SOUTH MAIN

WaterfallValley Timber Investment & Conservation Opportunity

2026

WATERFALL VALLEY: TIMBER INVESTMENT & CONSERVATION OPPORTUNITY

Waterfall Valley presents an extraordinary opportunity to acquire 4,225 contiguous acres* in Colbert County, Alabama, having significant timber value as well as potential conservation value.

This opportunity lies in the property's dual appeal to both timber investors and conservation-focused buyers. They could very well be the same:

- Pine Timber: Roughly 52%* of the property sits on broad, accessible ridgetops dedicated to active timber management. These acres have been in a long-term timber lease **that will expire in September of 2027**. Mature loblolly pine occupies 1,404 of the leased acres* and upon expiration of the lease these mature pine stands will have been thinned to a basal area of 90 sq ft per acre. The leased acres also include an additional 278 acres* that have been replanted with loblolly pine (that will be 2 years old upon termination of the lease), and 499 acres* will be recently harvested and ready for replanting.

- High Value Sawtimber: Most of this value is located on 1,866 acres* in the valleys between the ridges and hosts considerable sawtimber. 44% of the sawtimber volume* is white oak, with red oak, and poplar combining for 36%*.
  An additional 178 acres* are planted pine, approximately 30 years old* that occupy ridgetops, and are not subject to the lease.

- The land has no restrictive covenants, life estates, or existing conservation easements, giving you total freedom over the land. Because of its mix of diverse timber and unique rock formations with seasonal waterfalls, the property is a prime candidate for a conservation easement. Placing an easement on the land can unlock significant federal tax savings under IRC Section 170(h).

Stand Type	Acreage	Highlights / Management
Valley Hardwoods	1,866*	High-value hardwoods on fertile valley floors
Thinned Pine Plantation (PLT 90 BA)	1,404*	Actively managed pine plantations to be thinned to 90 sq. ft. basal area per acre
Harvested Stands	499*	Areas expected to be harvested and ready for reforestation or conversion.
Young Pine Plantation (1-year-old)	278*	Newly established pine stands
Mature Pine Plantation (30+ years)	178*	Fully stocked, mature pine stands approximately 30 years old

- ➢ Timber Lease Status: The property is subject to an existing timber lease expiring September 29, 2027. Terms available upon request

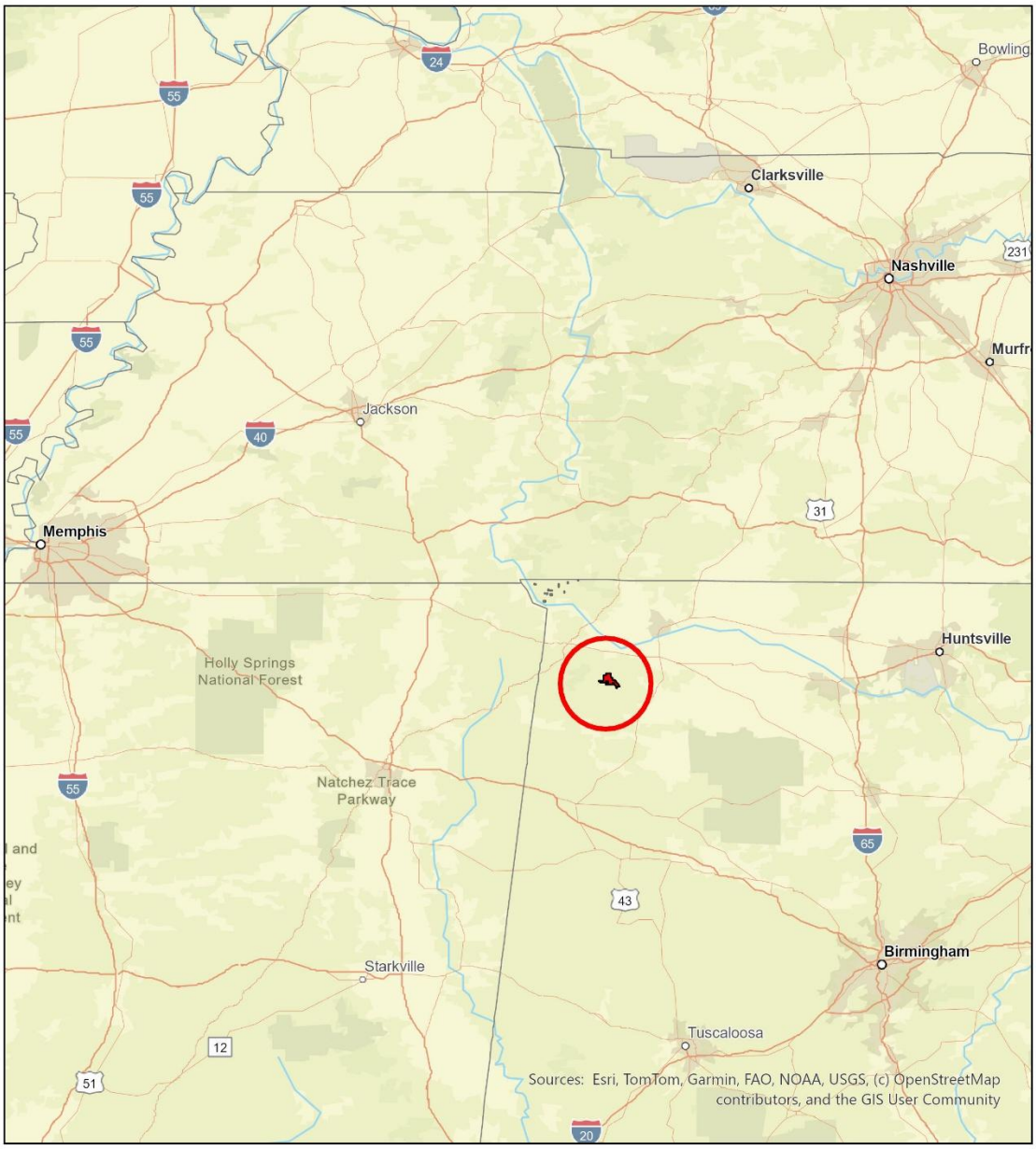
- Post-Lease Residual Values: Upon lease expiration, the property retains 1,866 acres* of mature hardwood, 1,404 acres* of thinned pine (90 BA), 178 acres* of mature 30 year old pine*, and 278 acres* of two year old pine stands.

- Access: Accessed via an extensive internal unpaved woods road system. Access to public roads is through land owned by the timber lease holder. We are working with the leaseholder to obtain legal access, and offers can be made stipulating that Sellers provide legal access.

Conservation & Ecological Appeal
For conservation-minded investors, land trusts, and ESG-focused entities, Waterfall Valley offers ecological characteristics that are increasingly scarce in the Southeast:

- **Water Resources & Hydrology**
  - Waterfalls: Home to 41 seasonal waterfalls flowing over steep sandstone and limestone bluffs.
  - Headwater Protection: Anchors key surface drainage networks including Waterfall Branch, Dry Creek Branch, Long Creek, Long Hollow, and Lick Creek Hollow. Protecting these headwaters aligns with regional watershed protection goals and state conservation priorities.

- **Habitat & Biodiversity**
  - Hardwood Ecosystems: Deep, sheltered hollows host intact cove hardwood communities dominated by oak, hickory, and rich understory flora.
  - Wildlife Corridors: Dramatic elevation changes from 500-foot hollows to 900+ foot ridges at Timber Knob create protected travel corridors and specialized microhabitats for white-tailed deer, wild turkey, songbirds, bats, and native amphibians.
  - Turnkey Recreation & Stewardship: A respected local hunting club has managed food plots and road maintenance for over 62 years under a lease that can be assumed or terminated by the new owner.



Legend

Waterfall Valley

Waterfall Valley

Waterfall Valley
Colbert County, AL

South Main Realty / 256-383-8990

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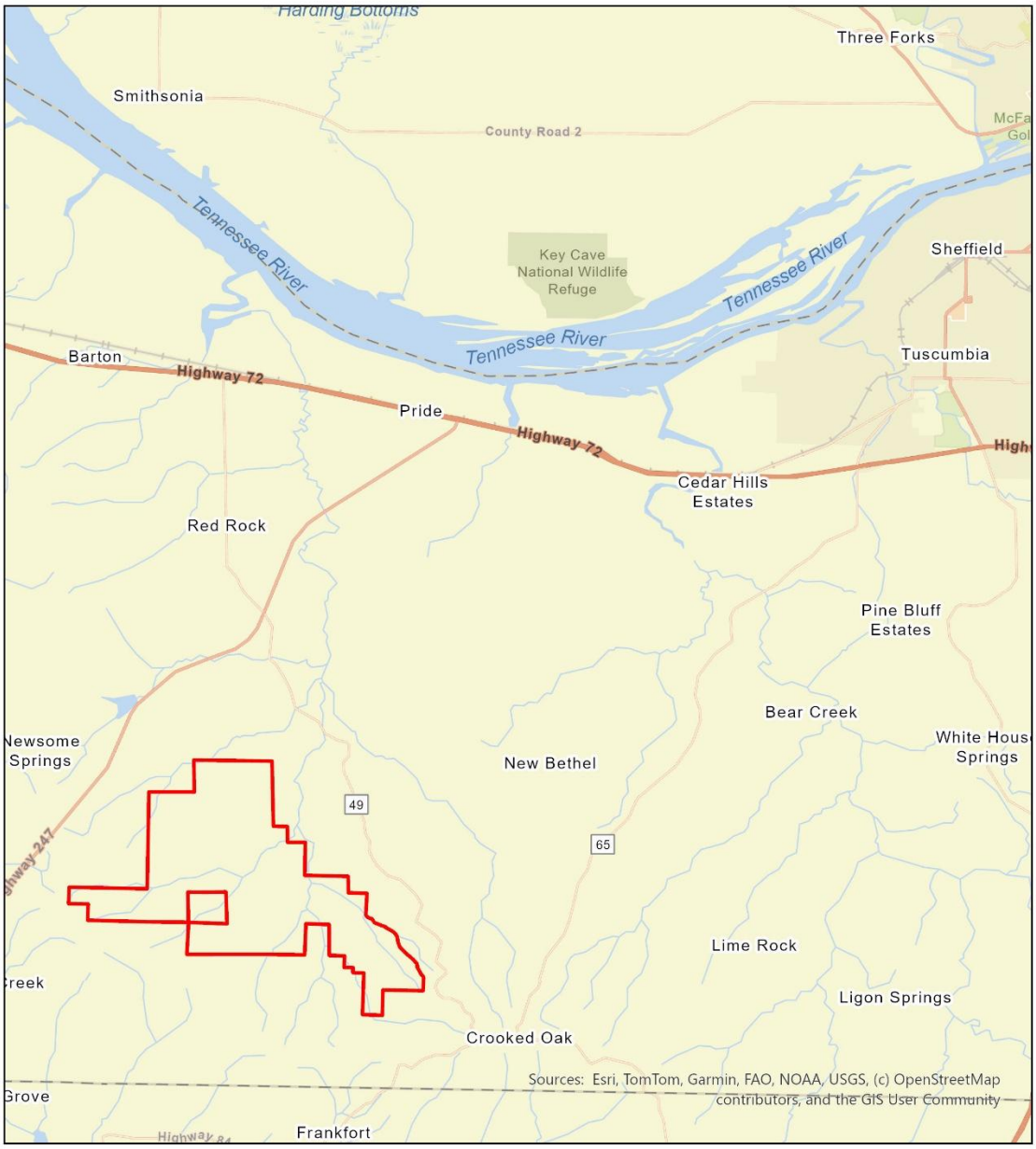

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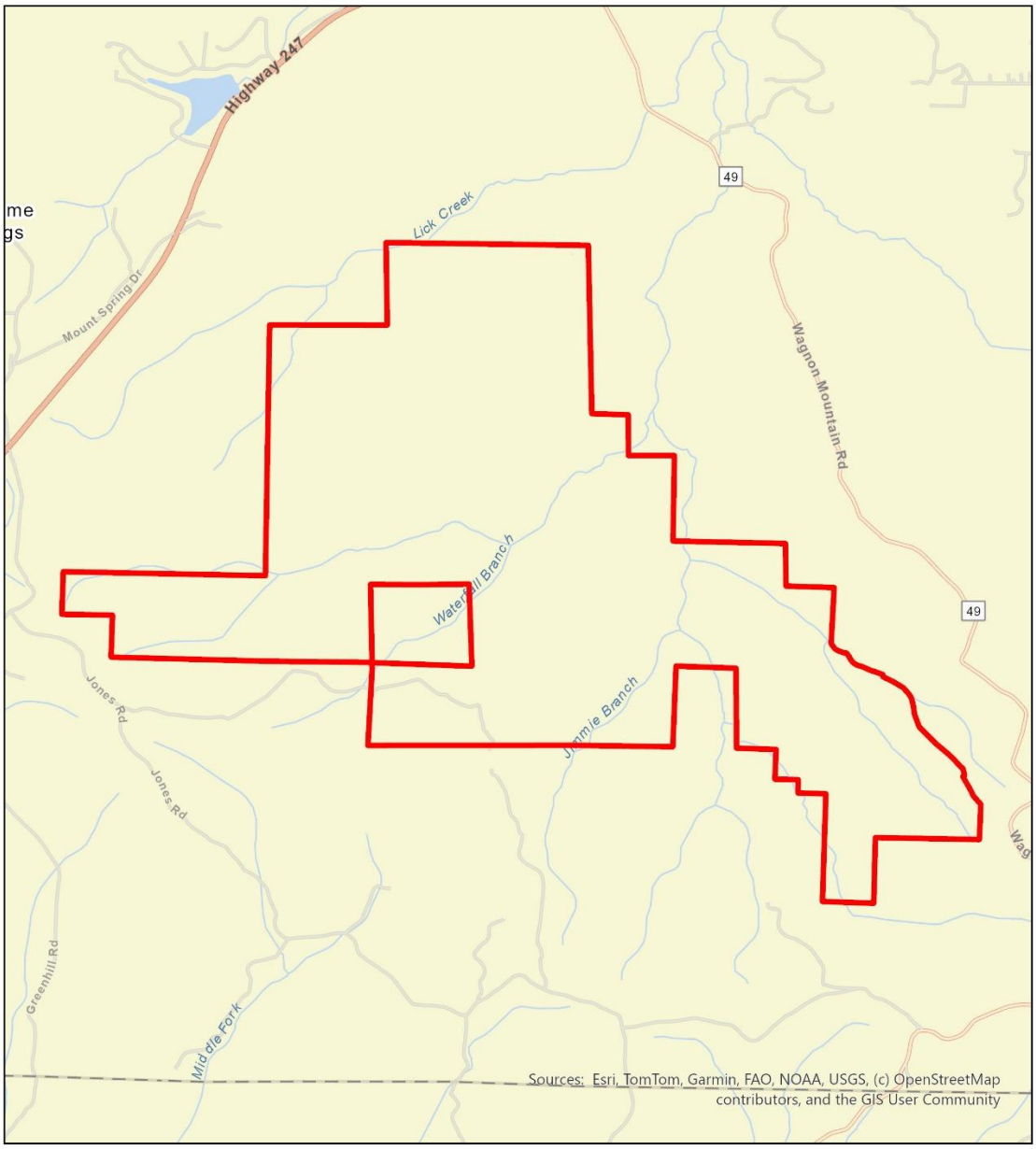

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Waterfall Valley

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Waterfall Valley
Colbert County, AL

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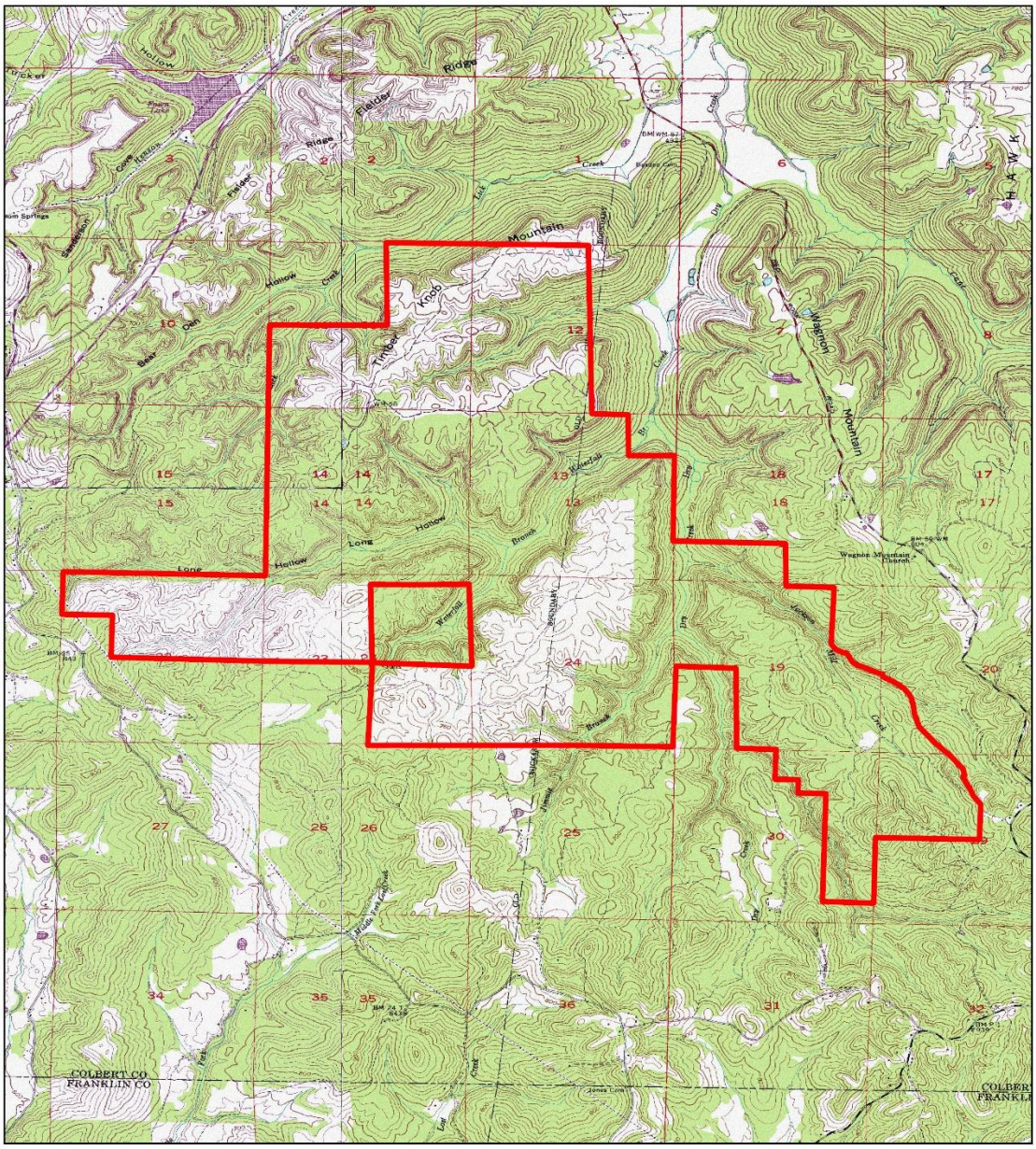

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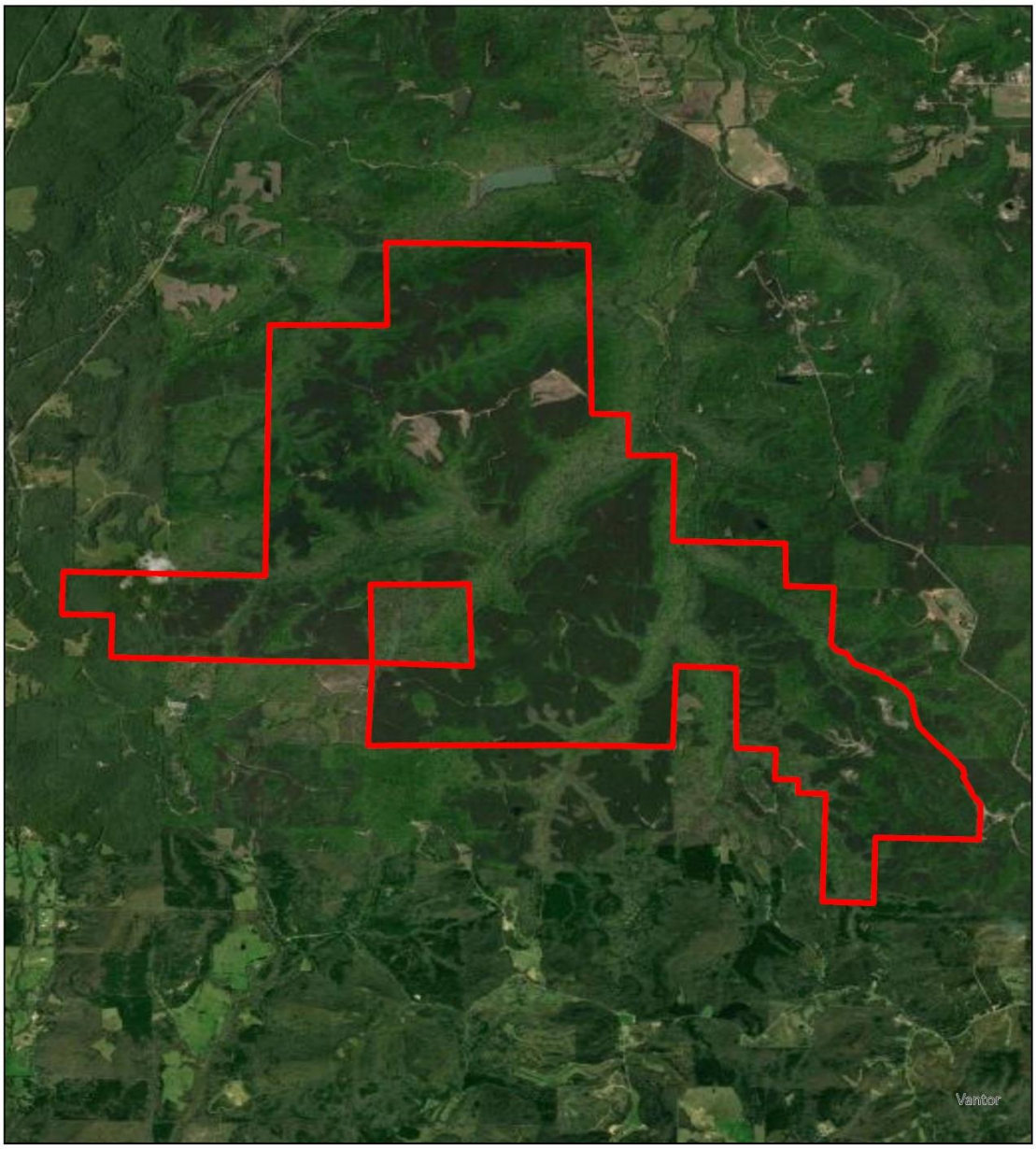
Waterfall Valley Waterfall Valley	South Main Realty / 256-383-8990	0 0.26 0.53 1.05 Miles



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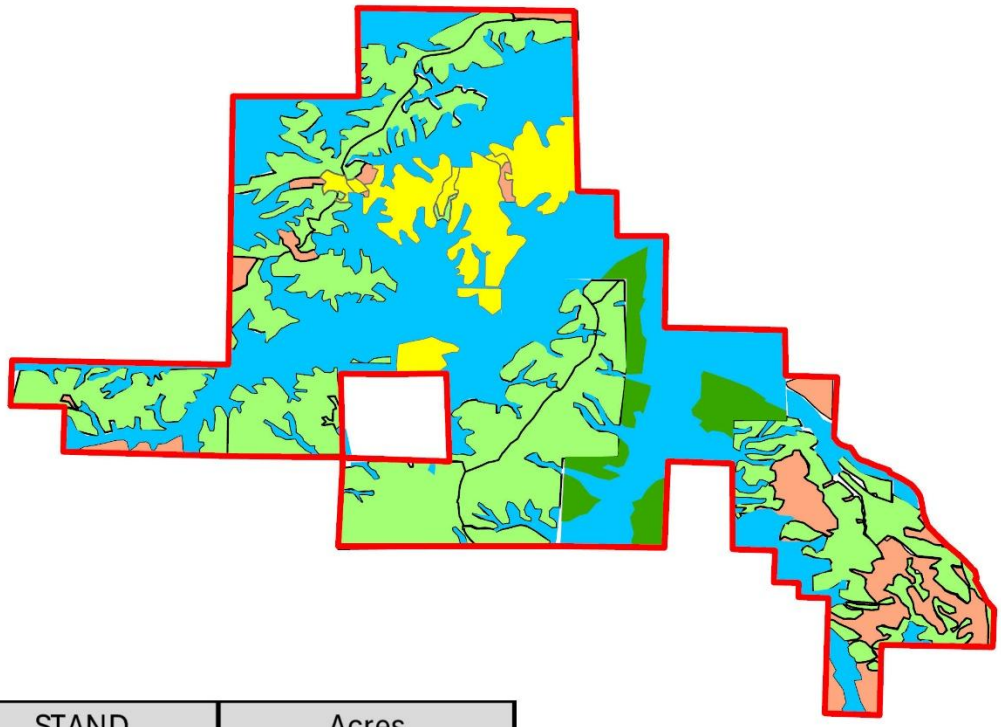
Waterfall Valley Waterfall Valley	South Main Realty / 256-383-8990	0 0.26 0.53 1.05 Miles



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

Legend

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N

0 0.3 0.5 1
Miles

Waterfall Valley offers a rare combination of immediate commercial yield, long-term capital preservation, and significant conservation potential. As you evaluate how this legacy property aligns with your portfolio, prospective buyers are encouraged to perform their own independent due diligence and review all timber, tax, and investment data with their qualified CPA, legal counsel, or financial advisor.

Comprehensive timber inventory reports and volume estimates are available to qualified buyers upon request.

*Please note:
All stated amounts including, but not restricted to acres, volumes and percentages are estimates based on tax data, mapping, timber cruises and other sources deemed reliable. Although the data is considered reliable, neither South Main Realty, South Main Land Realty, Growing Assets LLC, nor the landowners guarantee these estimates.