

87 acres in Baker County

Matre Forestry Consulting, Inc.

229-639-4973 | mike@matreforestry.com



Property Description

This breathtaking +-87 acre Ichawaynochaway Creek property in Baker County GA is truly a rare find. Fine properties on the famed Ichawaynochaway Creek, also known as Nochaway Creek, do not come available on the open market often. Ichawaynochaway is a Muskogee Indian word that means "the place where deer sleep", and when you visit this property, you will understand why such a peaceful name was bestowed on this pristine creek.

Improvements:

- *+-2300 Square Foot house well built on stilts in 2000. The first floor is built above the 1994 500 year flood line, and the yard and driveway did not flood in the 1998 flood. This cypress sided house is nestled in the woods on a creek bluff, and has two stories, 4 bedrooms plus bonus rooms, 2.5 baths, a +-1500 square foot wrap around porch, +-2000 square foot four level deck that you can fish from and a hot-tub, cement slab, and a beautiful yard area with natural landscaping and planted azaleas, camellias, magnolia, pear, peach, crape myrtle, and other flowering trees and shrubs.
- *+-7200 Square Foot climate controlled building. +-720 square feet is finished as a guest living quarters, apartment, mother-in-law suite, or caretaker house with full kitchen, living area, bedroom, and bathroom. The remaining +-6480 square feet has housed the sellers antique auto collection. There are 12 garage doors
 - *Auto lift
 - *Pole barn
 - *Sheds
 - *Scenic and well built roads provide great access. The winding roads are enchanting, to say the least.

Property Highlights

- Price: \$750,000.00
- Acres: 87.00
- County: Baker
- State: Georgia
- Closest City: Newton
- Property Type: River Property w/House



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More details at
landsofgeorgia.com/listing/1133049

Timber/Landuse:

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- *+-36 Acres of aesthetic, mature upland pines and hardwood.
- *+-33 Acres of majestic "old-growth" fully stocked river bottom hardwood/pine mix forest.
- *+-12 Acres of fenced pasture.
- *+-3 Acres of water (1/2 of the Nochaway Creek Channel)
- *+-1 Acres of improvement grounds (buildings, yard areas)

Special Land Features:

- *+-0.4 Miles of Nochaway Creek frontage
- *+-0.3 Miles of Alligator Creek frontage
- *In the northeast corner there is a slough that creates an "island" of land that belongs to the property. (See map).
- *The view from the house is of deep slower moving water directly in front of the house and upstream, and of cascading falls over shoals which are either natural, or an Indian made "fish trap".
- *Privacy afforded by the heavy timber, and the Nochaway and Alligator Creek frontage.

3/2/13

Mike Matre, *Ga. Registered Forester and Real Estate Broker*

President, Matre Forestry Consulting, Inc.

Disclaimer: All property information is from sources deemed reliable, however, the accuracy of the property information is not guaranteed.

Ichawaynochaway Tract

Baker County GA
Taxed Acres: 87.19
Map 18 Parcel 5
Land Lot 212, District 7



1:7,920 1 in = 660 ft
1 inch equals 0.13 miles

Legend

● Structures

LineData

TrctNum, Descrip

→ 202, Creek Named
— 202, Roads County Paved
- - 202, Roads Private
- - - 202, Stream Intermittent

Name

□ Ichawaynochaway

Land Use

Strata, StrDescrip

202001, Mature Upland Pine/Hwd
202002, Mature River Bottom Hwd/Pine
202003, Pasture
202004, Buildings
202005, 1/2 Creek Channel



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0 330 660 1,320 1,980 2,640 Feet

Map Date: 3/2/2013
Mapped in Arcview 9.3 GIS by Mike Matre.
Disclaimer: The map is believed to be a reliable representation of the property, but the map information is not guaranteed. The land use type lines are based on aerial interpretation, and are not guaranteed. MFC, Inc. 229-639-4973.

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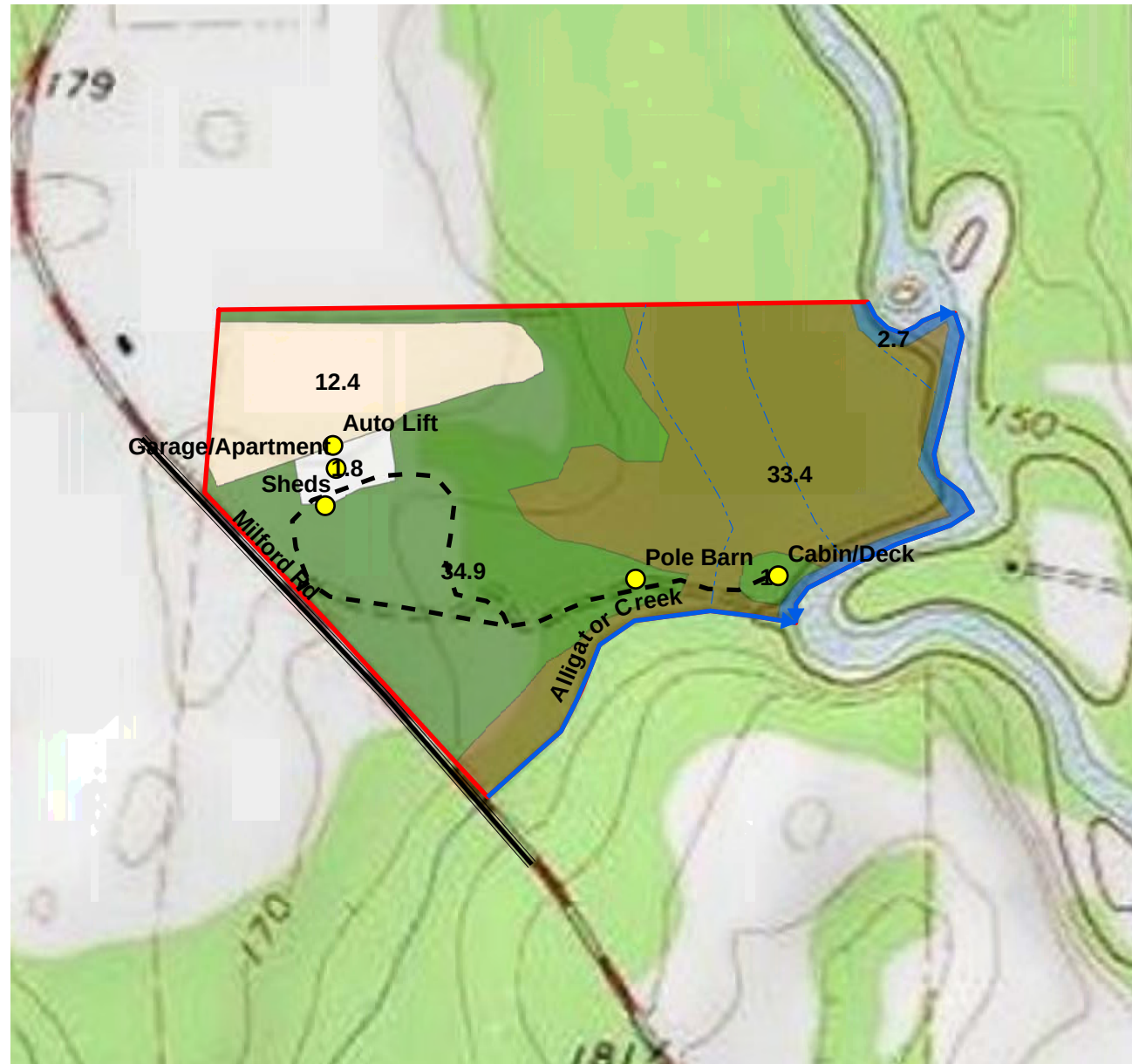
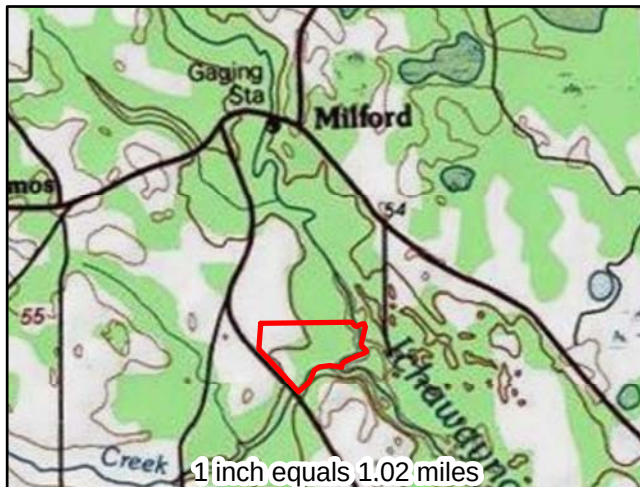
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USA Topo Maps



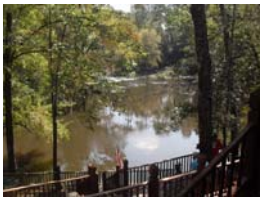
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1_CreekPorch_Nochaway_Matre.jpg



2_CabinBack_Nochaway_Matre.jpg



3_CreekZoomedNochaway_Matre.jpg



4_GarageSide_Nochaway_Matre.jpg



5_CabinSide2_Nochaway_Matre.jpg



6_Drive_Nochaway_Matre.jpg



7_RoadPines_Nochaway_Matre.jpg



8_Stream2Nochaway_Matre.jpg



9_Woods_Nochaway_Matre.jpg



10_Woods2_Nochaway_Matre.jpg



11-WoodsCypress_Nochaway_Matre.jpg



12_Pasture_Nochaway_Matre.jpg



13_Garage_Nochaway_Matre.jpg



14_AutoLift_Nochaway_Matre.jpg



15_Creek_Zoomed_Nochaway_Matre.jpg



16_CabinBackSide_Nochaway_Matre.jpg



17_CoRd2_Nochaway_Matre.jpg



18_Bridge_Nochaway_Matre.jpg



19_CabinVeg_Nochaway_Matre.jpg



20_CreekPorchFlag_Nochaway_Matre.jpg



21_PoleBarn_Nochaway_Matre.jpg



22_Road2_Nochaway_Matre.jpg



23_Sheds_Nochaway_Matre.jpg



24_Creek_Nochaway_Matre.jpg



25_CreekBank2_Nochaway_Matre.jpg



26_CreekBluff2_Nochaway_Matre.jpg



27_CrookedTree_Nochaway_Matre.jpg



28_Pines_Nochaway_Matre.jpg



29_StreamRocks_Nochaway_Matre.jpg



30_Woods3_Nochaway_Matre.jpg



31_Woods4_Nochaway_Matre.jpg



32_Woods5_Nochaway_Matre.jpg



33_Woods6_Nochaway_Matre.jpg



34_Woods7_Nochaway_Matre.jpg



35_CabinPorch_Nochaway_Matre.jpg



36_CabinLvRmNochaway_Matre.jpg



37_CabinStairsRm_Nochaway_Matre.jpg



38_CabinLndry_Nochaway_Matre.jpg



39_CabinKitchenNochaway_Matre.jpg



40_CabinHmOfficeNochaway_Matre.jpg



41_CabinBdRm_Nochaway_Matre.jpg



42_AptBdRm_Nochaway_Matre.jpg



43_AptKitchen_Nochaway_Matre.jpg