

Larson &  
McGowin  
PROPERTIES

PRIME TIMBERLAND OPPORTUNITY:

# JPW Timberlands South Tract

1,711± ACRES IN FRANKLIN & COLBERT COUNTIES, ALABAMA

\$3,150,000

Unlock the potential of the JPW Timberlands South Tract a premier timberland property located in Franklin and Colbert Counties, Alabama. Spanning nearly 1,711± acres, this versatile tract is a true gem for investors, nature enthusiasts, and landowners alike.

The JPW Timberlands South Tract provides 1,461± acres of productive pine timberland, carefully cultivated over the years and now in various stages of growth. With the majority of the plantation being 20+ years old and merchantable, this property offers significant opportunities for timber revenue, recreational development and continued forest management.



Chandler Graham  
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The property's diverse topography, featuring ample hardwood stands along its drainages, provides a unique and varied habitat for a wide array of wildlife. Whether you're an avid hunter, wildlife enthusiast, or simply seeking a tranquil retreat in nature, this land is the perfect place to connect with the great outdoors.

With its combination of merchantable timber, wildlife-rich environment, and scenic landscape, the JPW Timberlands South Tract is not only an investment opportunity but also an ideal spot for outdoor recreation. Hike, hunt, or simply explore the beauty of over 1,700± acres of Alabama timberland. Could also be combined with the adjoining JPW Timberlands North Tract for an additional 464± acres.



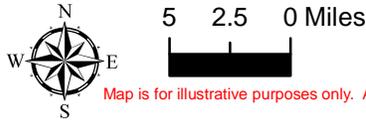
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**Legend**

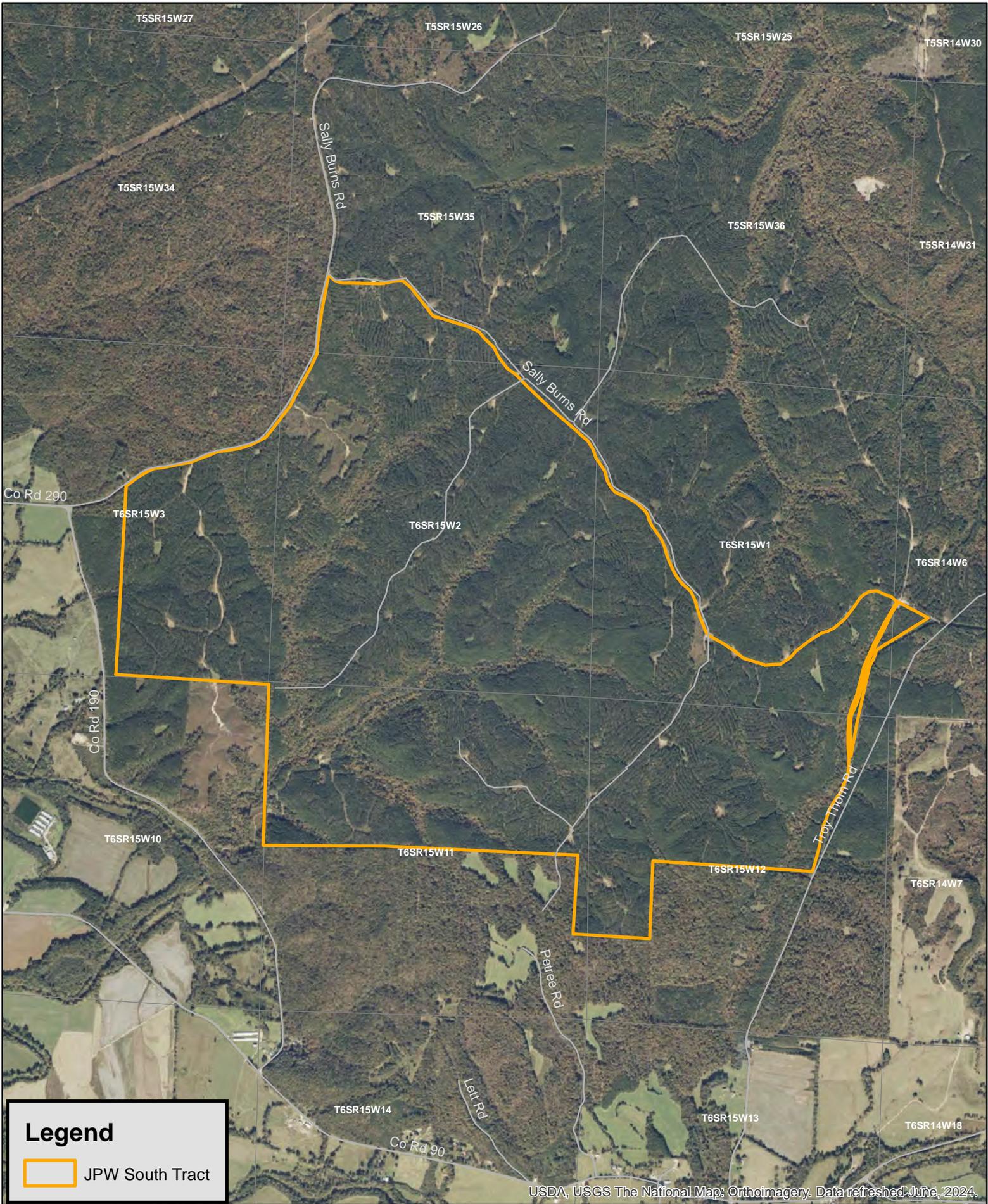
- JPW South Tract
- JPW North Tract



Map is for illustrative purposes only. Accuracy is not guaranteed.

JPW Timberlands  
 2,175+- GIS Acres  
 Franklin & Colbert County, AL





USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.



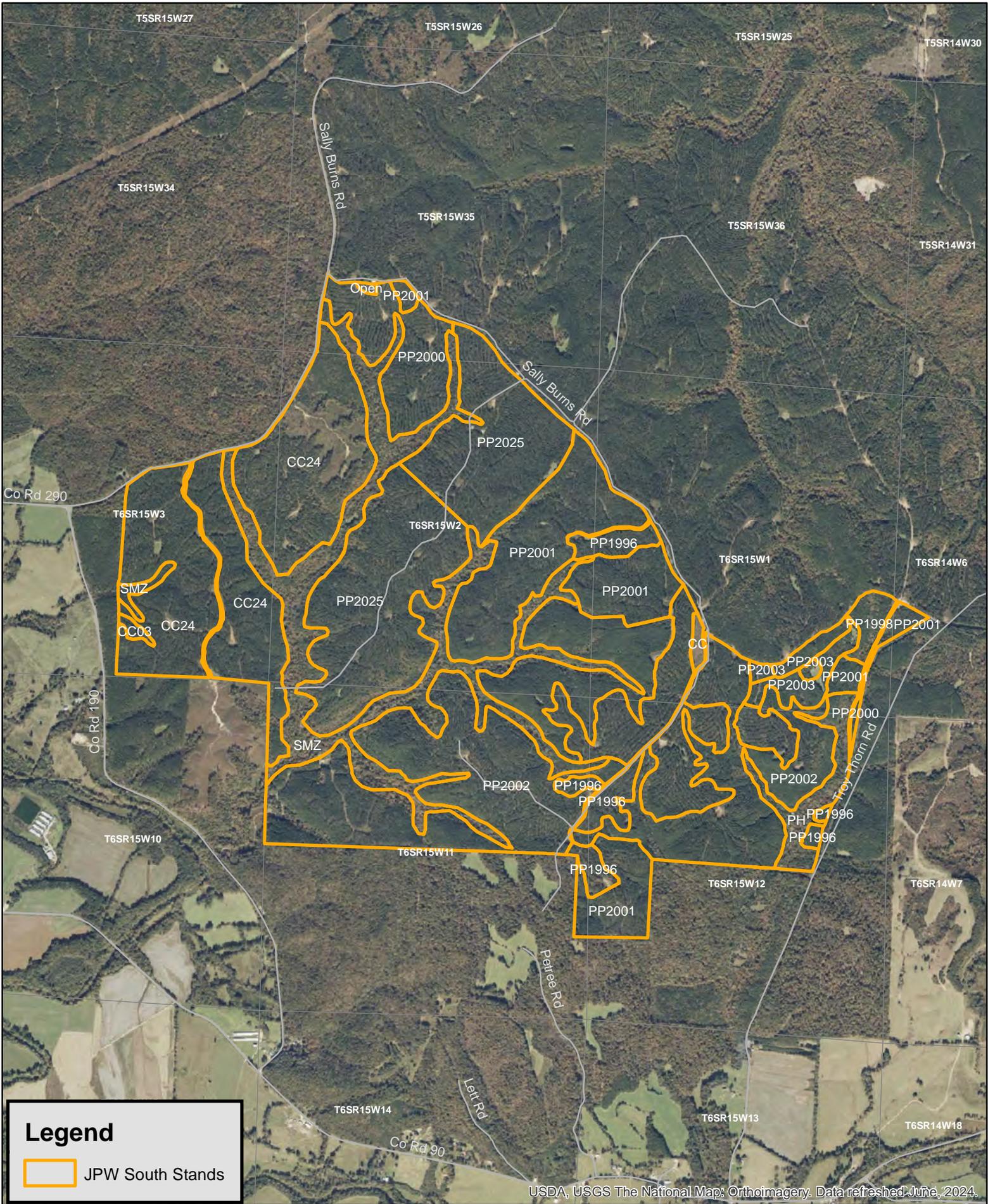
1,320 660 0 Feet



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**JPW South Tract**  
 1,711+- GIS Acres  
 Franklin & Colbert County, AL





USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.



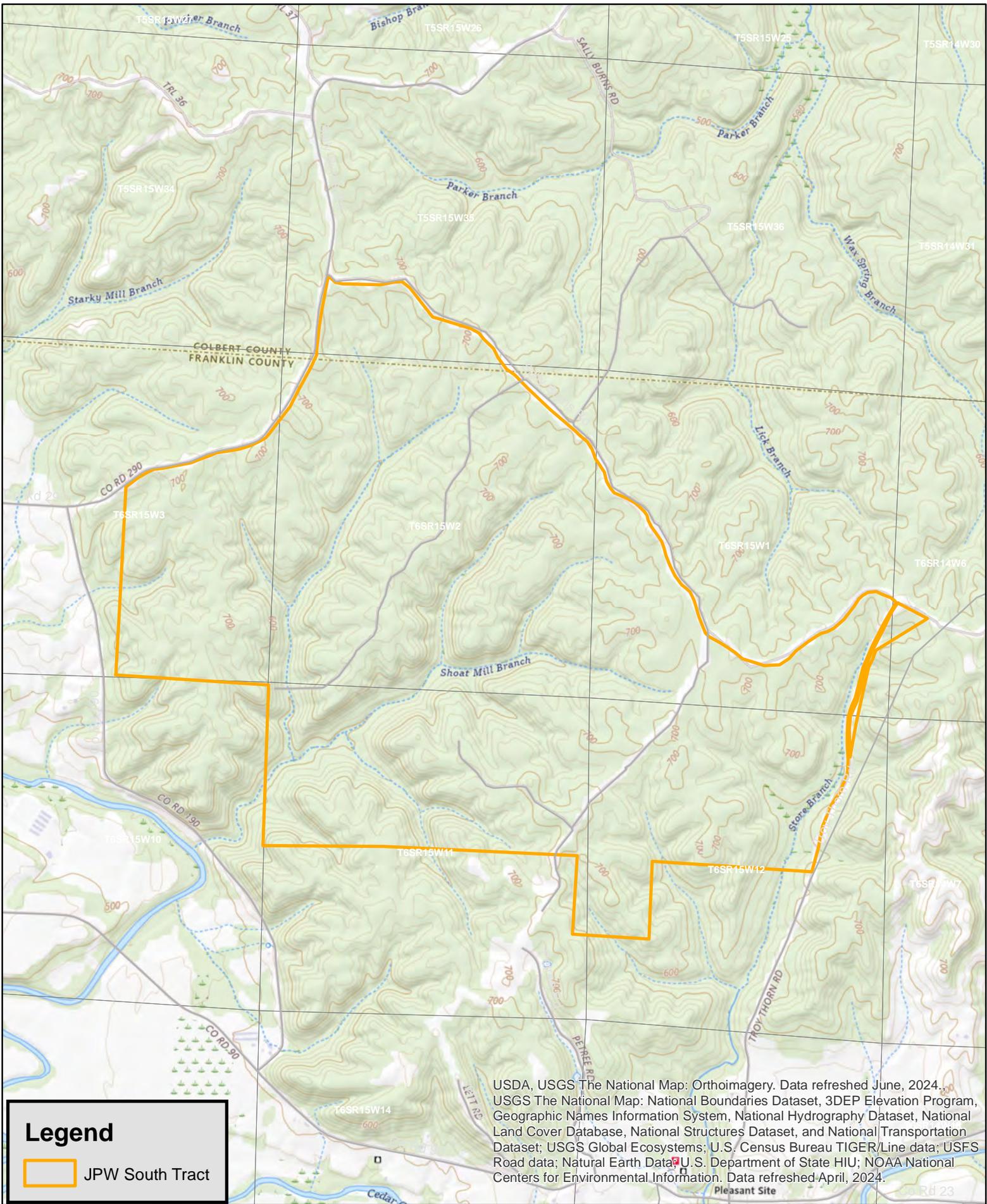
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**JPW South Tract**  
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USDA, USGS The National Map: Orthoimagery, Data refreshed June, 2024.  
 USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program,  
 Geographic Names Information System, National Hydrography Dataset, National  
 Land Cover Database, National Structures Dataset, and National Transportation  
 Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS  
 Road data; Natural Earth Data; U.S. Department of State HIU; NOAA National  
 Centers for Environmental Information. Data refreshed April, 2024.

**Legend**

 JPW South Tract

N  
 W E  
 S

1,320 660 0 Feet



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**JPW South Tract**  
 1,711+- GIS Acres  
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