

# 244 acres in Webster County

Matre Forestry Consulting, Inc. | 229-639-4973 | [mike@matreforestry.com](mailto:mike@matreforestry.com)



## Property Address

0 Macedonia Church Road  
Preston, Georgia 31824

## Property Highlights

- Price: \$436,760.00
- Acres: 244.00
- County: Webster
- State: Georgia
- Closest City: Preston
- Property Type: Acreage w/House

## Property Description

The one that has it all. The +-244 acre Bear Creek Tract in southeast Webster County GA has a spring fed lake, nice creek (Bear Creek!!!! Ask around about the big deer on Bear Creek), productive planted pines, mature hardwoods (oaks abound), 3 bedroom 2 bath mobile home (1995), plenty of existing food plots and wildlife openings, paved double road frontage, and a great woods road network. This great hunting and timber investment tract is the southern part of a large property that has been in the same family for many years, and has been managed right. The uplands have been periodically burned for years, most of the pines have been first thinned and treated with selective herbicide, and the deer and turkey have been trophy managed. Will consider dividing (+-40 acres on the west side of road or +-204 acres on the east side).

Just +-35 miles from Albany GA, +-45 miles from Columbus GA, 90 miles to Macon GA, +-2.25 Hours from Atlanta GA, +-2.5 Hours from Tallahassee FL, & +-5.25 Hours from Orlando FL. Call to schedule a showing. Do not enter property without permission.



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[landsofgeorgia.com/listing/1896843](http://landsofgeorgia.com/listing/1896843)

## Driving Directions

Located on both sides of Macedonia Church Road (County Road 21) +-2.2 miles north of GA 520. Call to schedule a showing. Do not enter property without permission.

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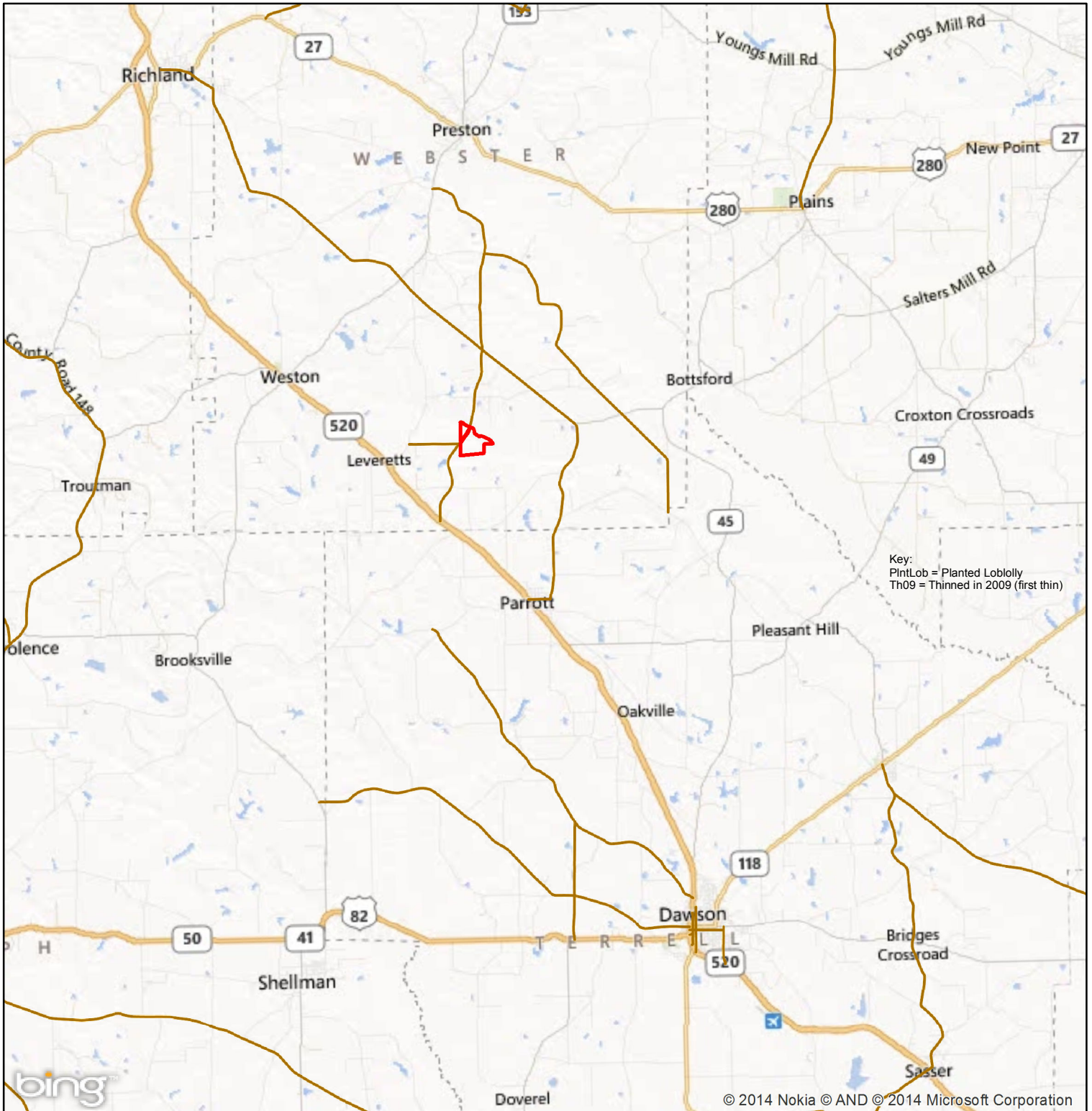






# Location Map

Bear Creek 244 Tract  
Webster County GA  
Part of Parcel D09 026  
+-244 Acres



5

5 Miles

1 inch = 18,277 feet

1 inch equals 3.46 miles



# Land Use/Timber Type Map

Bear Creek 244 Tract  
Webster County GA  
Part of Parcel D09 026  
+-244 Acres

## Legend

### TractNum, Label

- 909, MobileHm

### Lines

#### TractNum, Descrip

- 909, Road Woods
- 909, Creek Named
- 909, Creek Perennial

### TractNum, TractName

- 909, Bear Creek 244

### NonTimber

#### TractNum, Label, Acres+-

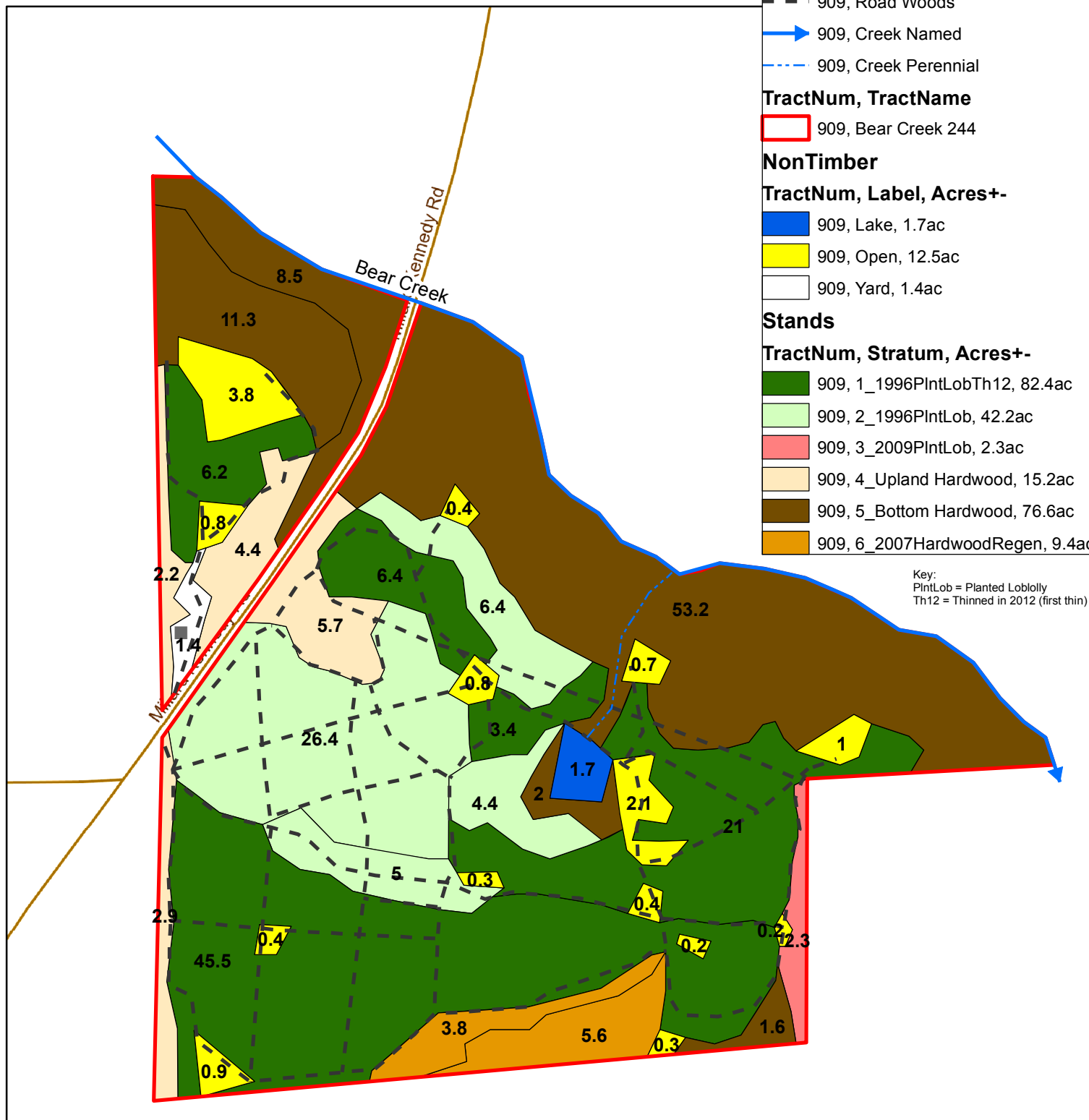
- 909, Lake, 1.7ac
- 909, Open, 12.5ac
- 909, Yard, 1.4ac

### Stands

#### TractNum, Stratum, Acres+-

- 909, 1\_1996PintLobTh12, 82.4ac
- 909, 2\_1996PintLob, 42.2ac
- 909, 3\_2009PintLob, 2.3ac
- 909, 4\_Upland Hardwood, 15.2ac
- 909, 5\_Bottom Hardwood, 76.6ac
- 909, 6\_2007HardwoodRegen, 9.4ac

Key:  
PintLob = Planted Loblolly  
Th12 = Thinned in 2012 (first thin)



660

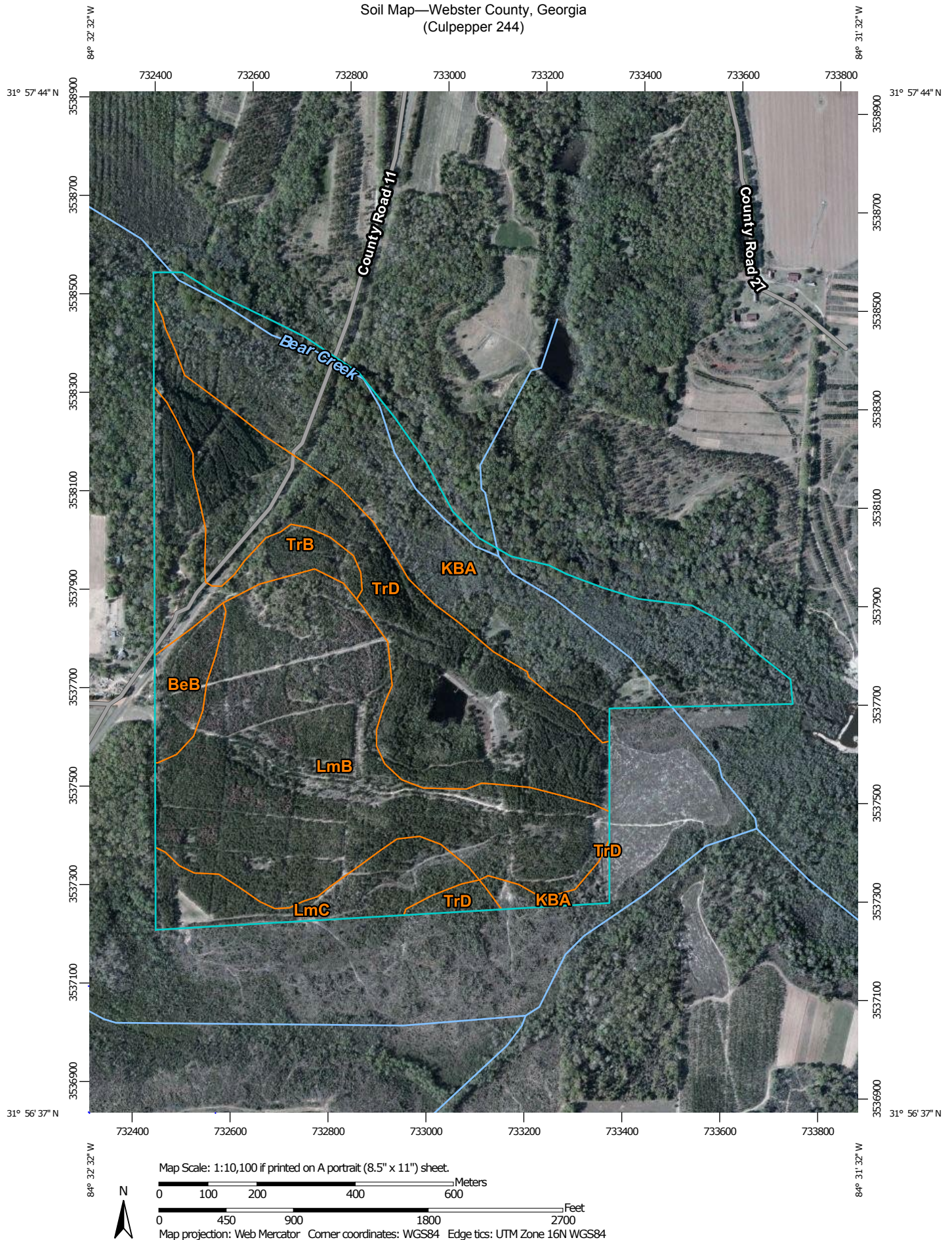
Feet

1 inch = 660 feet

1 inch equals 0.13 miles



# Soil Map—Webster County, Georgia (Culpepper 244)



## Map Unit Legend

| Webster County, Georgia (GA307)    |   |              |                |
|------------------------------------|---|--------------|----------------|
| Map Unit Symbol                    | Map Unit Name   | Acres in AOI | Percent of AOI |
| BeB                                | Benevolence loamy sand, 0 to 5 percent slopes                     | 6.5          | 2.7%           |
| KBA                                | Kinston and Bibb soils, 0 to 1 percent slopes, frequently flooded | 74.1         | 30.1%          |
| LmB                                | Lucy loamy sand, 0 to 5 percent slopes                            | 77.8         | 31.6%          |
| LmC                                | Lucy loamy sand, 5 to 8 percent slopes                            | 14.7         | 6.0%           |
| TrB                                | Troup loamy sand, 0 to 5 percent slopes                           | 16.4         | 6.6%           |
| TrD                                | Troup loamy sand, 5 to 15 percent slopes                          | 56.9         | 23.1%          |
| <b>Totals for Area of Interest</b> |   | <b>246.4</b> | <b>100.0%</b>  |





102\_BearCreek2.jpg



103\_TrailerFront.jpg



103B\_RoadFrontageHill.jpg



104\_PinesThinnedRoad.jpg



105\_PinesThinnedWest.jpg



106\_HardwoodBottom1.jpg



107\_HardwoodBottom2.jpg



108\_BearCreek1.jpg



109\_FoodPlot.jpg



110\_FoodPlotOpeningNew.jpg



11\_FoodPlotOpeningNew2.jpg



112\_Lake.jpg



113\_LakeDam.jpg



114\_LakeDrain.jpg



115\_PinePreMerch.jpg



116\_PinesThinned.jpg



117\_PinesNotThinnedRoad.jpg



118\_PineThinnedRoad.jpg



119\_RedOakBig.jpg



120\_RedOak.jpg



121\_FoodPlot2.jpg



22\_FoodPlotOpeningNew3.jpg



123\_HardwoodUpland.jpg



124\_TrailerBack.jpg



125\_RoadDownHill.jpg



126\_RoadBridge.jpg



127\_GateWest.jpg



128\_GateEast.jpg



101\_LakeDock.jpg