

Matre Forestry Consulting, Inc.

2549 Lafayette Plaza Dr

Suite 204

Albany GA 31707

Office (229) 639 4973 Fax (229) 255 2910

www.matreforestry.com

11/9/2016

Re: Webster GA 135

Dear Interested Parties,

Matre Forestry Consulting, Inc is pleased to exclusively offer for sale 104 acres in southwest Lee County GA, on Murphy Road less than 10 miles from northwest Albany. This property is mostly Tifton soil old field 2004 Planted Slash Pine ready for a first thinning, and the balance is bottomland. The property provides excellent hunting, aesthetics, privacy, and homesites. +-94 Acres of the property is in the Wetland Reserve Program (WRP). Contact us for more information on the WRP. There is a recent survey. Visit <http://www.matreforestry.com/lee-county-ga-104-southwest-georgia-land-for-sale.html> for more info. As of the date above, the asking price is \$2788 per acre, or \$290,000.

Following are select pictures and maps (see complete pictures and additional info at the above web address). Contact us anytime if you are interested in the property, or if we can ever assist you with selling land, acquiring land, and/or managing land and timber. Thank you very much for your consideration.

Sincerely,

Mike Matre, ALC, ACF, RF

President, Matre Forestry Consulting, Inc.

Georgia & Alabama Registered Forester (GA# 2486, AL# GA2486)

Georgia & Alabama Licensed Real Estate Broker

Mobile (229) 869-1111

mike@matreforestry.com

Established in 1999, Matre Forestry Consulting, Inc. of Albany, Georgia is a full service forestry consulting company and real estate brokerage. On behalf of our clients, our services include timber sales & management, land sales and acquisitions, timber inventories/cruising, appraisals, marking, prescribed burning, reforestation, GPS & GIS mapping, investment & market analysis, contract forestry services, wildlife habitat improvement, and hunting plantation development.



1994 Tifton soil Old Field Planted Slash Pine ready for a first thinning



Bottomland



One of several openings ideal for food plots

Lee 104 Lee County GA



#	Description	Acres +/-	Percent
1	04OFPSL	73.4	70.7%
2	Natural Regen	29.8	28.7%
3	Bar Pit	0.6	0.6%
	Total	103.8	100.0%

Legend

TractNum, TractName

932, Lee GA 104

*Acres are from GIS mapping, not survey plat

*1 = 2004 Old Field Planted Slash

Note: *Northern most +/-94 acres is in the Wetland Reserve Program (WRP) (the bottomland and old field upland areas). The southern most +/-10 acres is NOT in the WRP. See the WRP plan for information on the WRP.



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

Mapped by Mike Matre in ArcGIS.
Disclaimer: Map information is not
guaranteed.

1:118,016

1 in = 9,835 ft

1 inch equals 1.86 miles

360 Feet



Date: 11/9/2016

Lee 104 Lee County GA



Image courtesy of USGS Earthstar Geographics SIO © 2016 Microsoft Corporation © 2010 NAVTEQ © AND

Legend

TractNum, TractName

932, Lee GA 104

TractNum

932

TractNum, Descrip

932, Bar Pit

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1:7,920

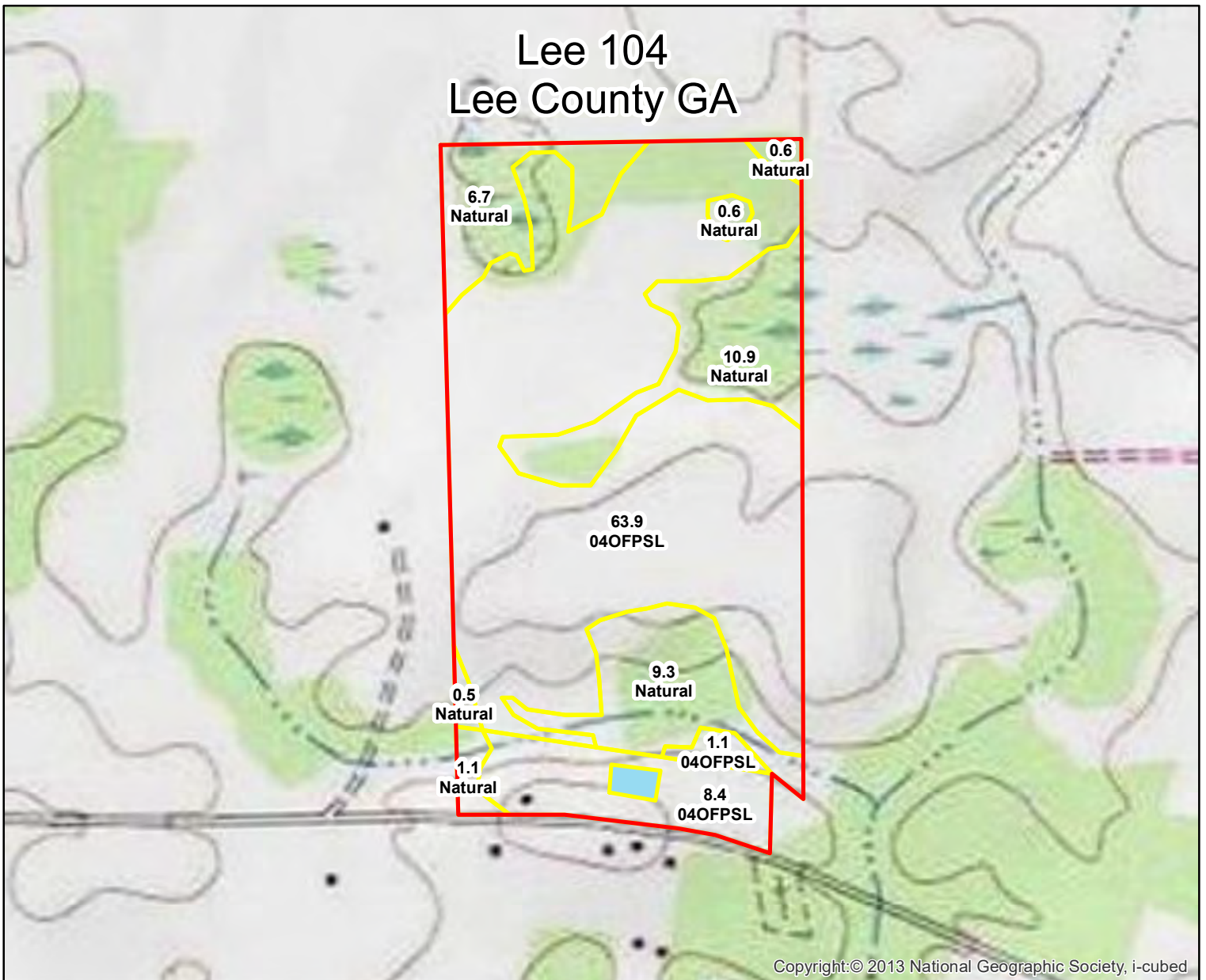
1 in = 660 ft

1 inch equals 0.13 miles

0 330 660 1,320 Feet

Date: 11/9/2016

Lee 104 Lee County GA



Copyright:© 2013 National Geographic Society, i-cubed

Legend

TractNum, TractName

932, Lee GA 104

TractNum

932

TractNum, Descrip

932, Bar Pit

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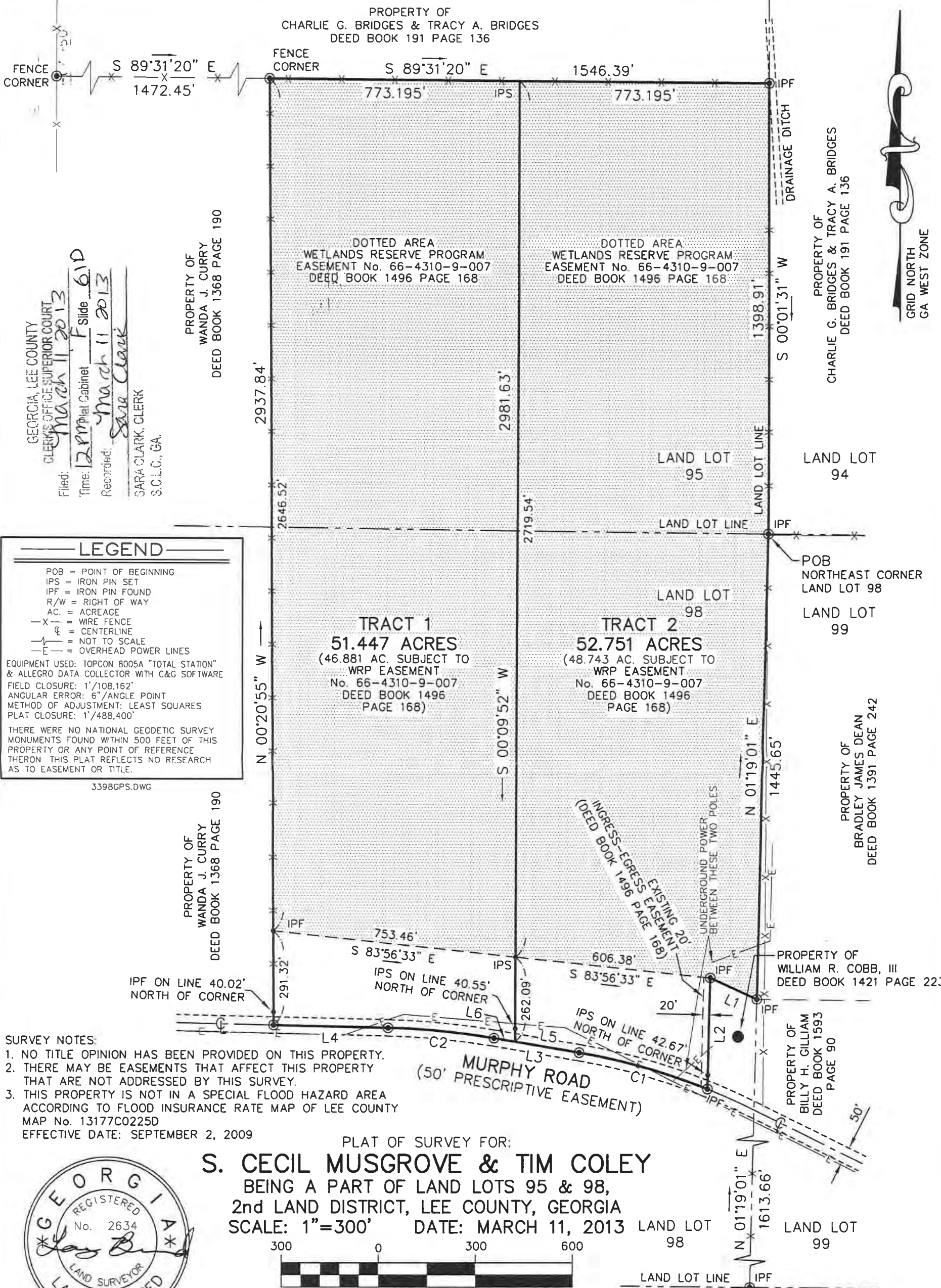
1:7,920

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LEGEND

POB = POINT OF BEGINNING
IPS = IRON PIN SET
IPF = IRON PIN FOUND
R/W = RIGHT OF WAY
AC. = ACREAGE
—X— = WIRE FENCE
—P— = CENTERLINE
—|— = NOT TO SCALE
—E— = OVERHEAD POWER LINES

EQUIPMENT USED: TOPCON 8005A "TOTAL STATION"
& ALLEGRO DATA COLLECTOR WITH C&G SOFTWARE
FIELD CLOSURE: 1"/108,162"
ANGULAR ERROR: 6"/ANGLE POINT
METHOD OF ADJUSTMENT: LEAST SQUARES
PLAT CLOSURE: 1"/488,400"

THERE WERE NO NATIONAL GEODETIC SURVEY MONUMENTS FOUND WITHIN 500 FEET OF THIS PROPERTY OR ANY POINT OF REFERENCE THEREON. THIS PLAT REFLECTS NO RESEARCH AS TO EASEMENT OR TITLE.

3398GPS.DWG

- SURVEY NOTES:**
1. NO TITLE OPINION HAS BEEN PROVIDED ON THIS PROPERTY.
 2. THERE MAY BE EASEMENTS THAT AFFECT THIS PROPERTY THAT ARE NOT ADDRESSED BY THIS SURVEY.
 3. THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP OF LEE COUNTY MAP No. 13177C0225D
EFFECTIVE DATE: SEPTEMBER 2, 2009



PLAT OF SURVEY FOR:
S. CECIL MUSGROVE & TIM COLEY
BEING A PART OF LAND LOTS 95 & 98,
2nd LAND DISTRICT, LEE COUNTY, GEORGIA
SCALE: 1"=300' DATE: MARCH 11, 2013



GRAPHIC SCALE : 1 INCH = 300 FT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	159.00'	N 65°01'54" W
L2	344.11'	S 01°19'01" W
L3	267.22'	N 80°22'18" W
L4	353.85'	N 88°43'09" W
L5	200.96'	N 80°22'18" W
L6	66.26'	N 80°22'18" W

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	414.06'	1931.51'	N 74°13'50" W	413.26'
C2	329.42'	2261.12'	N 84°32'43" W	329.12'

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW AND PER O.C.G.A. 15-6-67 (d) NO PLANNING AND ZONING APPROVAL IS REQUIRED FOR RECORDING OF THIS SURVEY (NO NEW STREETS REQUIRED).

Larry Burnsed 3-11-13
LARRY BURNSED, P.L.S. DATE
GEORGIA REGISTRATION No. 2634

ATLAS SURVEYING COMPANY
1927A LEDO ROAD
ALBANY, GA 31707
PHONE (229) 435-5170
EMAIL ACOMPANY@BELLSOUTH.NET