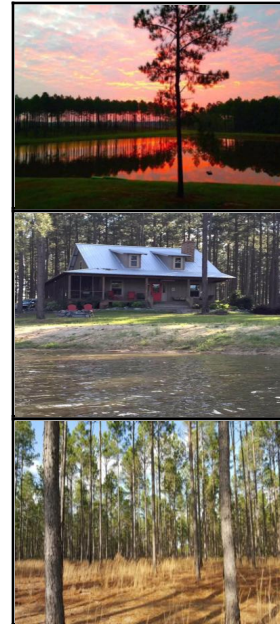


485 acres in Wilcox County

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



Property Address

GA Hwy 233
Rochelle, Georgia 31079

Property Description

GA Wilcox 485, Ruby Lake, Shown by appointment only

LISTING BROKER: Matre Forestry Consulting, Inc.

TRACT: Ruby Lake

ACRES +/-: 485

PRIMARY USE: Cabin/House, Lake, Hunting, Timber

DISCLAIMER: ALL INFORMATION IS DEEMED RELIABLE AND TO BE FROM RELIABLE SOURCES, HOWEVER, THE INFORMATION IS NOT GUARANTEED. IT IS UNDERSTOOD THAT THE BUYER RELIES SOLELY ON THE BUYER'S OWN INSPECTIONS, RESEARCH, AND OTHER DUE DILIGENCE. ALL ACREAGE ESTIMATES BELOW ARE PLUS OR MINUS.

SPECIAL NOTE 1: Fortunately the 1/22/2017 Wilcox County GA tornado missed Ruby Lake, but Ruby Lake did experience some fallen pines. Loggers have moved in to remove most of the fallen pines, and clearcut a small patch on the far southwest corner area of the property.

Property Highlights

- Price: \$1,207,650.00
- Acres: 485.00
- County: Wilcox
- State: Georgia
- Closest City: Rochelle
- Property Type: Hunting Land, Recreational Property, Timberland



Mike Matre
mike@matreforestry.com
229-639-4973
Toll Free: 855-896-2458
2549 Lafayette Plaza
Suite 204
Albany, GA 31707
www.matreforestry.com

landsofgeorgia.com/listing/3706038

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SPECIAL NOTE 2: A new complete timber inventory was completed 2/3/2017, and the new timber inventory will be made available to serious prospects after signing a confidentiality agreement and disclaimer.

DESCRIPTION: The Ruby Lake tract is prime, prime in regards to all things important to any piece of property including price, cabin, equipment, water, aesthetics, timber, site index, game, habitat, management history, access, seclusion, gently rolling topography, etc.

It is the kind of property that makes you just want to, well, stay. It is just a pleasure to be there, whether alone in solitude or with family or friends. The owner began assembling this fine ownership in 1991, and has managed himself as a labor of love, and what a fine job they have done. They are not avid hunters, but they just love the outdoors and nature - so this is your opportunity to buy land that has had very little hunting pressure since the early 1990's.

The lake cabin/house is custom built with large porch, spacious living room with fireplace and bar/kitchen, a spacious loft, two bedrooms, two baths, plus a small bonus room that has been used for a quaint baby nursery and playroom. The cabin is a spacious 1480 square feet climate controlled, and 700 square feet of porch. There is also a shop building with a John Deere 5210 tractor with cage, various tractor implements, 2 ATV's, heavy trailer for tractor, and utility trailer - all included in the sale! Some cabin furnishings can remain if desired.

Ruby Lake itself is an old established +-7 acre lake with a sound dam, and holds beautiful water all year, even in drought. Bass in excess of 10 pounds have been caught.

10% of the 485 acres are timbered drains throughout the property providing water for wildlife, and 65% of the property is beautiful slash pine plantations in the chip-n-saw/sawtimber/pole stage of growth. All of the slash pine stands have been properly thinned, regularly burned, and are well stocked. 17% of the 485 acres are pre-merchantable fully stocked longleaf pine plantations. All of the pine plantations are situated on good site index loamy sand soils, and all stands are very healthy and very productive. Ruby Lake can provide significant sustainable timber revenues through well timed thinnings and clearcuts.

ACREAGE +-:

319 Acres +-: Planted Slash, chip-n-saw/sawtimber/pole stage, thinned (plantations range from early 1980's to mid 1990's). All thinned once.

84 Acres +-: 2008-2009 Planted Longleaf, pre-merchantable

11 Acres +-: +-2000 Planted Slash, Pulpwood Stage, ready for 1st

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thinning soon

+/-44.1 Acres +/-: timbered drains, or 10% of total acres

10 Acres +/-: Misc. Open/Non-Timbered

9 Acres +/-: Power line Right of Way

7 Acres +/-: Ruby Lake

1 Acres +/-: Cabin and yard area

0.5 Acres +/-: Shop and shop yard area

Last Updated 2017 02 03

Matre Forestry Consulting, Inc.

Shown by appointment only

Lat 31.9024

Long -83.4306

Driving Directions

Shown by appointment only Lat 31.9024 Long -83.4306

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