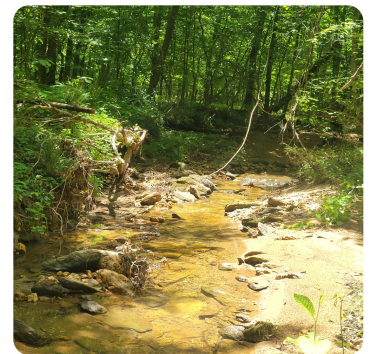


NEW



Sycamore 163 - Long Leaf Timber Investment and Hunting

163 +/- Acres (\$2,650/acre) | Talladega County, AL | \$431,950



ADDRESS

0 County Road 149
Sycamore, AL 35149

LOCATION

Sycamore, Alabama, is located on Highway 21 between Sylacauga and Talladega. From Sycamore, take CR 149 East. A short 10-minute drive to the property.

PROPERTY SUMMARY

This property borders the Talladega National Forest - 392,567 acres big time bonus!

This 163 acre tract is an excellent Long Leaf timber investment and recreational hunting tract. The Long Leaf pines were planted 24 years ago and are ready for the 1st thinning. The Long Leaf pines love fire, and once this is done, the remaining timber will grow at a faster rate and will produce additional income in the future from another timber harvest. The property was burned in the spring of 2024 with a prescribed fire. All fire lanes are in place, and several internal roads allow for easy access throughout the property. The extra-wide SMZ and bottoms have a variety of impressive mature hardwoods, including swamp chestnuts. These funnels or draws are perfect for deer hunting and roosting area for turkeys. The turkey population is thriving on this land. I have lost count of the number of gobblers I have seen here. Also, beautiful Baker Branch runs through the property north and south. The big bonus is t

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