

NEW



# Ashland Long Leaf Timber Investment and Hunting

160 +/- Acres (\$2,250/acre) | Clay County, AL | \$360,000



## ADDRESS

0 CR 77  
Ashland, AL 36251

## LOCATION

From Ashland, Alabama, take CR 77 west for 5 miles, and the property is on the left-hand side.

## PROPERTY SUMMARY

This property is an awesome Long Leaf timber investment. The pines were planted 22 years ago and are growing good. They are ready for a 1st thinning. The remaining pine stand will continue to be incoming producing on the 2nd thinning, the 3rd cutting is when the big money comes. There is a big demand for Long Leaf logs/poles. Long Leaf pines need fire to grow out faster and be healthier to resist disease. The entire track was burned with a prescribed fire in the early spring of 2024. All fire lanes are in place and will be ready for the next prescribed fire. There are massive hardwoods in the bottoms that produce hard mast for deer and turkey. The deer in this area are known for good genetics, and there are plenty of signs and cover to hold them year-round. The Talladega National Forest is a short drive away. Call today. This property will sell fast.

[nationalland.com/listing/ashland-long-leaf-timber-investment-and-hunting](https://nationalland.com/listing/ashland-long-leaf-timber-investment-and-hunting)



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