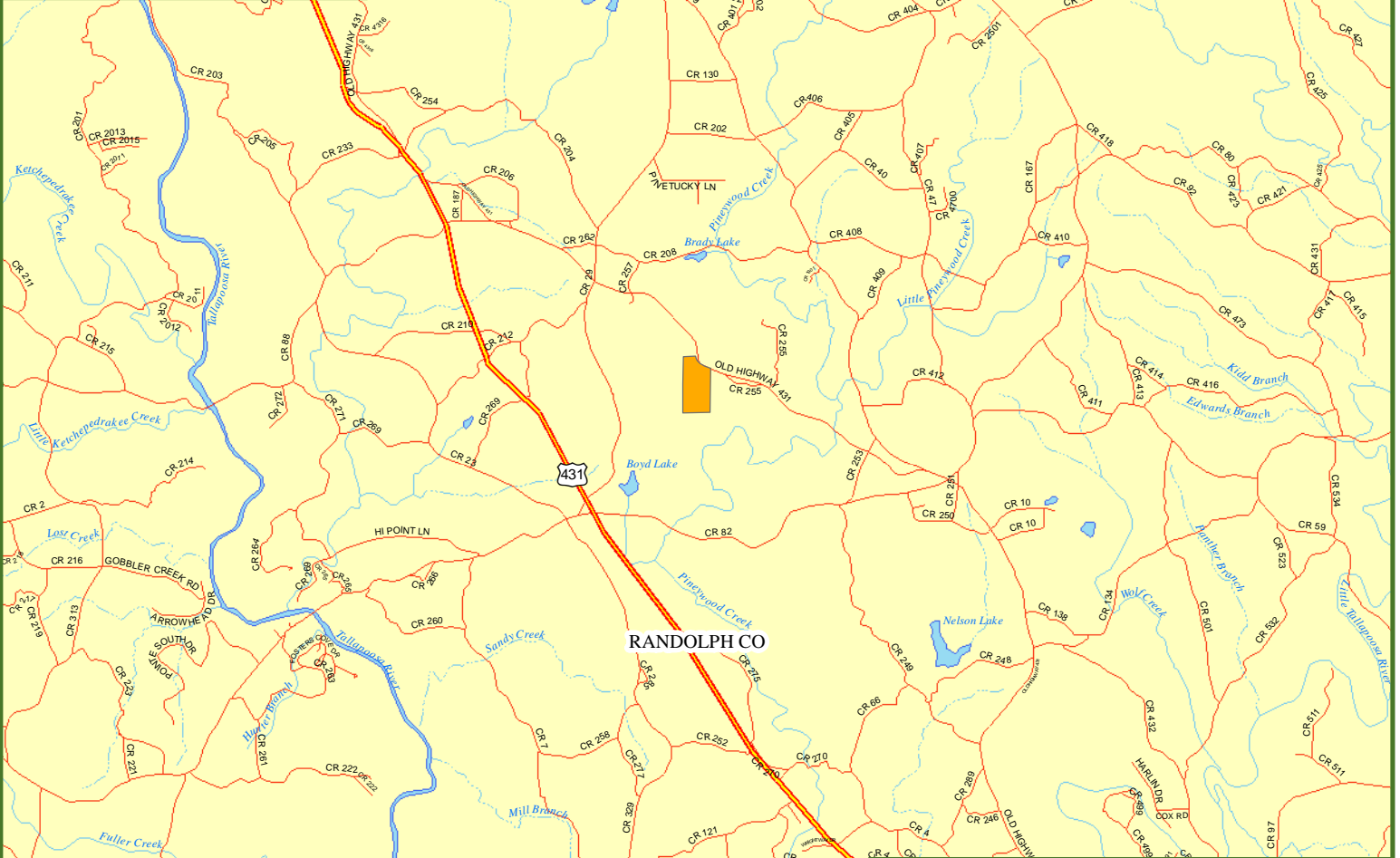


Locus Map







Folsom Seventy-Four

Randolph County, AL

74.00 ± Acres



Legend

-  Folsom Seventy-Four
-  Railroads
-  Secondary State or County Hwy
-  Primary US or State Hwy
-  Primary Limited Access or Interstate
-  Counties

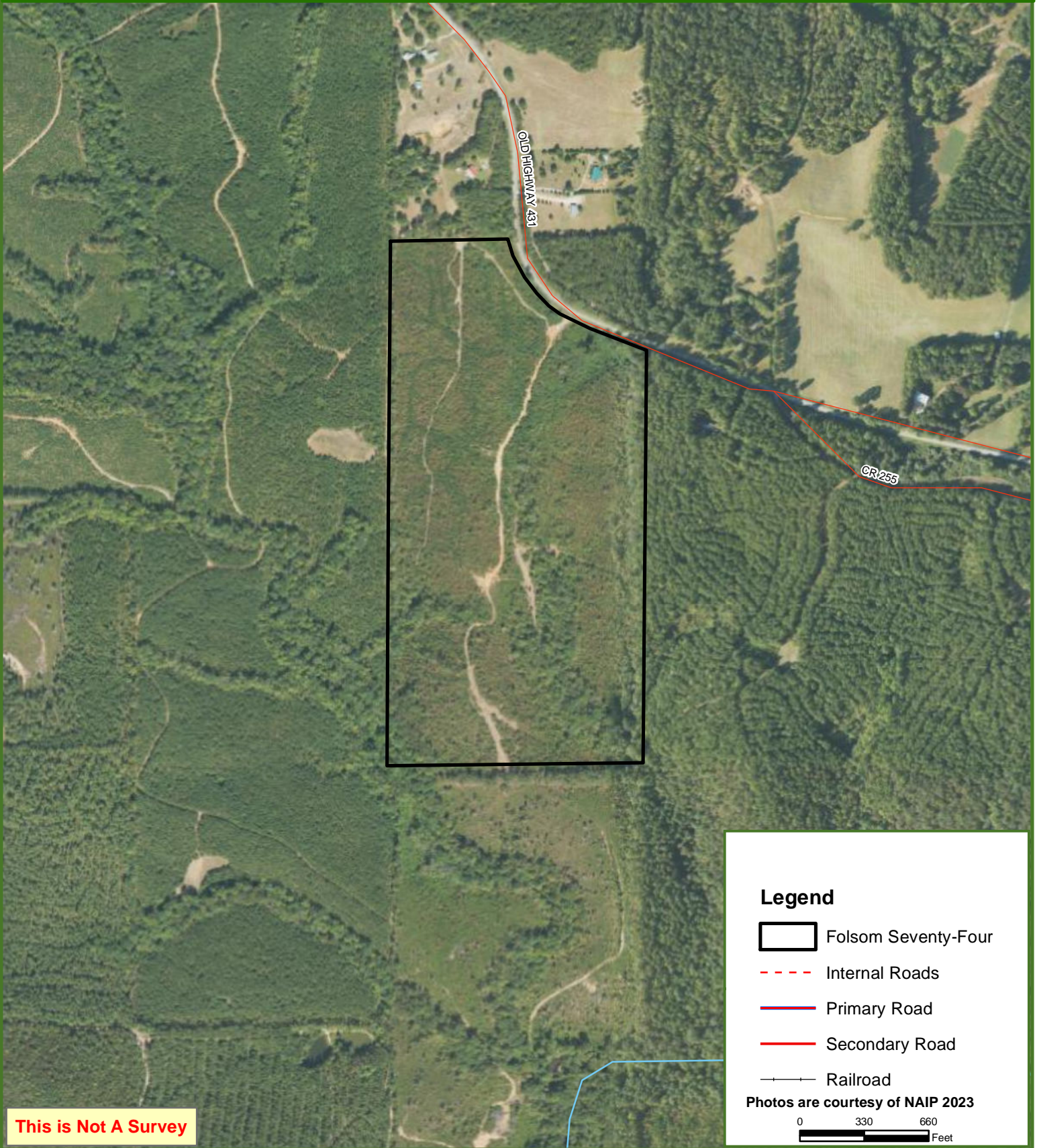




Folsom Seventy-Four

Randolph County, AL

74.00 ± Acres



This is Not A Survey

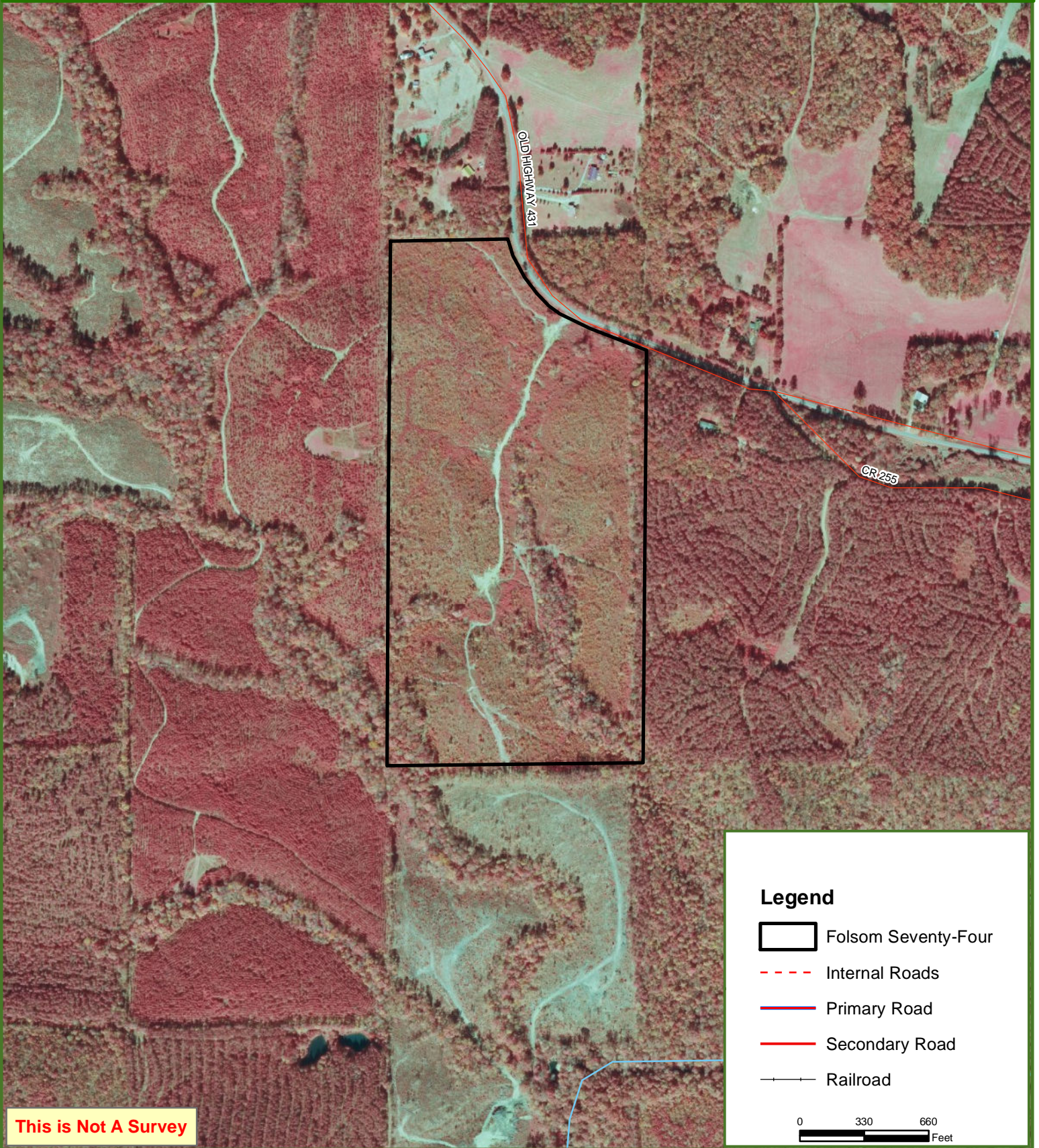
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Folsom Seventy-Four






Randolph County, AL

74.00 ± Acres



This is Not A Survey

Legend

-  Folsom Seventy-Four
-  Internal Roads
-  Primary Road
-  Secondary Road
-  Railroad

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Feet

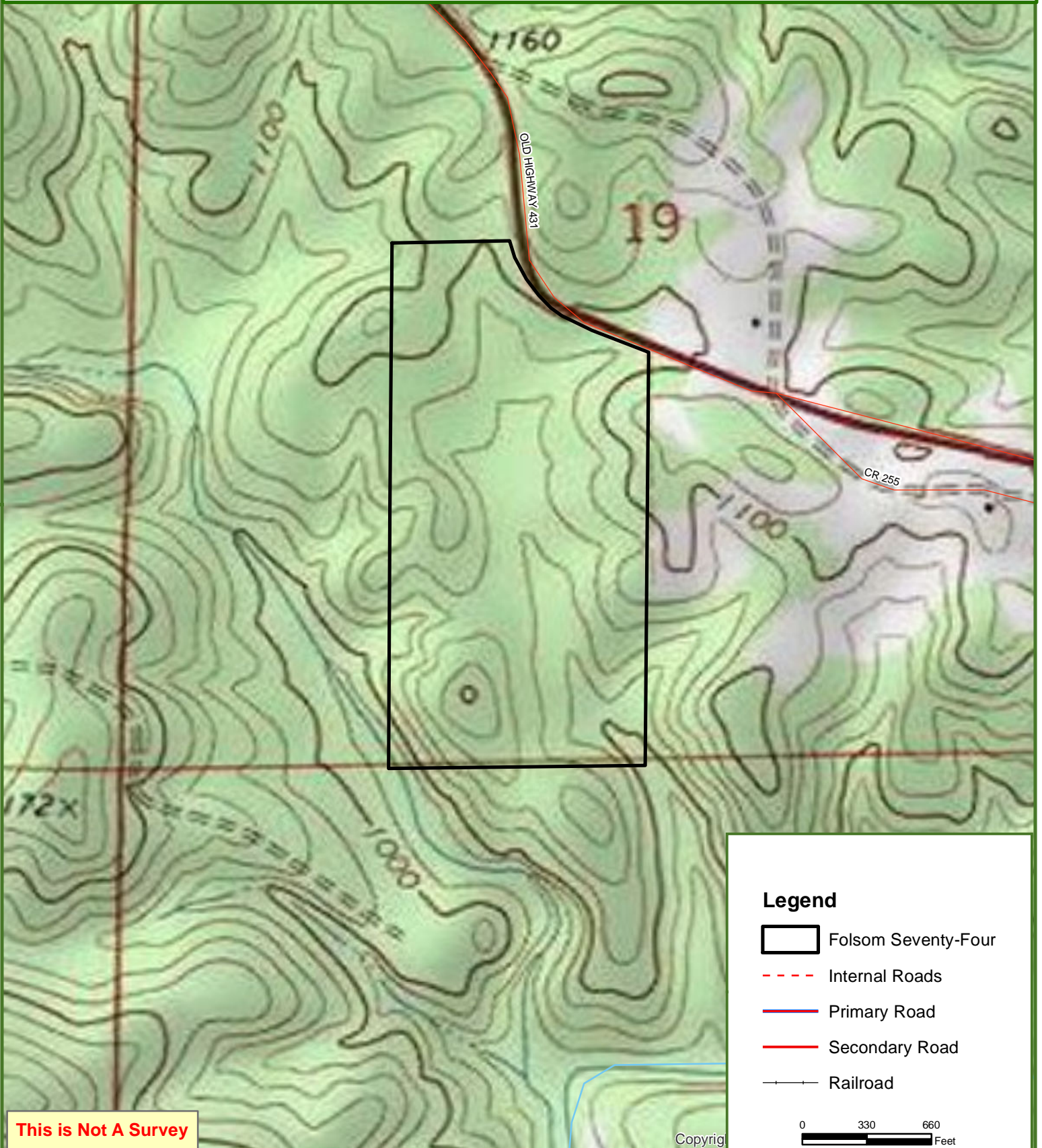
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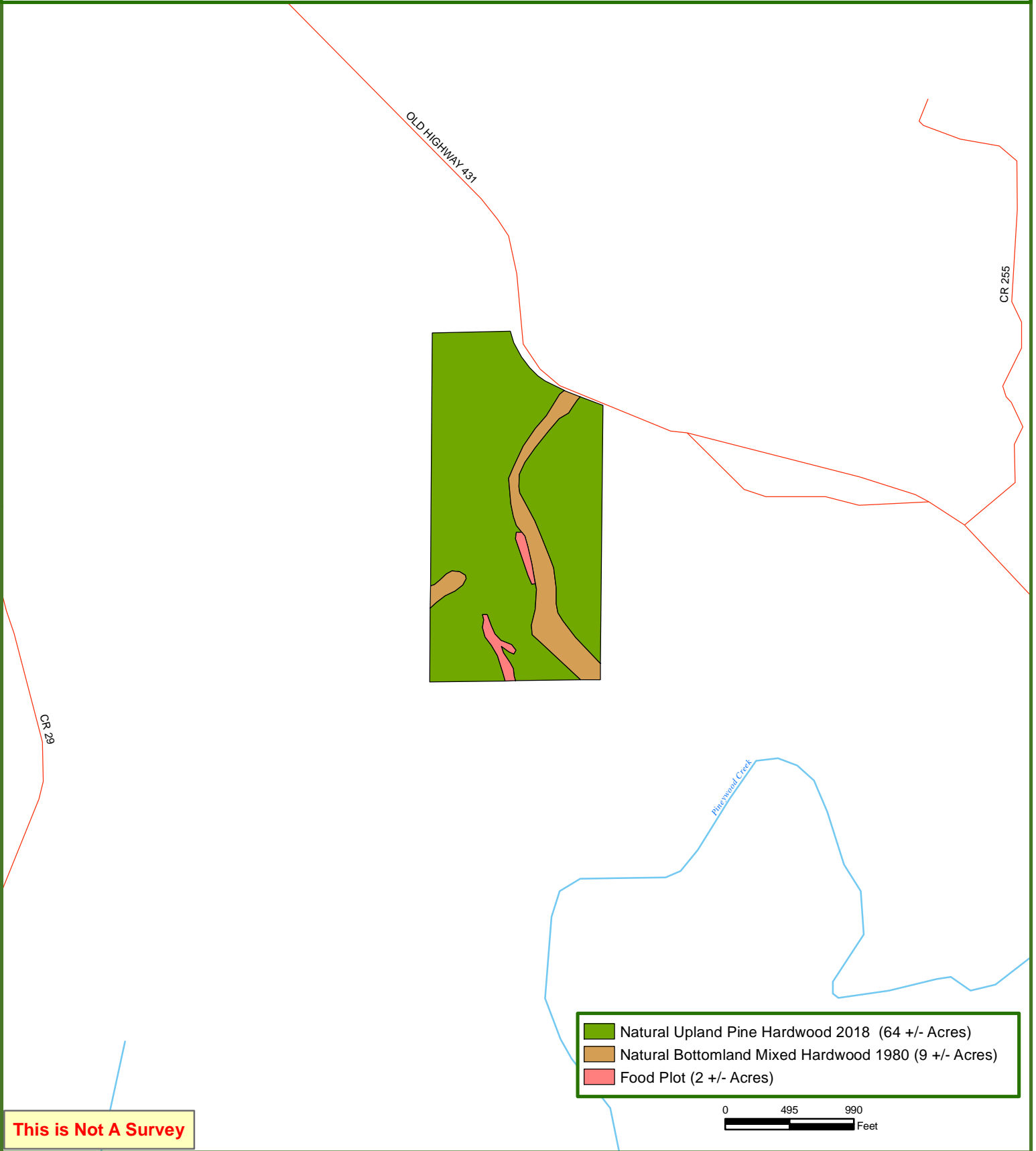
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