

# SAMMONS PROPERTY

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FOR SALE 1,879 ACRES | JASPER COUNTY, GA



**MACALLAN**  
REAL ESTATE

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**HEATH MILLIGAN**  
PRINCIPAL  
404.647.4999  
heath@macallanre.com



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## AREA OVERVIEW

The subject property is located ten miles south of Monticello, GA along Highway 11 in Hillsboro, an unincorporated community in Jasper County. Atlanta, GA is roughly 65 miles west of the site and Macon is 30 miles south. Nearby Monticello is the county seat of Jasper County and has a small downtown square with antebellum homes. Eatonton and Madison are the largest cities in close proximity that offer a wide variety of shopping, but Monticello has a grocery store, several pharmacies and a few restaurants.

Jasper County, the “Deer Capital of Georgia” is consistently named one of the state’s top “Big Buck Counties” by Georgia Outdoor News. The Ocmulgee River, which is a critical waterway for the state runs along the western boundary of Jasper County. The area is known for excellent deer, turkey and duck hunting. Burge Plantation, which is a members-only sporting club that caters to Atlanta elite, is located 30 minutes north of the property.

## PROPERTY OVERVIEW

The subject property is 1,879 acres in size and has frontage along Fullerton Phillips Road, Greer Road, Ezell Road and Goolsby Road. The land is divided into four parcels and can be sold individually or as a whole. The timber is in various stages ranging from recently planted seedlings to mature pine stands. Recent timber cruise data is available for review. There are multiple creeks and streams with hardwood bottoms that traverse the parcels and several nice food plots located throughout.

## PROPERTY FEATURES

- 1,879 Acres
- Hillsboro, GA
- Close proximity to Metro-Atlanta and Macon
- Excellent Turkey and Deer Hunting
- Surrounded by large parcel owners
- Mix of mature Hardwoods and Pines with \$1.6mm + value
- Adjacent to 35,000-acre Piedmont National Wildlife Refuge

**Asking Price : \$6,075,000**



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20 Minutes | Eatonton  
20 Minutes | Lake Jackson  
30 Minutes | Lake Oconee  
30 Minutes | Madison  
45 Minutes | McDonough  
45 Minutes | Macon  
75 Minutes | Atlanta

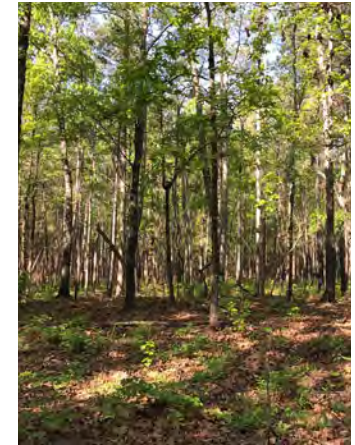
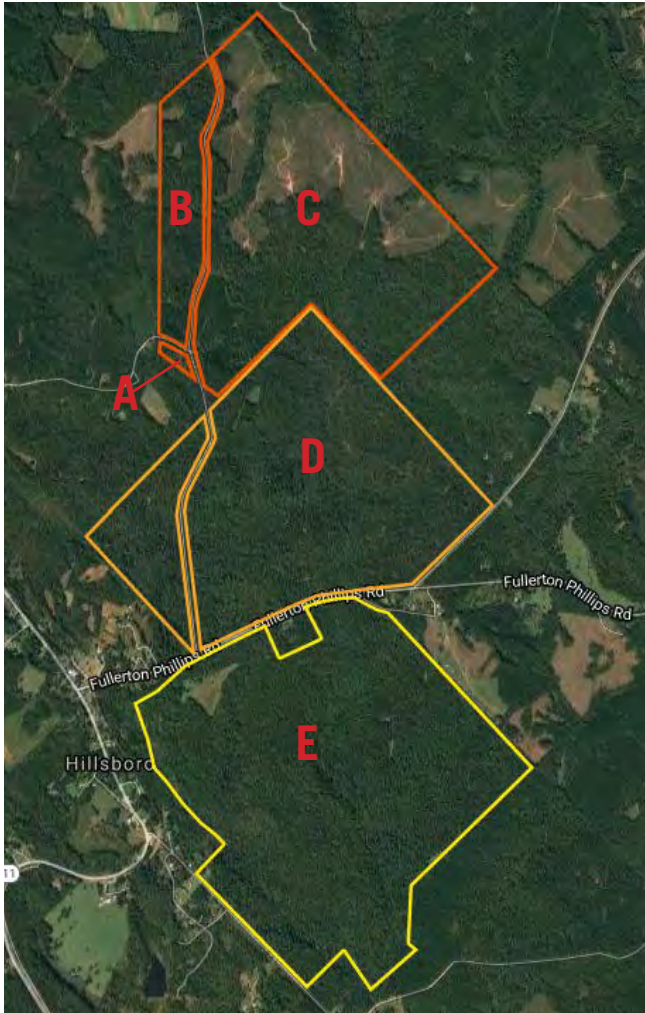
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# SAMMONS PROPERTY

## AERIAL PHOTO & PRICING OF ALL PROPERTY



Parcel	Acreage	\$/Acre	Total Price	Status
A	9.51	\$2,750	\$26,153	Under Contract
B	101.92	\$3,200	\$326,144	Under Contract
C	500	\$3,400	\$1,700,000	Available
D	567.65	\$3,200	\$1,816,480	Available
E	700	\$3,150	\$2,205,000	Available
	1879.08		\$6,073,777	



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# SAMMONS PROPERTY

## NORTHWEST PARCELS

### TRACT A

- 9.51 Acres
- \$2,750/Acre
- \$26,150

### TRACT B

- 101.92 Acres
  - \$3,200/Acre
  - \$326,144
- The timber on both tracts is comprised of pine and upland hardwood of various ages and species.
  - Estimated timber value is \$98,504 or \$884 per acre.



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## NORTH PARCEL

### TRACT C

- 500 Acres
- \$3,400/Acre
- \$1,700,000
- Includes 2,000+ SF historic home at the corner of Ezell Road and Greer Road.
- The timber on Tract C is comprised of pine and upland hardwood of various ages and species. Approximately 140 acres was cut in 2016 and replanted with containerized Loblolly in 2017.
- The estimated merchantable timber value for this tract is \$488,525 or \$1,508 per merchantable timber acre.
- Additional information available upon request.



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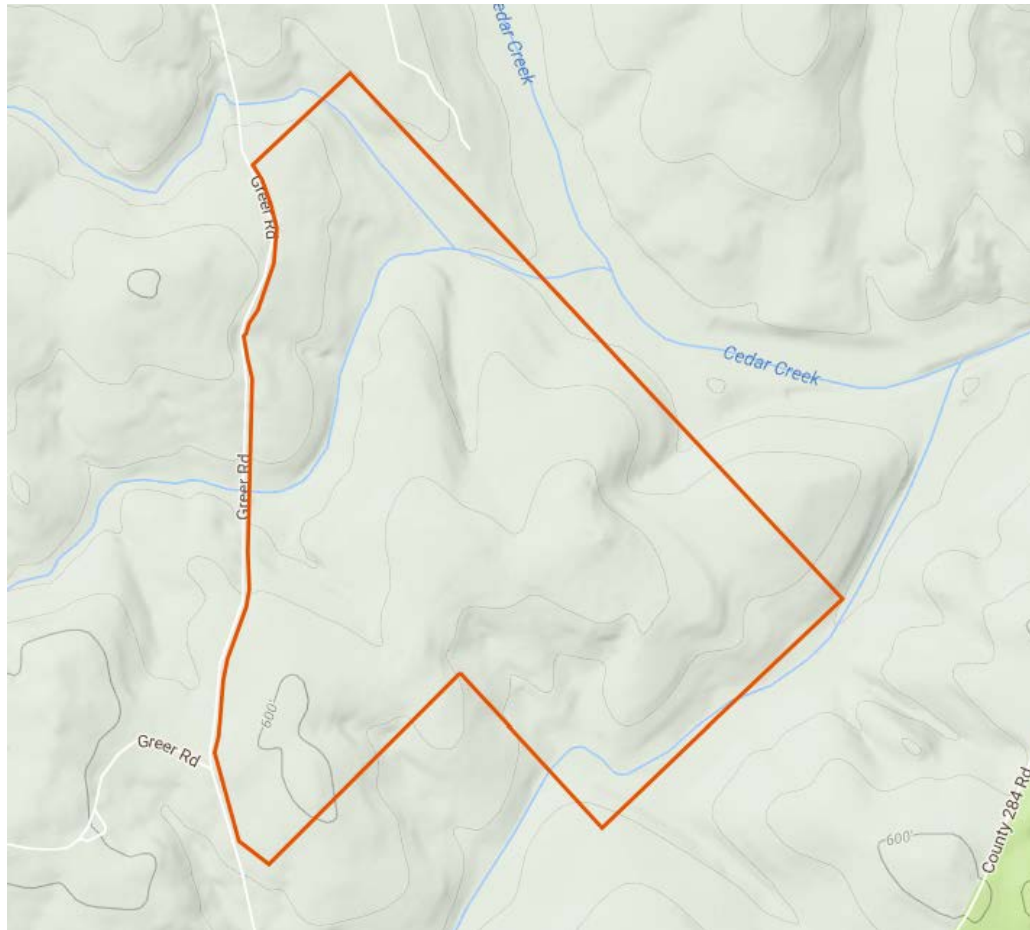
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## TOPO OF NORTH PARCEL



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# SAMMONS PROPERTY

## MIDDLE PARCEL

### TRACT D

- 567.65 Acres
- \$3,200/Acre
- \$1,816,480
- The timber on Tract D is comprised of pine and upland hardwood of various ages and species.
- Estimated timber value is \$512,092 or \$884 per acre.
- Additional information available upon request.



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TOPO OF MIDDLE PARCEL



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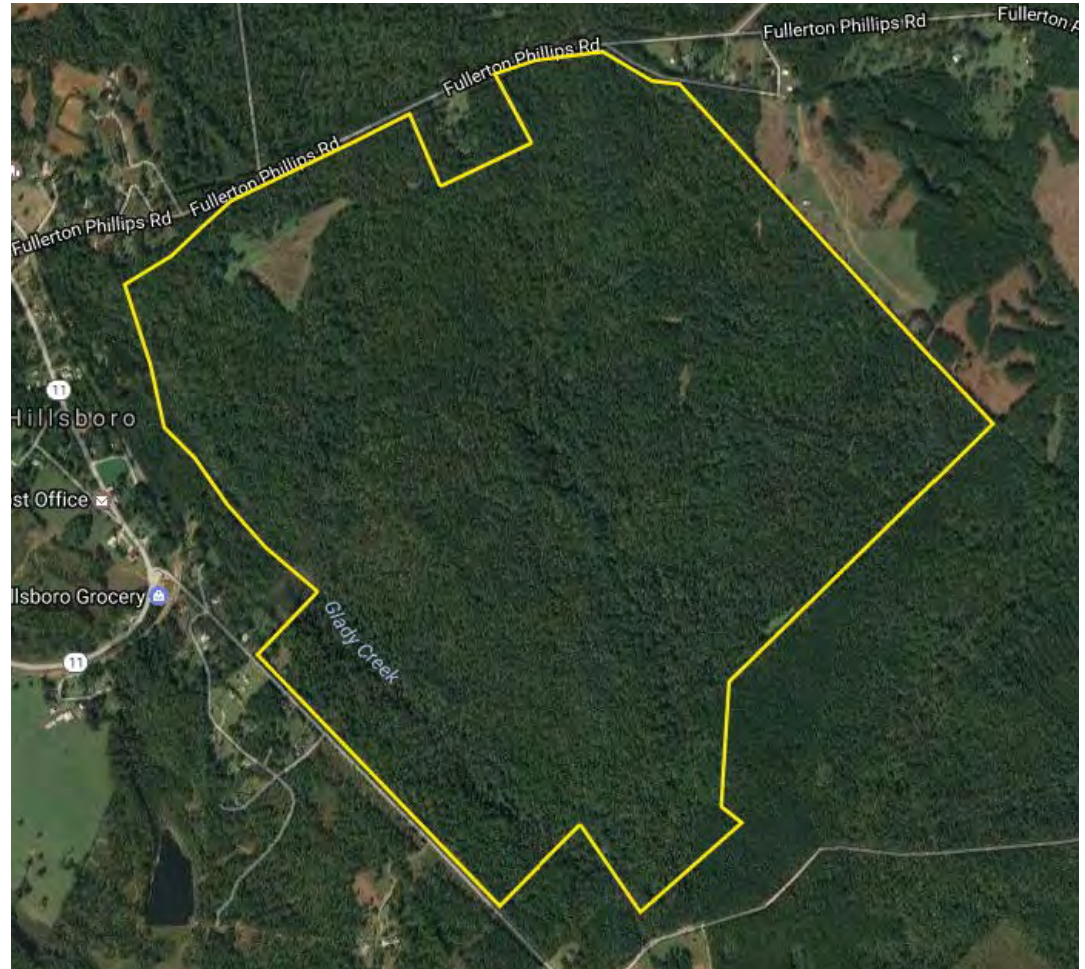


# SAMMONS PROPERTY

## SOUTH PARCEL

### TRACT E

- 700 Acres
- \$3,150/Acre
- \$2,205,000
- The timber on Tract E is comprised of pine and upland hardwood of various ages and species.
- Estimated timber value is \$581,225 or \$834 per acre.
- Additional information available upon request.



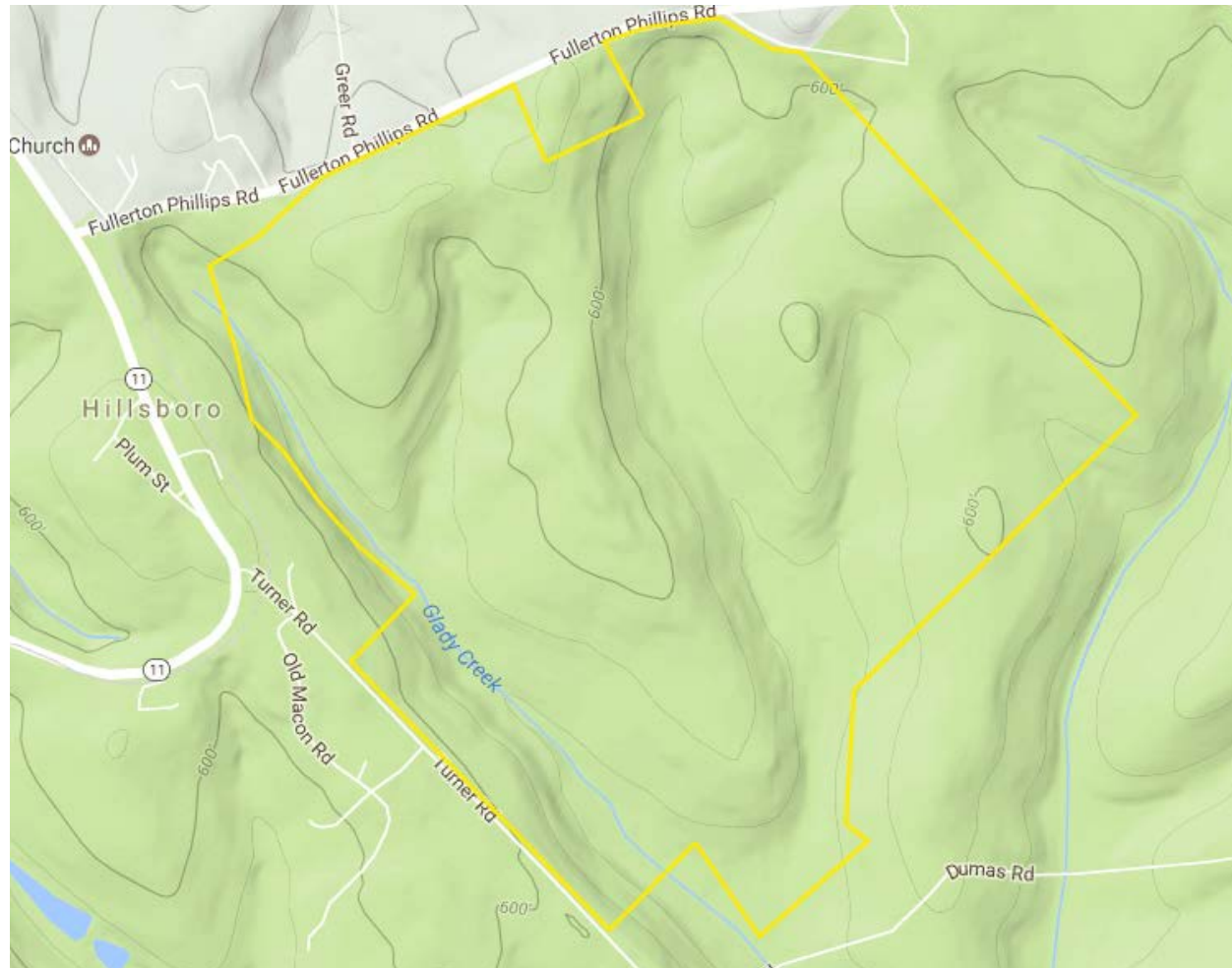
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TOPO OF SOUTH PARCEL



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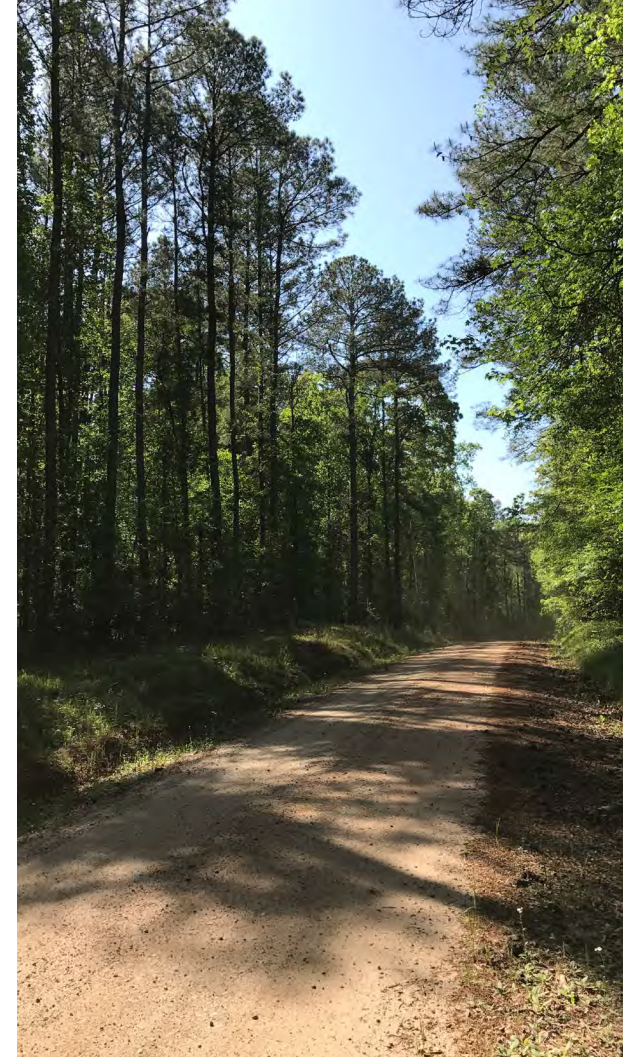
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Information is deemed from reliable sources.  
No warranty is made as to its accuracy.

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