

447 acres in Harris County

Matre Forestry Consulting, Inc. | 229-639-4973 | mike@matreforestry.com



Property Address

Trammell Mill Road
Shiloh, Georgia 31826

Property Description

GA Harris 447 Lazer Sparks Tract Annual Income in a Growing County

Located at the southern base of beautiful Pine Mountain in growing Harris County Georgia just south of quaint and historic Warm Springs, this +-447 acre productive timber property has great topography ranging from flat to rolling with awesome views of Pine Mountain. The headwaters of Lazer Creek is on the east side of the property, and tributaries to Sparks Creek are on the west side. The majority of the property is high site index loblolly pine plantations planted in 2008, 2010, and 2012. +-120 acres of the pine plantations are on old-field sites. The creek bottoms are mature hardwood and pine. The mixture of creek bottoms and ridges of level to rolling terrain gives this property a bigger than +-447 acre feel. There is a good network of woods roads, 0.5 miles frontage on US Highway 27, and 0.7 miles double frontage on paved Trammell Mill Road.

Unique to timber tracts of this size, the property provides strong annual income via a timber lease with Weyerhaeuser (Weyco) that expires in 2036. The contract requires Weyco to manage the timber according to commonly accepted good and prudent forestry practices, and there is a reforestation clause requiring Weyco to reforest any clearcuts prior to the lease expiration. Weyco also pays the property taxes. On top of the strong timber lease rental income, you can earn additional income by lease the hunting rights out if you wish. Interested parties can review the timber lease after signing a non-disclosure agreement.

Timber Summary (acreage estimates are +/-):

Property Highlights

- Price: \$891,765.00
- Acres: 447.00
- County: Harris
- State: Georgia
- Closest City: Shiloh
- Property Type: Hunting Land, Recreational Property, Timberland



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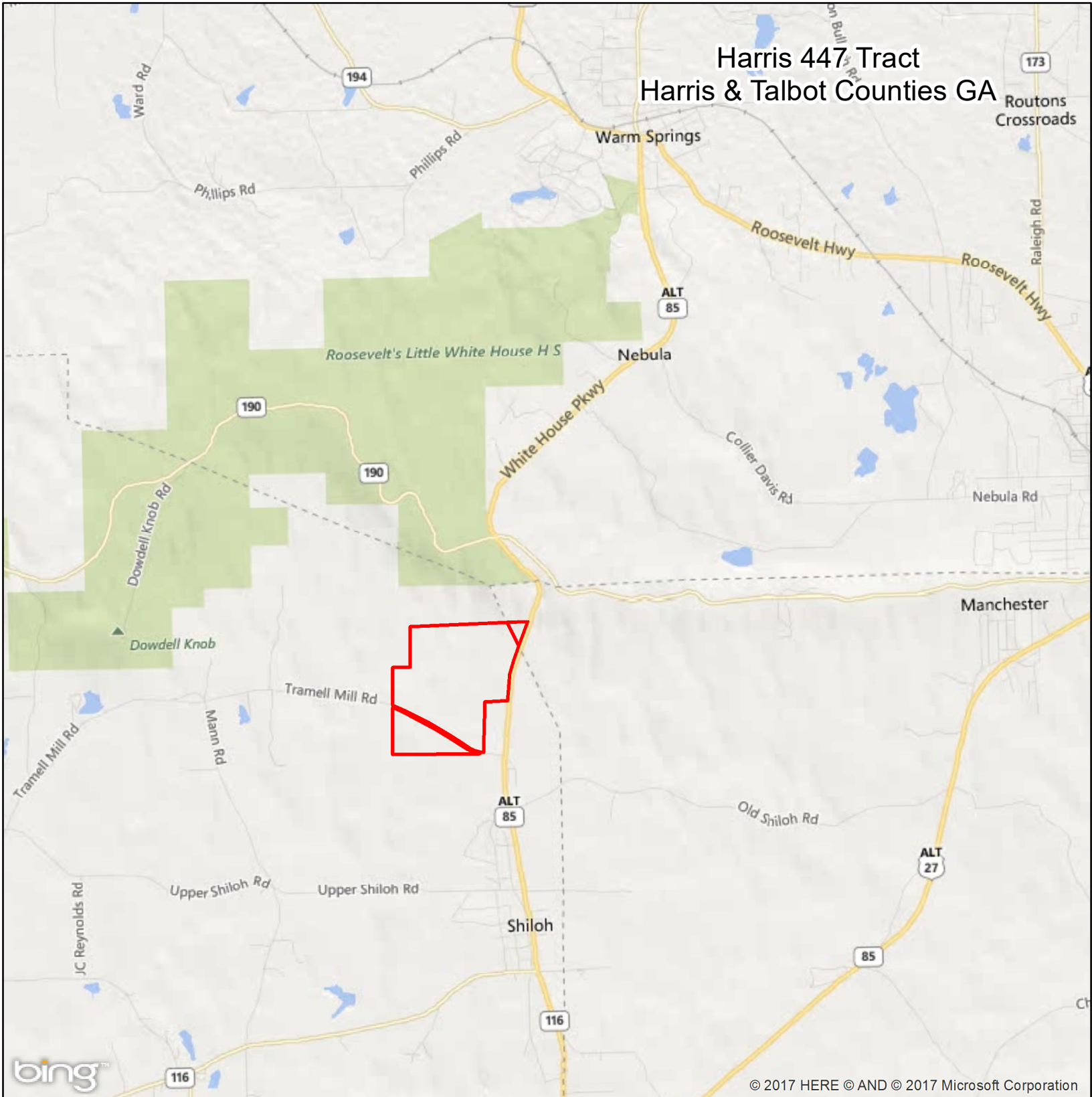
2008 Old-Field Planted Loblolly: 124 acres

2010 Planted Loblolly: 132 acres

2012 Planted Loblolly: 100 acres

Mature Hardwood/Pine: 63 acres

Harris 447 Tract Harris & Talbot Counties GA



*Total Acres per Timber Lease: 447.17 Acres

Stand GIS Acres:

1. 2008 OFPLb-----124.2 ac
2. 2010 UPLb-----131.6 ac
3. 2012 UPLB-----99.0 ac
4. +-1950BNHP-----63.7 ac

Open & Woods Roads-----9.2 ac

*Total GIS Mapped Acres--427.7 ac

Key:

OFPLb = Old Field Planted Loblolly Pine

UPLb = Upland Planted Loblolly Pine

BNHP = Bottomland Natural Hardwood Pine Mix
(the pine in bottoms are mostly planted
lob sawtimber).



www.matreforestry.com
Albany, Georgia
229-639-4973

Mapped by Mike Matre in ArcGIS.
Disclaimer: Map information is not
guaranteed. Property lines are
approximate.

330,000 Feet



1 inch equals 0.91 miles

1 in = 4,820 ft

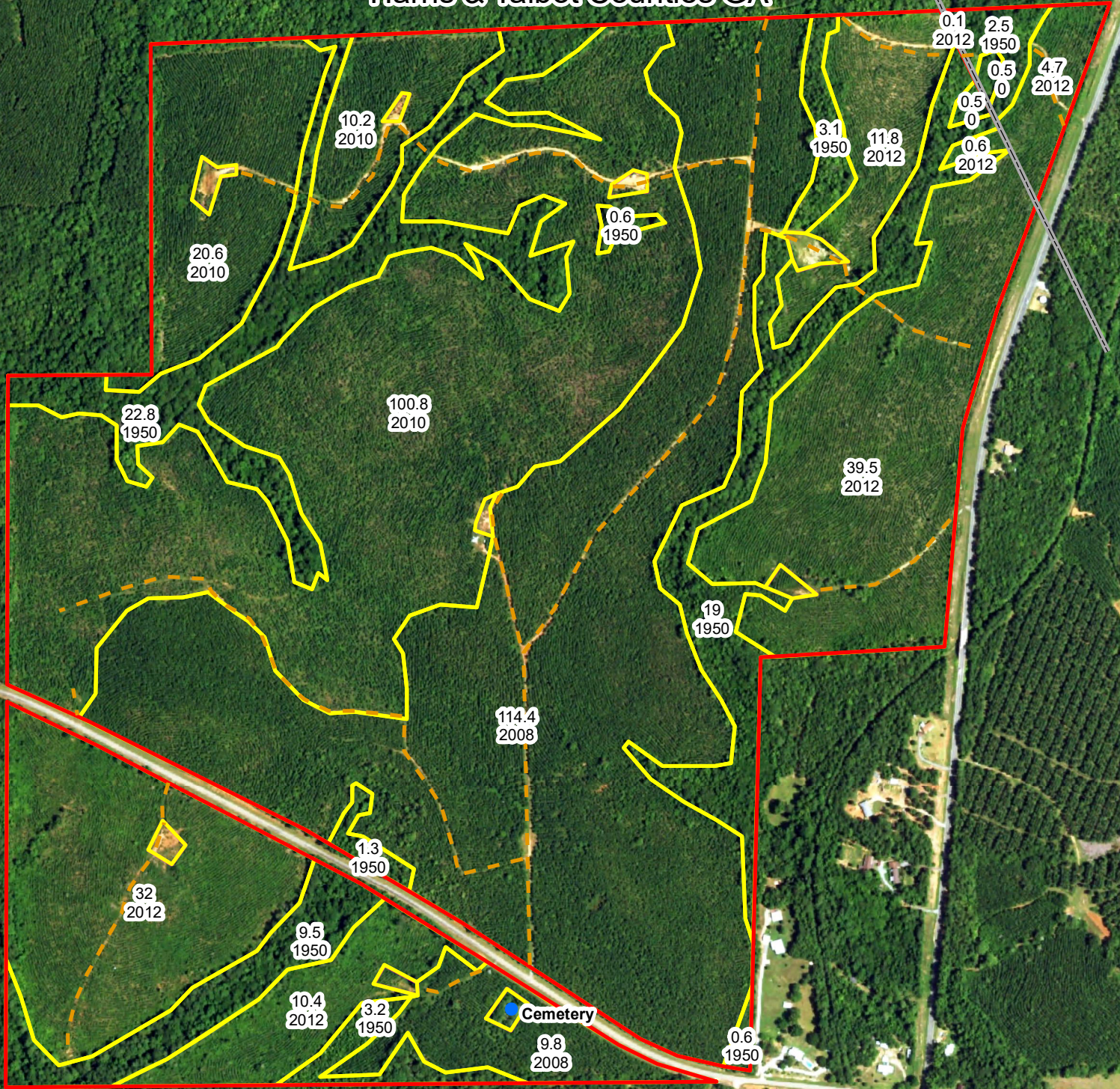
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Date: 4/13/2017

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Legend

Lines

TractNum, Descrip

- 2016, County Line
- 2016, Woods Roads

TractNum

- 2016
- Stands
- NonTimber
- Points



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0 330 660 1,320 Feet

1 inch equals 0.13 miles

1 in = 660 ft

1:7,920

Date: 4/13/2017