SOUTHMAIN

2026

WATERFALL VALLEY

LISTED AT $13,500,000

A PRIME NORTH ALABAMA WILDERNESS & TIMBER INVESTMENT OPPORTUNITY

BY SOUTH MAIN REALTY & SOUTH MAIN LAND REALTY

HELLO & WELCOME

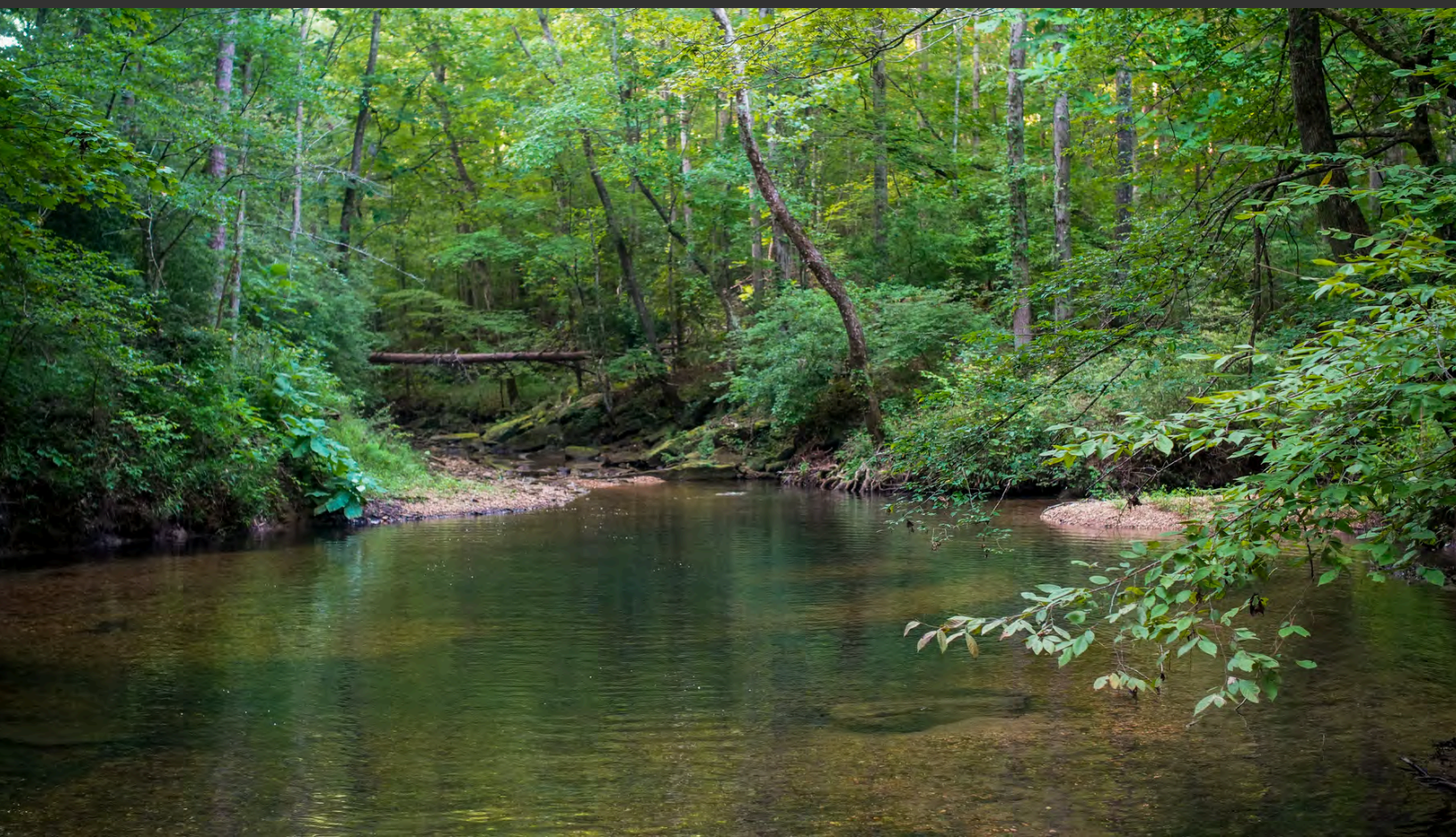
Waterfall Valley is more than an exceptional land offering—it's a piece of North Alabama's living history.

While many properties are valued solely by the acre, Waterfall Valley commands greater consideration because of what cannot be recreated: its location, heritage, natural beauty, and enduring legacy. Offered at $13,500,000, or approximately $3,195 per acre, the property represents a rare opportunity to acquire a landscape of extraordinary scale, character, and historical significance.

Its value extends far beyond acreage—it lies in the opportunity to preserve and steward something truly irreplaceable.

LOCATION

Situated in Colbert County, Waterfall Valley is a rare, large-acreage property offering dramatic natural landscape features, rich ecological diversity, and substantial long-term timber value. Ranging from shaded creek ravines and sheltered hollows up to panoramic ridges reaching over 900 feet, this contiguous forest represents a true legacy property, perfect for a private hunting retreat, high-yield timber management, or preserving a piece of North Alabama's natural beauty for generations.



THE PROPERTY

Rare large acreage, contiguous property: Waterfall Valley totals 4,225 acres. Roughly 56% of the property lies on broad ridges that have been in active forest management for almost 60 years. The rest of the acres lie quietly below the high walls that rim the ridgetops. These highwalls are unusual in that they form an almost continuous barrier around the valley. That's not to say that the Valley is inaccessible; there are several access roads that safely get you in and out, but the limited access has meant that the valley has been relatively untouched for generations. Timber activity stays up top, and the Valley with all of its geology, history, diversity and beauty just ... is.

THE PROPERTY

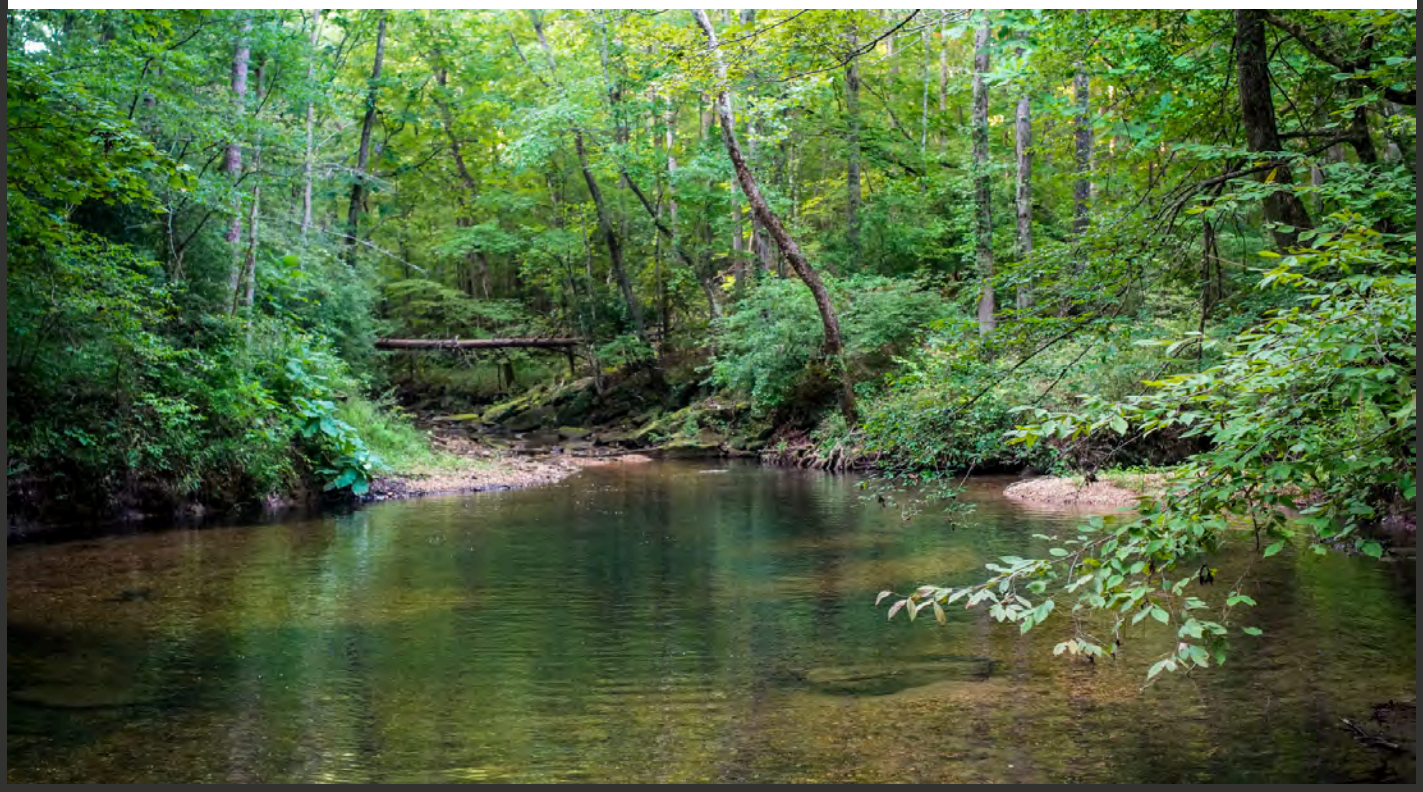
Minutes from the Shoals:
This property is located only 15-20 minutes from the Shoals Area, specifically 30 minutes from the Northwest Alabama Regional Airport. Four cities comprise the Shoals with Sheffield, Tuscumbia and Muscle Shoals on the southern banks of the Tennessee River, and Florence on the north. Together these cities have a population of 79,000, and themselves are an hour's drive from Huntsville.

THE PROPERTY

Dramatic Topography & Views: Undulating terrain with deep hollows around the 500-foot contour ascending to prominent ridges reaching over 900 feet at Timber Knob, providing striking, panoramic views across the North Alabama landscape.

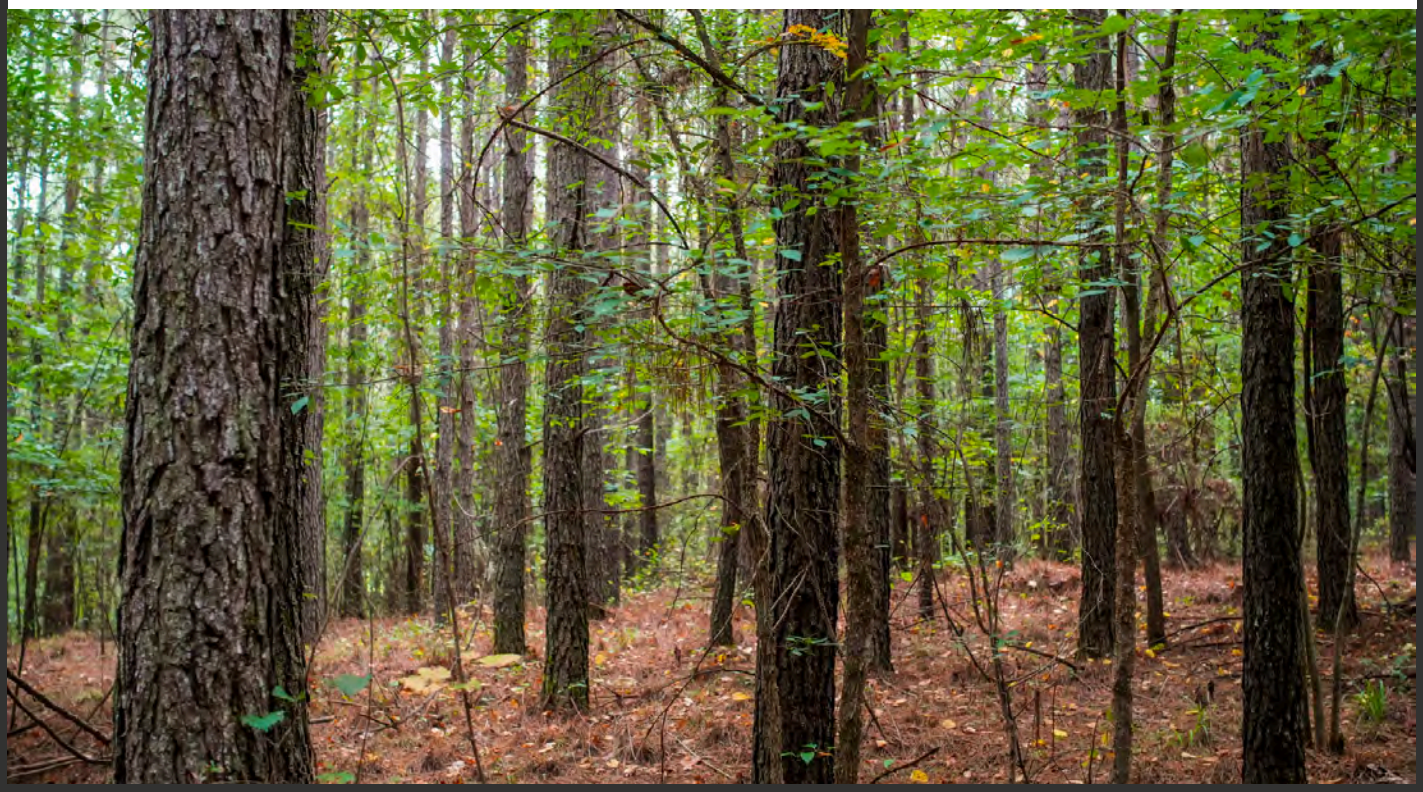
THE PROPERTY

Abundant Water Resources:
Features an extensive water network, including Waterfall Branch, Dry Creek Branch, and Long Creek, flowing through scenic hollows to create seasonal waterfalls, running streams, and shaded creek ravines.



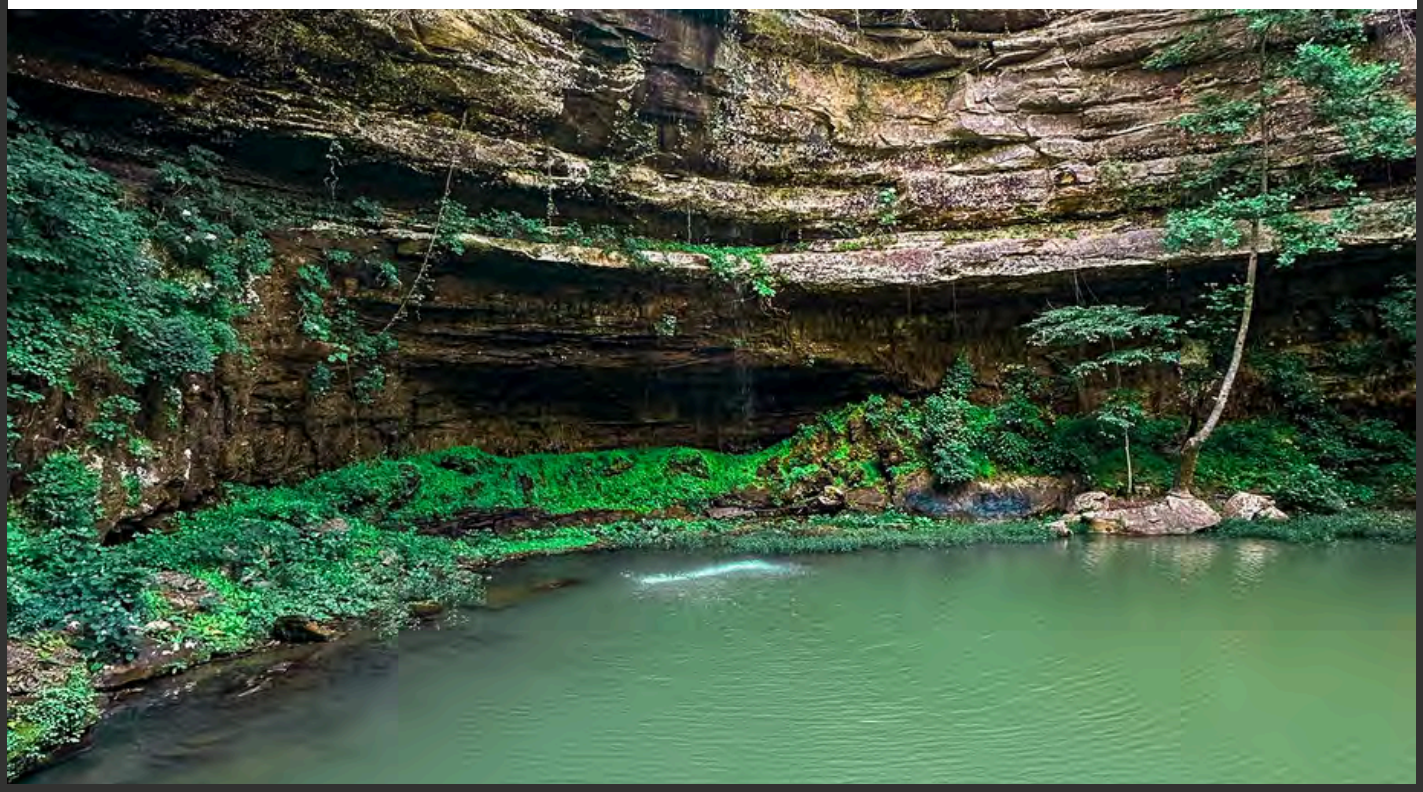
THE PROPERTY

Diverse Timber Profile:
Balanced composition
featuring both mature
hardwood valleys and
managed pine stands.



THE PROPERTY

Geological Features: Features steep sandstone and limestone bluffs, natural rock overhangs, and exposed outcroppings. And yes, those 41 waterfalls.

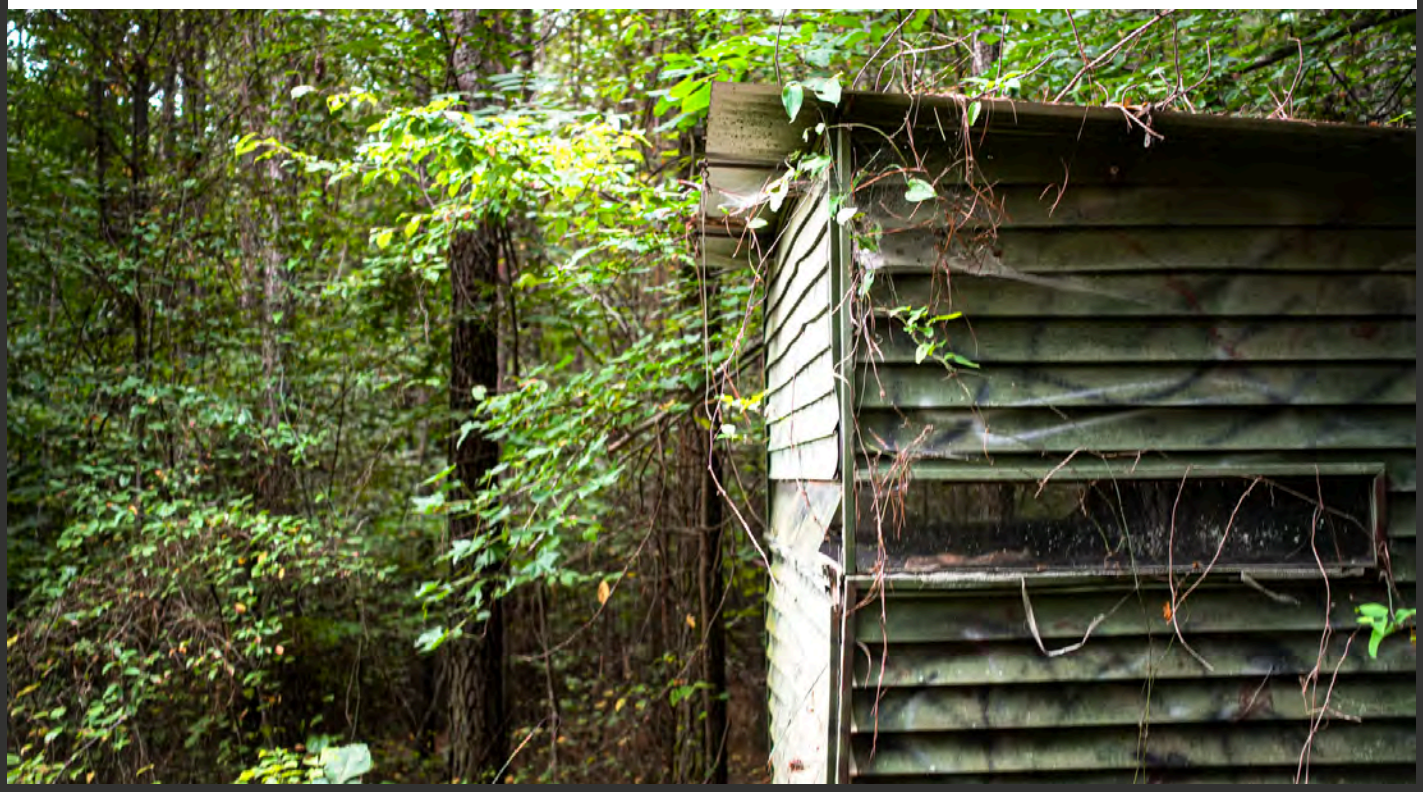


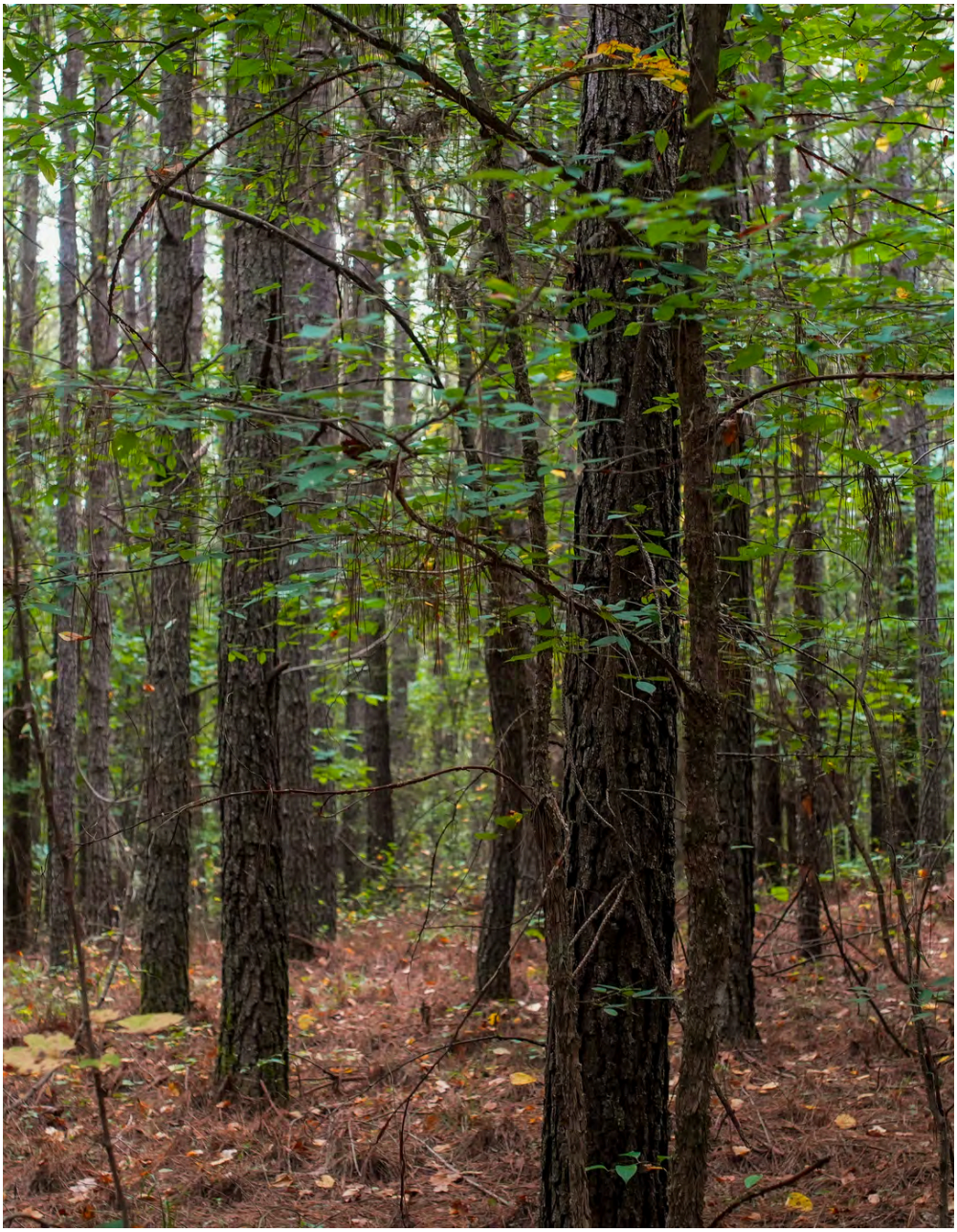
THE PROPERTY

Exceptional Habitat & Wildlife: The combination of rugged ridges, sheltered hollows, and fresh water creates rich natural cover and active travel corridors, offering a premier habitat for white-tailed deer and wild turkey, alongside a thriving ecosystem for songbirds, native amphibians, and local wildlife.

THE PROPERTY

Turnkey Hunting Lease:
A well-respected hunting club has leased the hunting rights for over 62 years and have been excellent stewards of the land, maintaining food plots and roads and alerting the landowners on the rare occasion when something might need their attention. The lease can be terminated or assumed by the new owner.





TIMBER ASSETS & FOREST COMPOSITION

Waterfall Valley features a diverse timber portfolio spanning mature hardwoods, established pine plantations, actively managed stands, and young planted pine. The range of stand ages and forest types provides both current timber value and long-term growth potential.

Forest Type / Stand	Approximate Acreage	Highlights
Valley Hardwoods	1,866	High-value, mature hardwood located along fertile valley floors
Mature Pine	178	Fully stocked pine plantations in excess of 30 years old
Thinned Pine	1,404	Managed pine plantations thinned to 90 ft2 basal area per acre
Young Pine Plantation	278	1-year-old planted pine
Harvested Stands	499	Recently harvested timber stands

No Permanent Restrictions: The land has no restrictive covenants, life estates, or conservation easements tied to it, giving you full control over how you hunt, manage, or enjoy the property.

The property is subject to an existing timber lease expiring September 29, 2027. Timber lease available for inspection upon request

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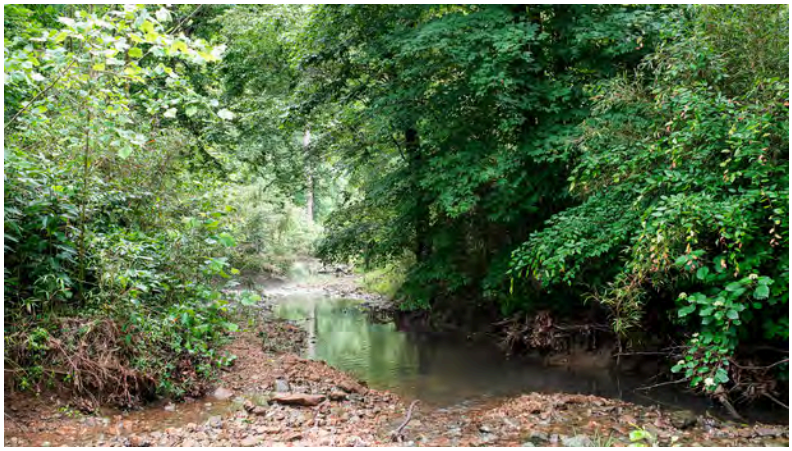
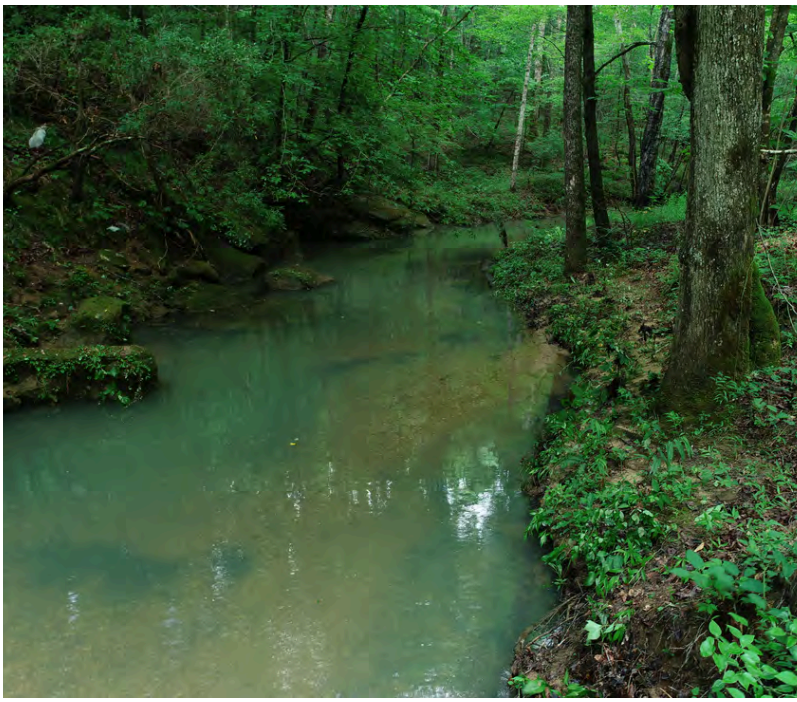
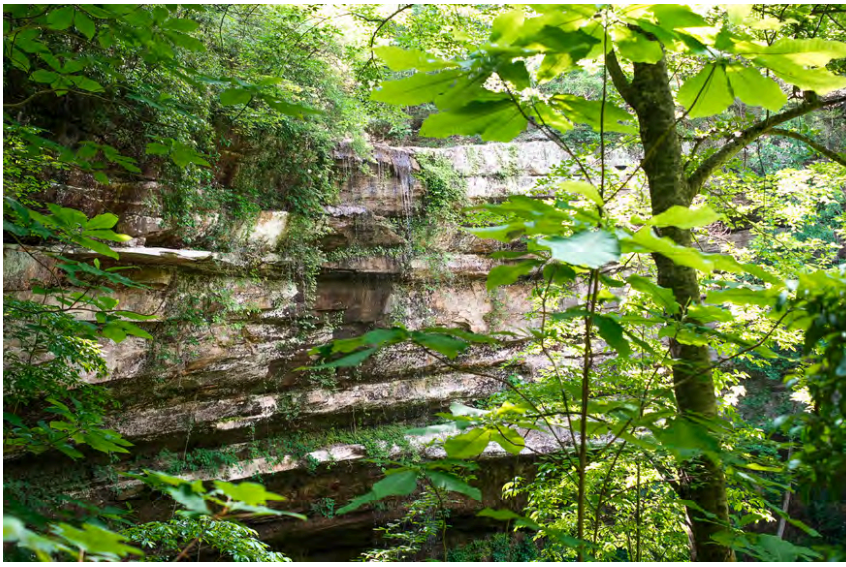
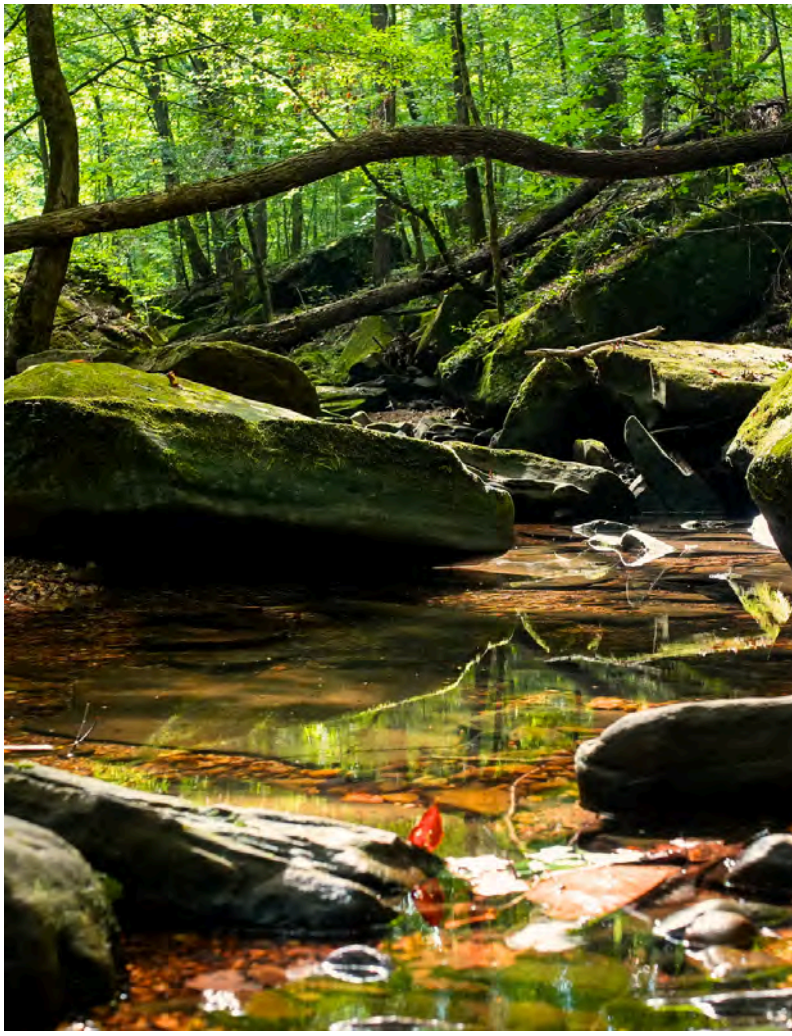
Convenient Location: Situated in Colbert County within easy driving distance of Florence, Muscle Shoals, and major regional hubs.

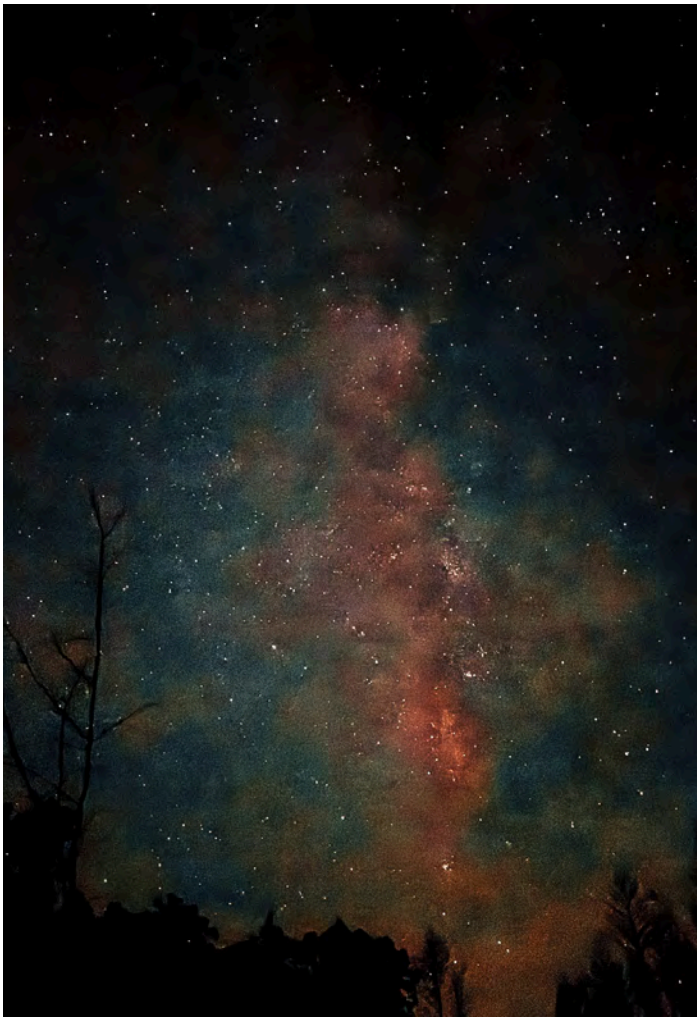
Current Access: Established and well-maintained unpaved woods road system.
To schedule a private tour of Waterfall Valley, please contact
South Main Realty at (256) 383-8990.





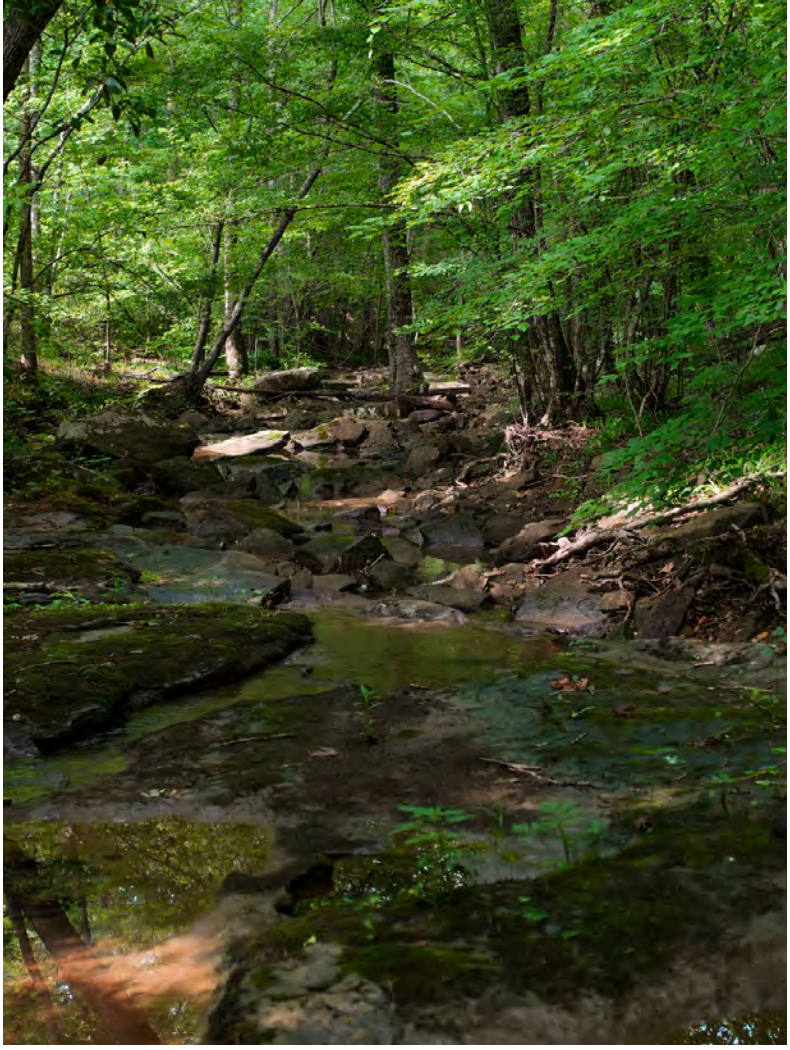


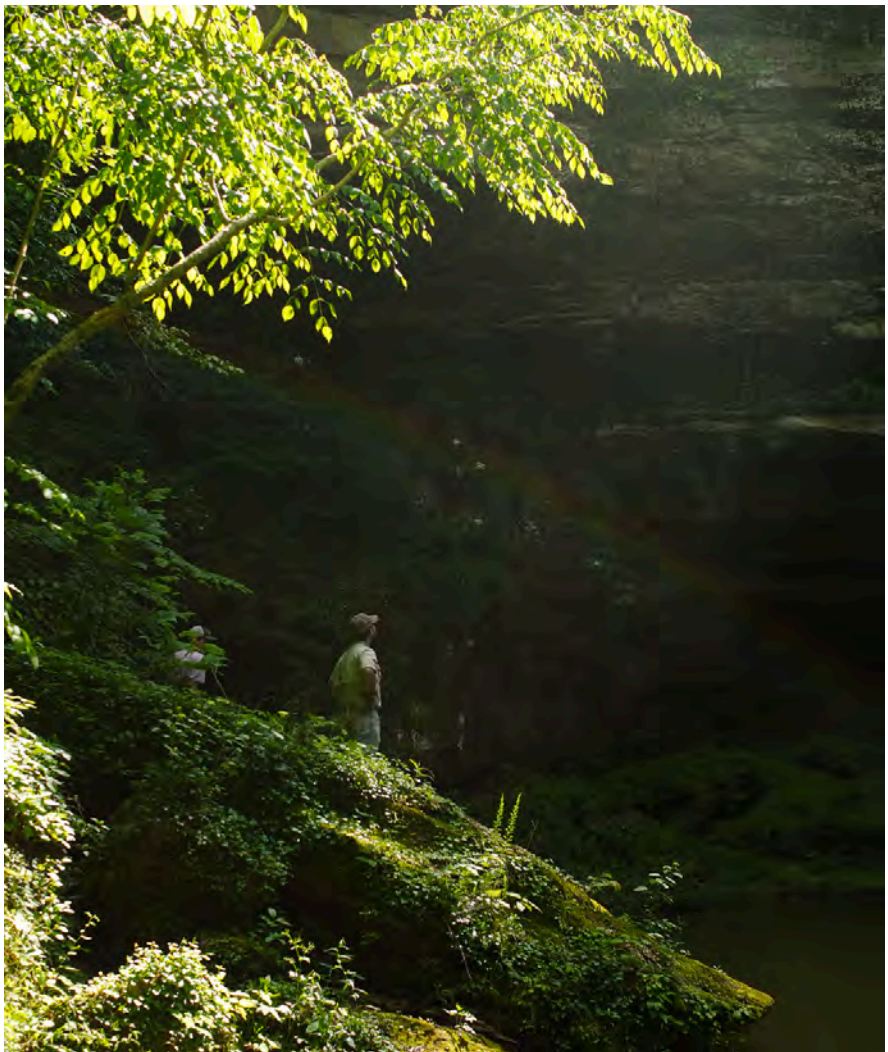




NATURAL BEAUTY

Waterfall Valley is home to a remarkable collection of waterfalls, scenic creeks, and rugged terrain that create an unforgettable outdoor experience unlike anywhere else in North Alabama.

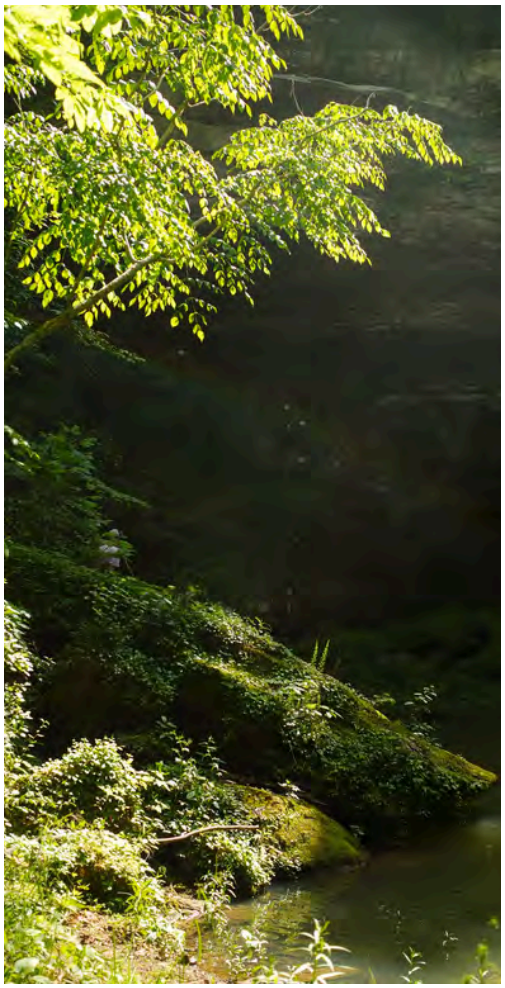




A LEGACY PRESERVED

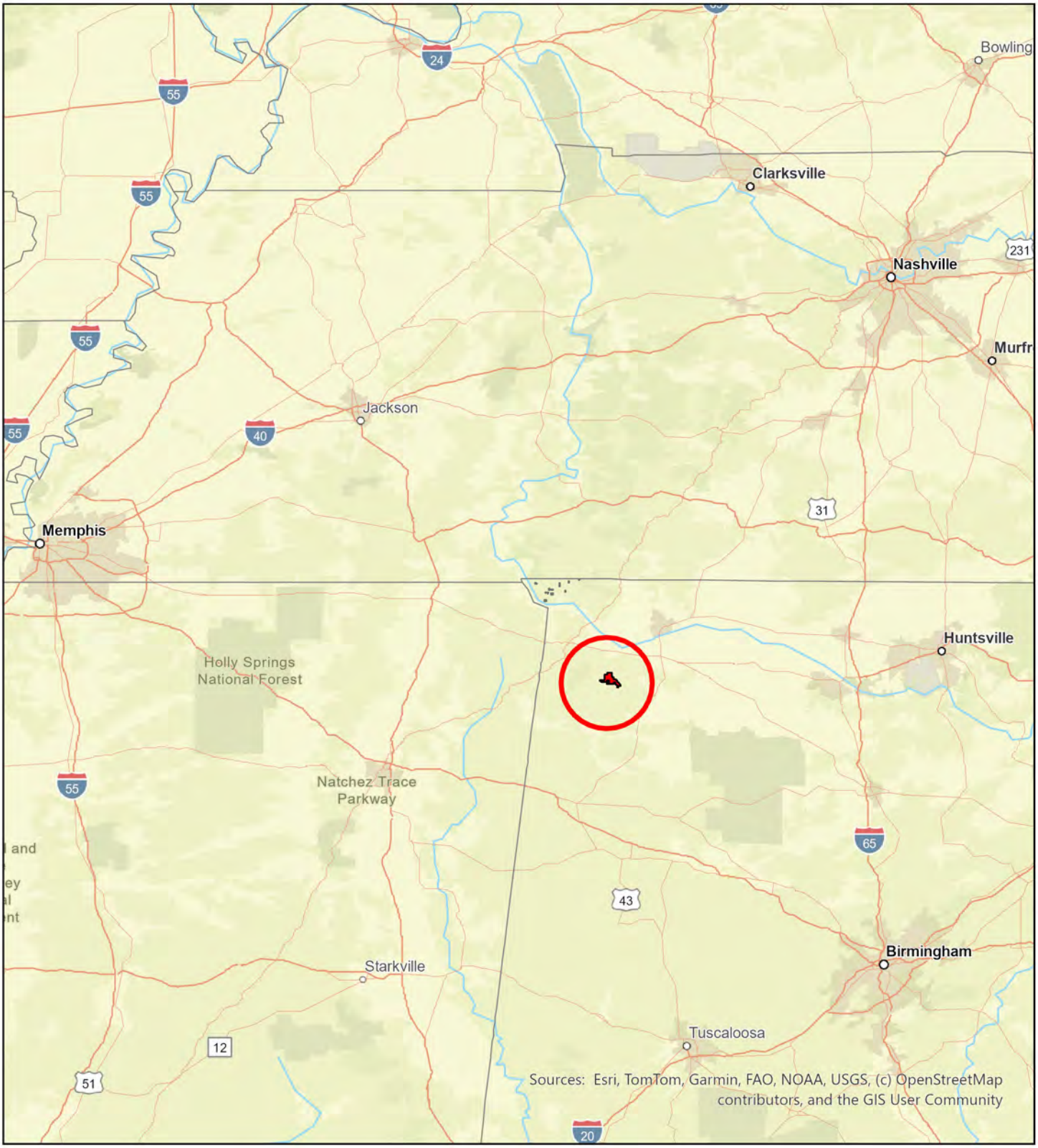
Waterfall Valley represents an opportunity to preserve history, protect natural resources, and inspire future generations.

THE ABUNDANT OPPORTUNITY IS ALREADY HERE



Across thousands of acres, cascading waterfalls, sandstone canyons, mature forests, and pristine waterways have shaped an environment of exceptional natural beauty. The ecological, geological, and recreational value already exists. This proposal simply recognizes the rare opportunity to protect these resources and make them accessible for generations to come.

SOUTHMAIN



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Waterfall Valley

Waterfall Valley
Colbert County, AL

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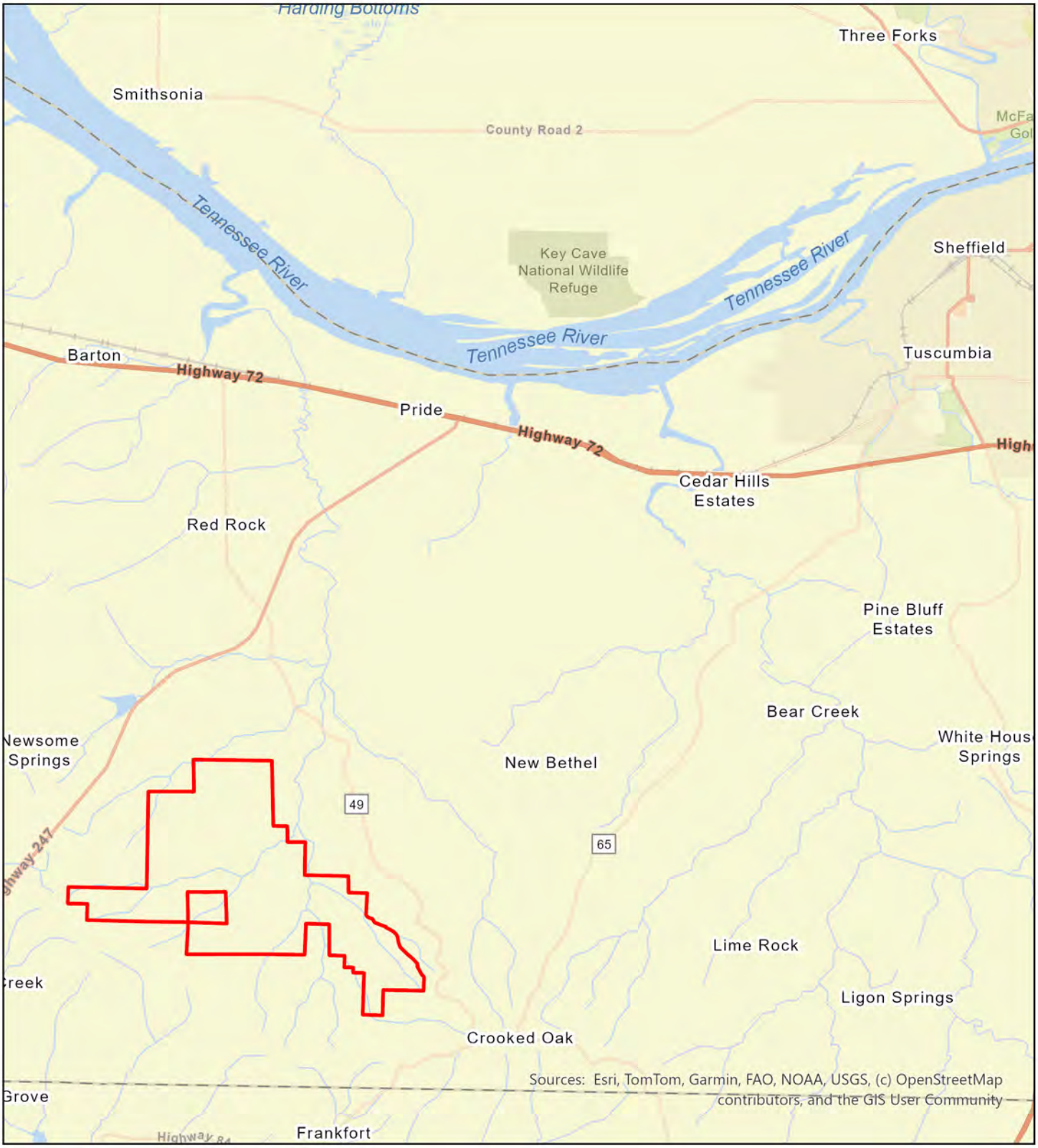

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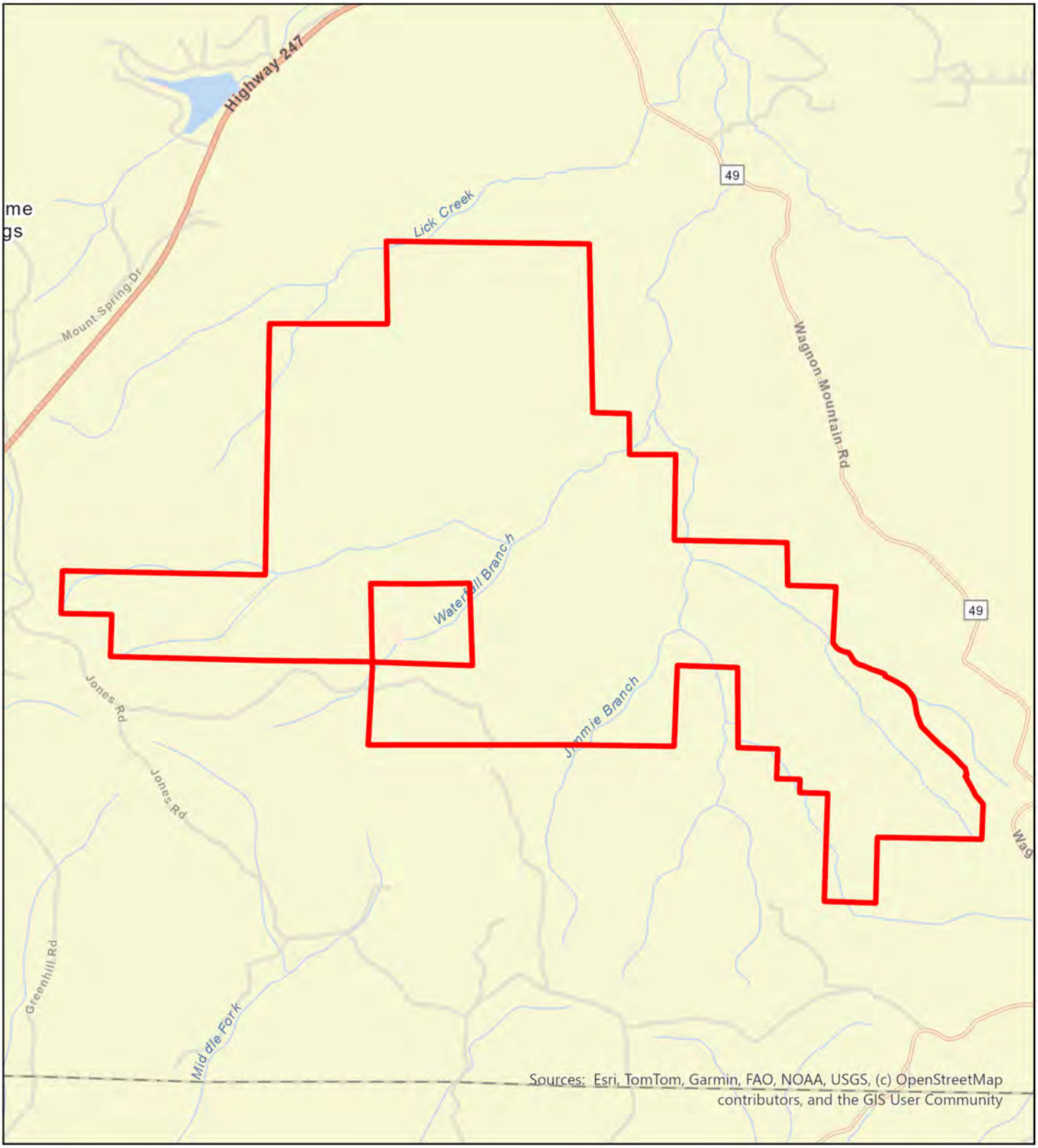

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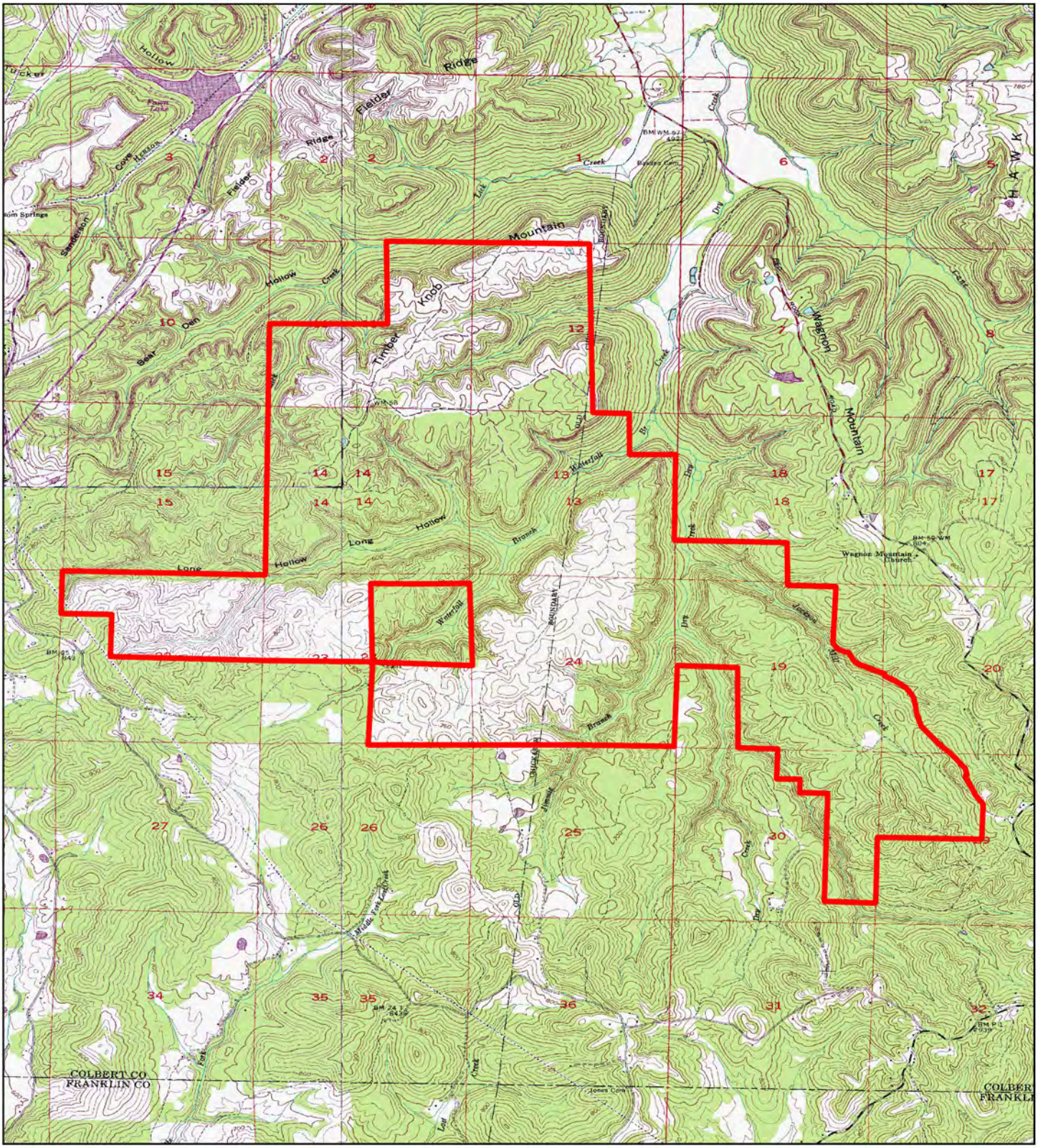

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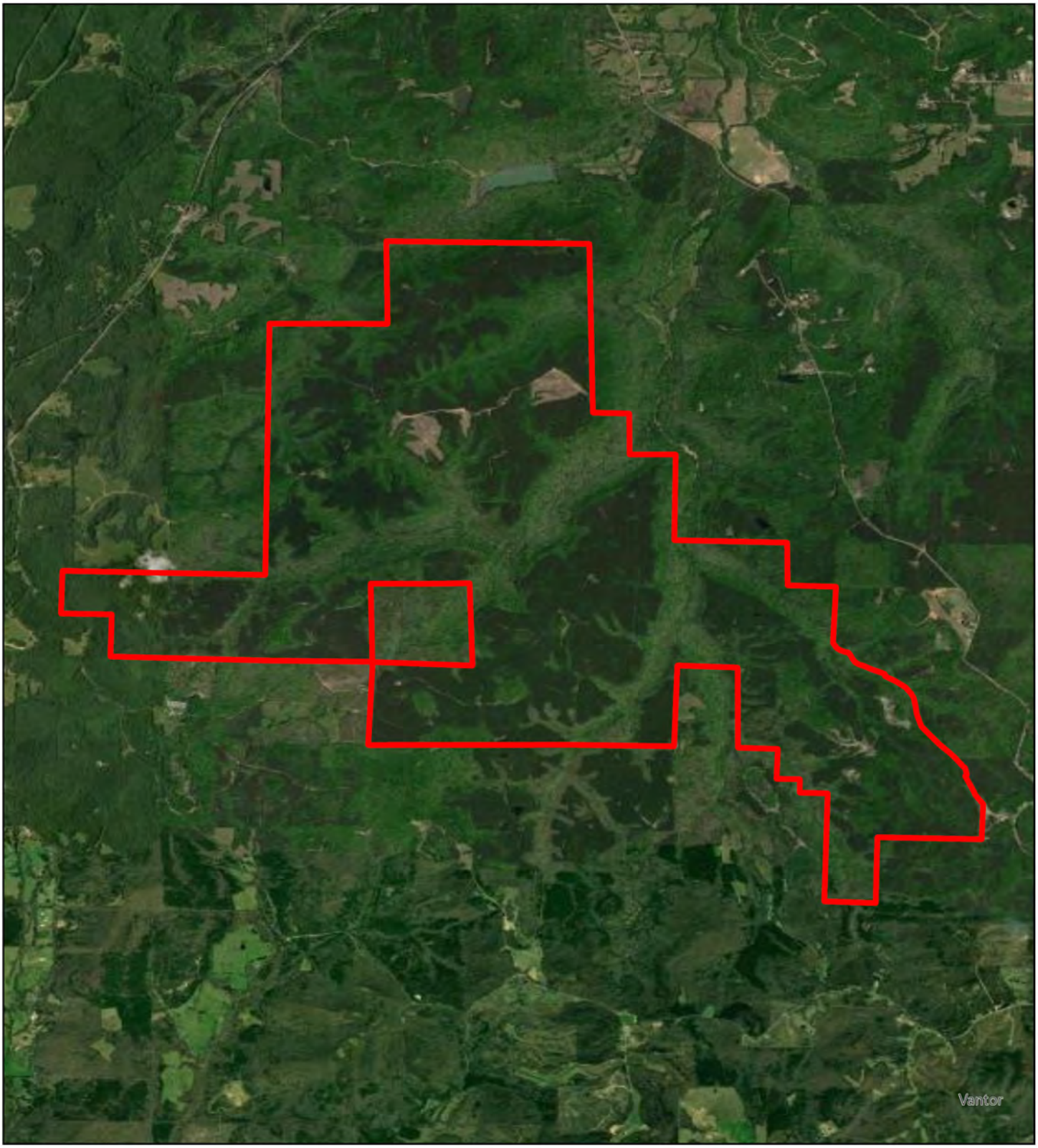

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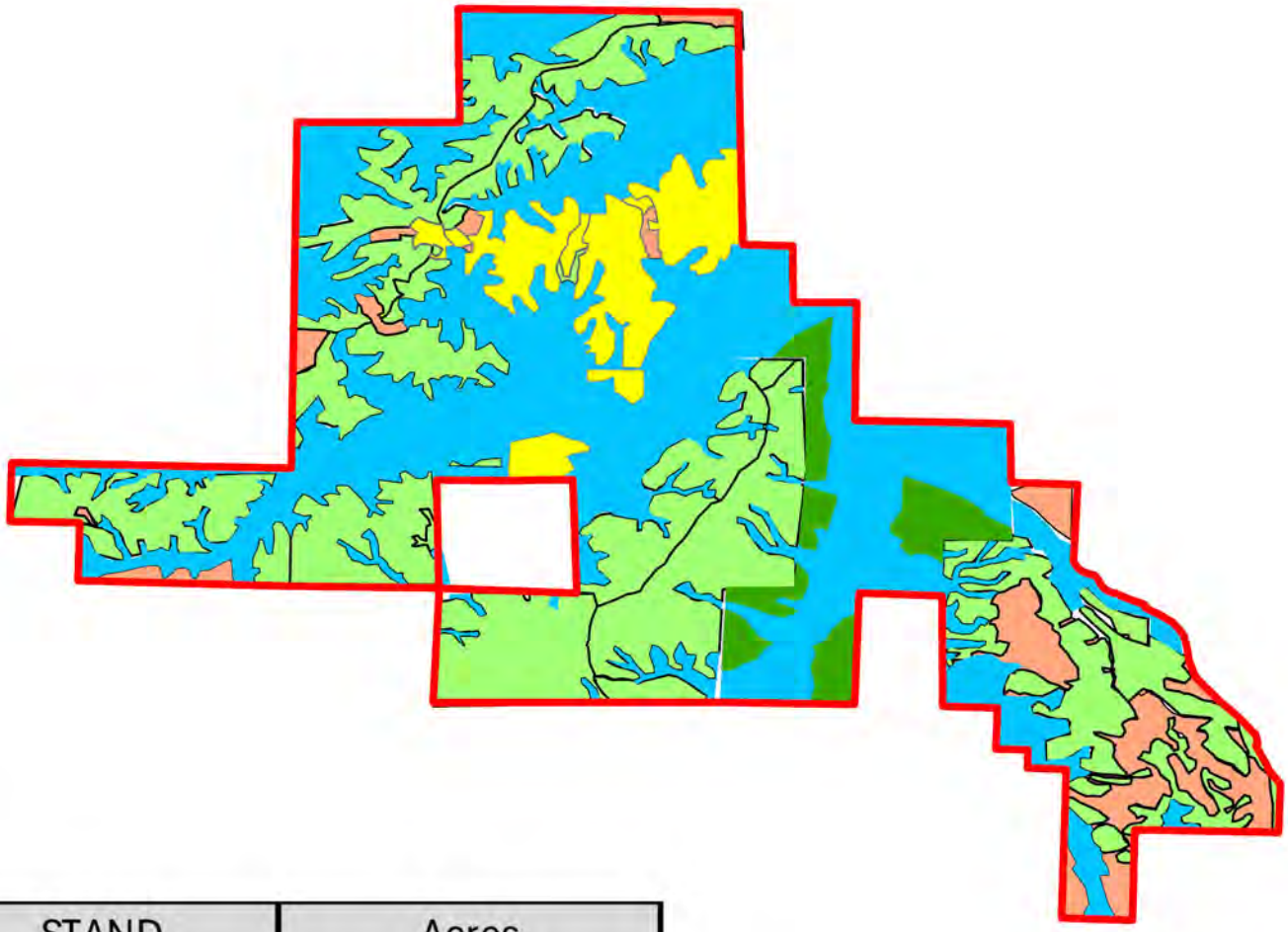

STAND	Acres
Valley	1,866
PLT 90 BA	1,404
PLT 30 yr old	178
1 yr old plt	278
Harvested	499
TOTAL	4,225

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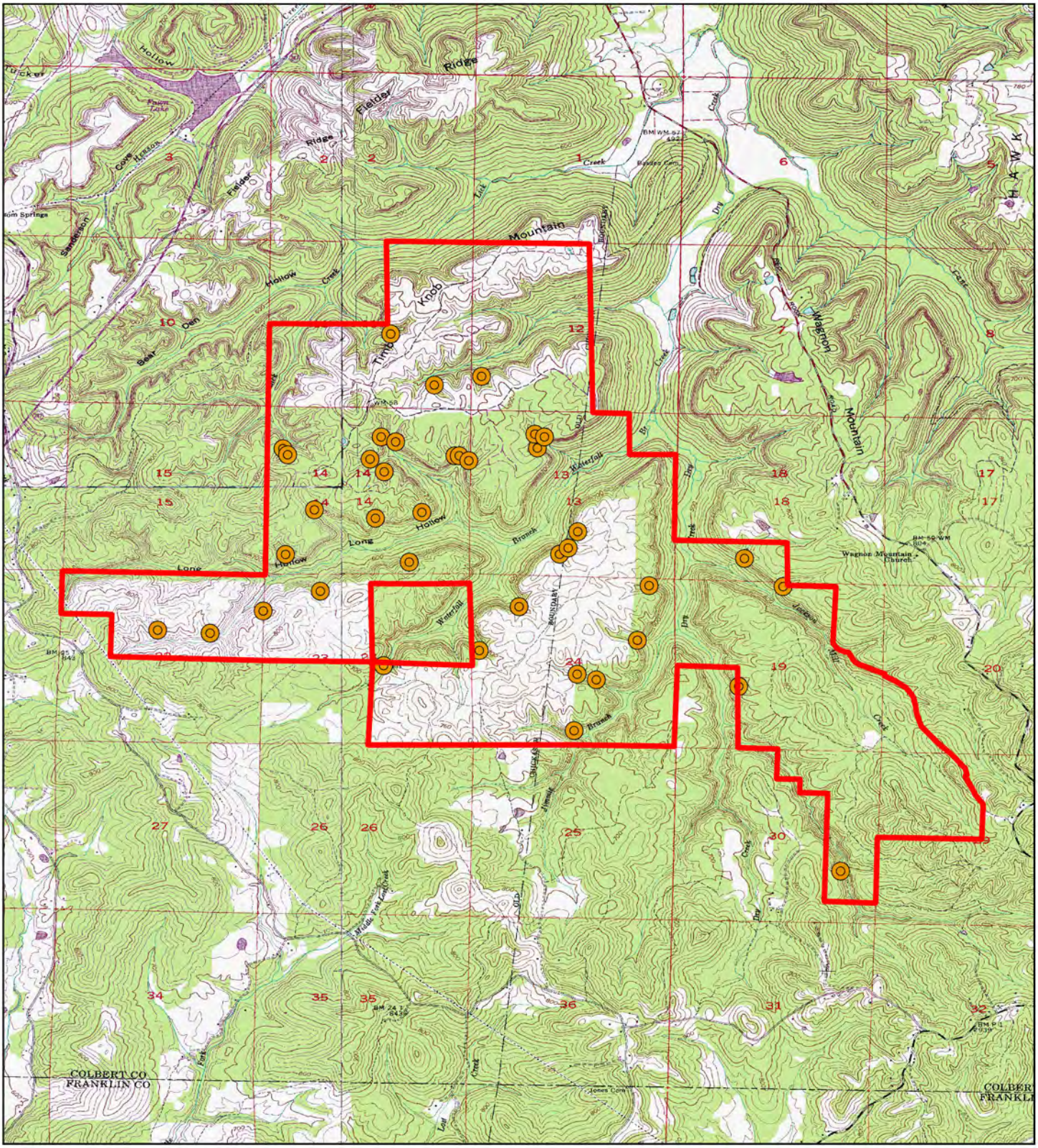

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Waterfalls

Waterfall Valley

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Miles

MEET YOUR BROKER

Stephan Tomlinson

Broker/Registered Forester

srt@southmainrealty.com

A trusted leader in land brokerage with over 35 years of experience helping clients maximize the value and legacy of their land.

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