



Big Oak Farm
+/-116 Acres in Baker County GA
Offered by Matre Forestry Consulting, Inc.
www.matreforestry.com
call Mike Matre at 229-869-1111
or email him at mike@matreforestry.com

Disclaimer: All property information is based on sources deemed reliable, but the information is not guaranteed.

116 Acres farm with House and Ponds and Creeks and timber; Baker Co. GA

10/19/12

Location and Access: Big Oak Farm, located in western Baker County Georgia in between Newton and Damascus is a beautiful productive farm bordered on the west by the tranquil county graded Big Oak Road and bordered on the south by Georgia Highway 200.

Farming and Soils: Desirable Tifton loamy sand soils makes the +/-63.5 acres of fields ideal for farming, or leasing to a farmer. The current farm lease generates \$4400 per year with two years remaining on the lease. Crop allotments are 28.5 acres cotton, 18.1 acres peanuts, and 13 acres wheat.

Creeks and Ponds: Little Cypress Creek and one of its tributaries are located on Big Oak Farm. These creeks are intermittent, and provide great wildlife habitat and a seasonal water source for the ponds and wildlife. The tributary on the north end of the farm has a mix of hardwood, cypress, pine and brush. On the west end of the tributary are two beautiful ponds linked by a canal with a scenic arched wooden foot bridge. The larger +/-0.7 acre pond has stately cypress trees in it, and both ponds and the canal are supplemented with well water as needed.

House and Yard: The traditional farm house, built in 1922 with three bedrooms and one bath, sits on a beautiful +/-1.5 acre site full of shade from six huge pecan trees, a fig tree, a pear tree, magnolia, and other species of trees and shrubs. The well maintained yard is inviting, and there is a nice barn with shelter for yard equipment and tractor. A rustic split-rail fence is a nice touch to the home site, and heart pine flooring and walls and ceilings add significant value to the farm house. The house may be suitable as is for a hunting camp or weekend get away, and is an ideal restoration project with unlimited possibilities. Many restoration steps have been completed by the seller. There is 1240 square feet of living space, 424 square feet of front and back porch, and a car port in the back. The house is offered "as is".

Timber: The creek flowing through the north end has +/-6 acres hardwood and cypress trees in the bottom, and is flanked on both sides with +/-6.5 acres of hardwood and pine trees. The woods on the southern end are cutover, with +/-3.5 acres of hardwoods left along Little Cypress Creek, and large scattered oaks are left as well. The +/-31 acres of cutover can be maintained as is with periodic burning, which will promote desirable wildlife habitat. Alternatively, the cutover could be planted in pine for future income and upland pine habitat.

*Make this traditional southern farm yours today! Contact Mike Matre today. Mike is the president of Matre Forestry Consulting, Inc., is a Ga. Registered Forester, and is a Ga. Licensed Broker.

*Please see the pictures, maps, and price either attached or at www.matreforestry.com.







1_MatreForestry_BigOak_PondBridge.jpg



2_MatreForestry_BigOak_HsYard.jpg



3_MatreForestry_BigOak_FieldPines.jpg



4_MatreForestry_BigOak_Pond.jpg



5_MatreForestry_BigOak_Hwy.jpg



6_MatreForestry_BigOak_CreekBed.jpg



7_MatreForestry_BigOak_HsLvRm.jpg



8_MatreForestryBigOak_Foyer.jpg



9_MatreForestry_BigOak_Kitchen.jpg



10_MatreForestry_BigOak_Gate.jpg



11_MatreForestry_BigOak_HsSide.jpg



12_MatreForestry_BigOak_CO.jpg



13_MatreForestry_BigOak_DirtRd.jpg



14_MatreForestry_BigOak_Mix.jpg



15_MatreForestry_BigOak_HsPorch.jpg



16_MatreForestry_BigOak_HsPorchBk.jpg



17_MatreForestry_BigOak_Well.jpg



18_MatreForestry_BigOak_Cypress.jpg



19_MatreForestry_BigOak_OakField.jpg



20_MatreForestry_BigOak_FieldTrap.jpg

Land Use Map

TractNumber	Name	County	State	GIS Acres	Taxed Acres	TaxMap	Parcel	LandLots	District
203	Big Oak	Baker	GA	116.1	116	13	16	316, 325	7



1 in = 672 ft
660

Feet

Strata	Description	GIS Acres
203001	Mature Upland Pine/Hw	6.4
203002	Lowland Cutover	31.4
203003	Mature Bottom Hwd/Cy	9.4
203004	Fields	63.5
203005	Open	2.3
203006	Yard	1.5
203007	Ponds	0.8
203008	Road R/W	0.8

Legend

■ PointData

LineData

TrctNum, Descrip

=== 203, Roads County Paved

— 203, Stream Intermittent

— 203, Roads County Graded

— 203, Roads State Hwy

□ Tract

LandUse

Strata, StrDescrip

■ 203001, Mature Upland Pine/Hwd

■ 203002, Lowland Cutover

■ 203003, Mature Bottom Hwd/Cyp

■ 203004, Fields

■ 203005, Open

■ 203006, Yard

■ 203007, Ponds

■ 203008, Road R/W

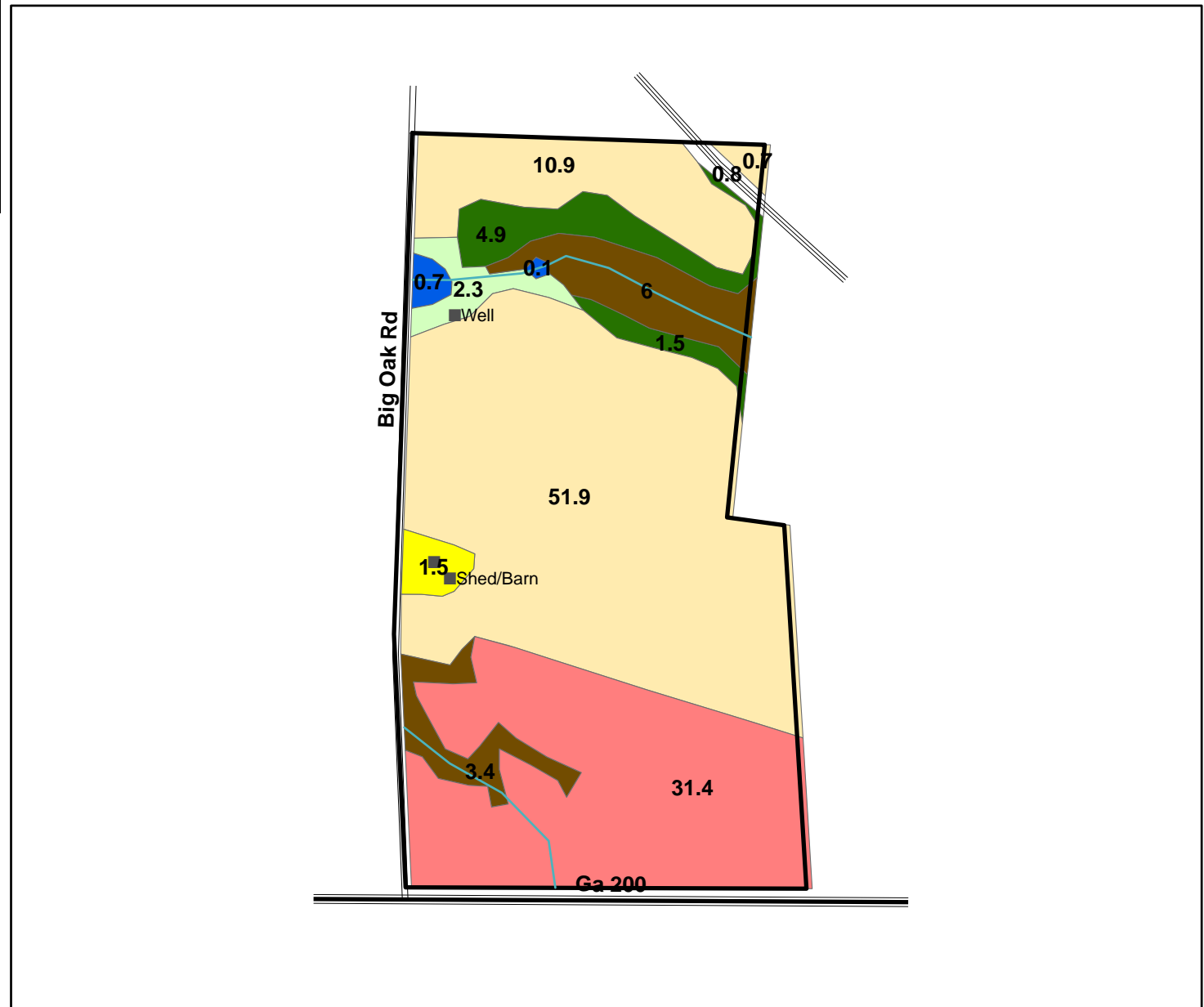
This map is based primarily on aerial imagery interpretation. Land Use designation is approximate, and is not guaranteed.

*Unless acres are noted as "net", the acres are gross and include all acreage within the polygon. Gross acres include non-timbered or non-planted areas such as woods roads, hedge rows, field edges, stand edges, etc.



Mapped in Arcview 9.3 by Mike Matre on 10/17/12. The map is believed to be a reliable representation of the property, but the map accuracy is not guaranteed. Contact MFC, Inc. at 229-639-4973.

www.matreforestry.com



Land Use Map w/ Aerial Base Map



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660

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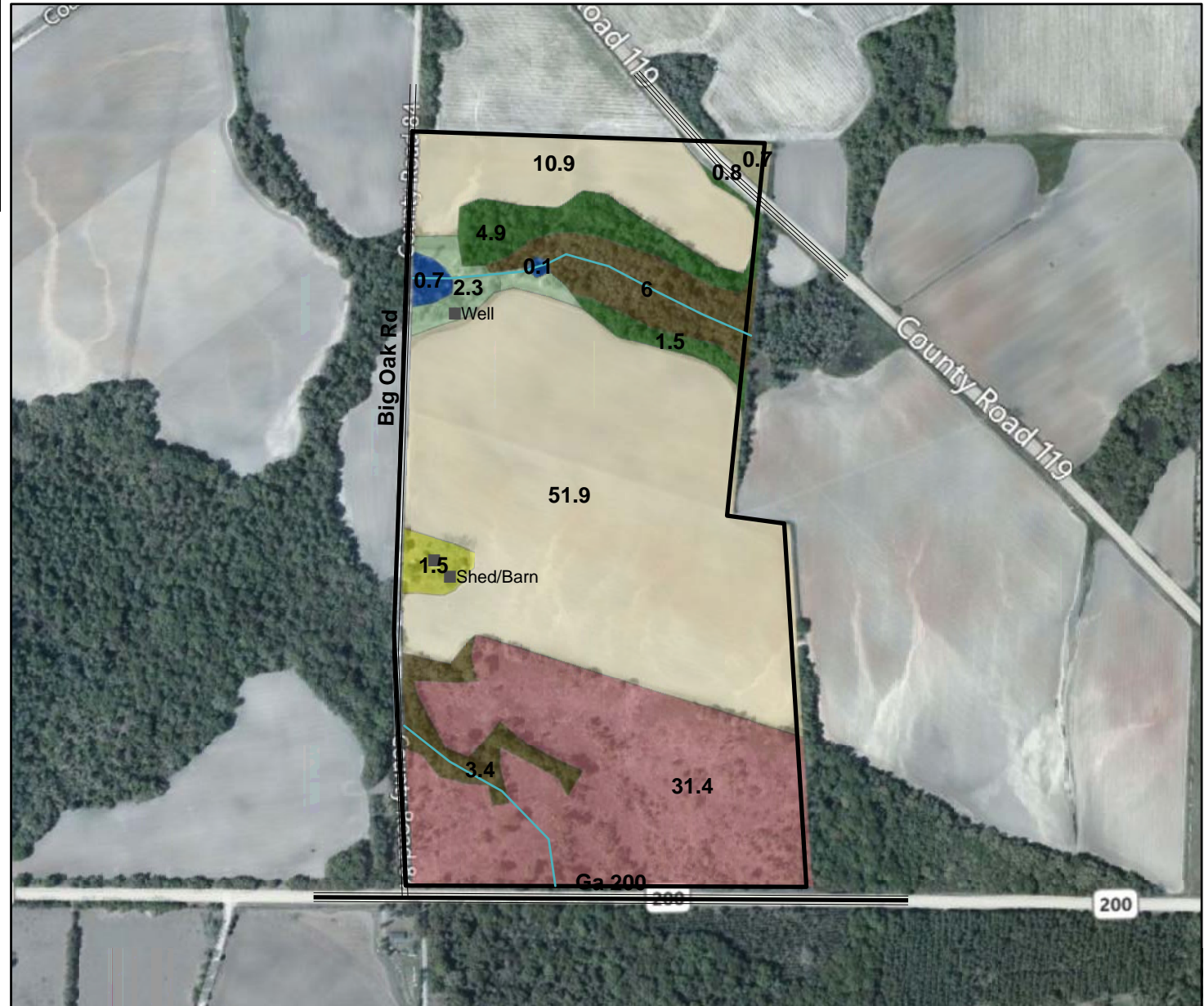
LandUse

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Land Use Map w/ Topographic Base Map



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660

Feet

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Tract

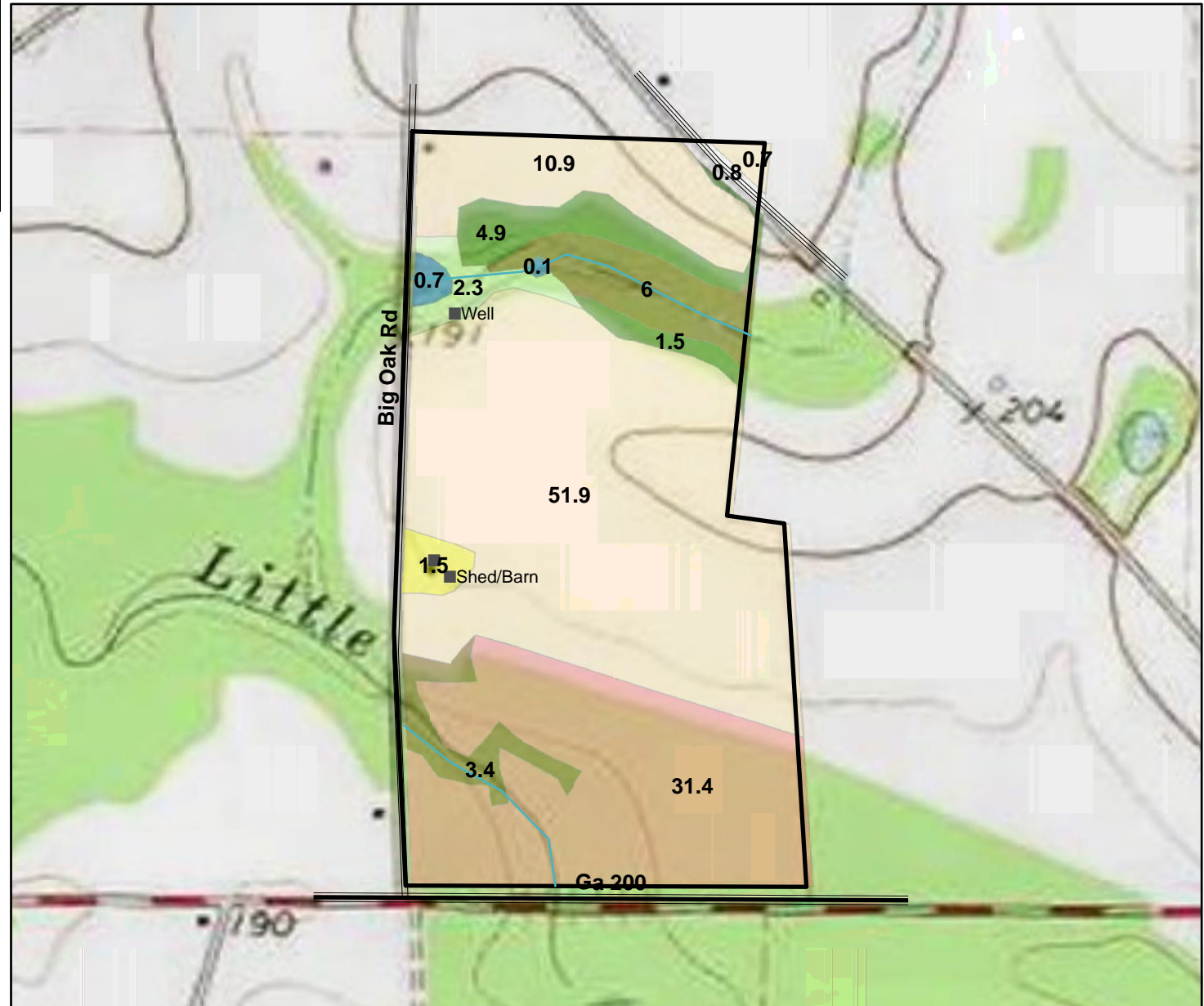
LandUse

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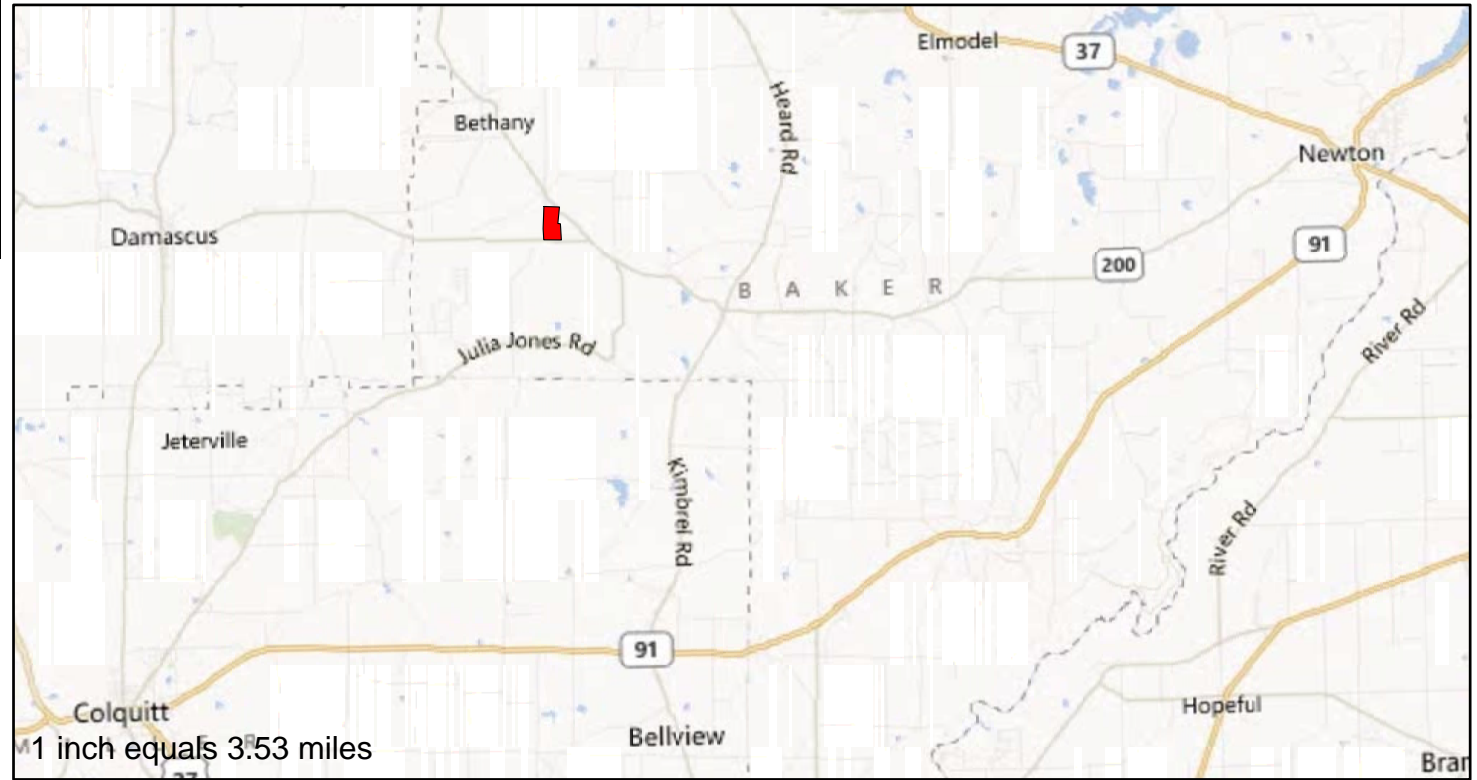
Location Map



1 in = 18,622 ft
660
Feet

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