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August 2, 2010

**Introducing the
The +-140 Acre Pittman Farm
in Desirable Calhoun County, Georgia
Prime Hunting/Agriculture Income/Timber Value Appreciation
Asking only \$1950 per Acre
Additional Property Available**

The +-140 acre Pittman Farm is located in beautiful Calhoun County, Georgia just southwest of Morgan and just southeast of Edison, about 32 miles west of Albany. Key attributes of the property are:

- +-70 acres of productive dry land fields that can be leased for +-\$3500 per year or possibly enrolled in the CRP longleaf program.
- +-60 acres of pine/hardwood mixed woods that provides thick wildlife cover, a good mix of habitat, and annual increase in timber value
- A beautiful +-8 acre wet weather pond fed by Hood Branch, a tributary to the famed Pachitla Creek that is just +-2.25 miles east of the property. Hood Branch is a very active deer corridor which funnels deer right through the Pittman Farm, and holds ducks galore!
- A pretty +-0.4 acre fish pond
- Several large adjoining landowners including a +-2065 acre farm to the east, +-444 acre farm to the north, and a +-138 timber tract to the south.
- +-2300' of good road frontage on the well maintained graded County Road 83, road just 1320' south of the paved County Road 146.
- Enjoy great hunting, or lease the hunting rights for +-\$2000 per year
- Additional land available (call for details)

For a tour of this great Calhoun County, Georgia land opportunity, contact the listing agent Mike Matre.

Mike Matre, R.F.
President, Matre Forestry Consulting, Inc.
Georgia Registered Forester #2486
Georgia Licensed Realtor #297046
(Real Estate Brokerage: **Needmore Properties**
www.needmoreproperties.com)
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Matre Forestry Consulting, Inc. of Albany, Georgia is a full service forestry consulting company established in 1999. Our services include Timber Sales, Real Estate Sales & Acquisition, Complete Timber and Land Management, Timber Cruising, Appraisals, Timber Marking, Prescribed Burning, Reforestation, GPS/GIS Computerized Mapping, Large Forest Inventories, Investment Analysis, Contract Forestry Services, Wildlife Habitat Improvement, Hunting Plantation Development, Hunting Lease Administration, Woodland Security

Pittman Tract - Land Use Map

Calhoun County, GA

+/-140 Acres

County Map# 56 Parcel 7

Land Lot 97 District 4



Legend

- Public Roads
- Streams
- Pittman
- Pine/Hwd Mix, 61.8ac
- Fields, 68.4ac
- Wet Weather Pond, 7.7ac
- Open, 1.6ac
- Pond, 0.4ac

Mapped on: 8/2/2010
Mapped by: Mike Matre
Mapped in: ArcMap

NAD 83 UTM Zone 16 N

Disclaimer: The map is believed to be a reliable representation of the property, however, the map acreage and other information are not guaranteed.

0 330 660
Feet
1 inch = 660 feet



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Pittman Tract - Land Use Map

Calhoun County, GA

+/-140 Acres

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Land Lot 97 District 4



Legend

 Pittman



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0 330 660

 Feet

1 inch = 1,320 feet



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Pittman Tract - Location

Calhoun County, GA

±140 Acres

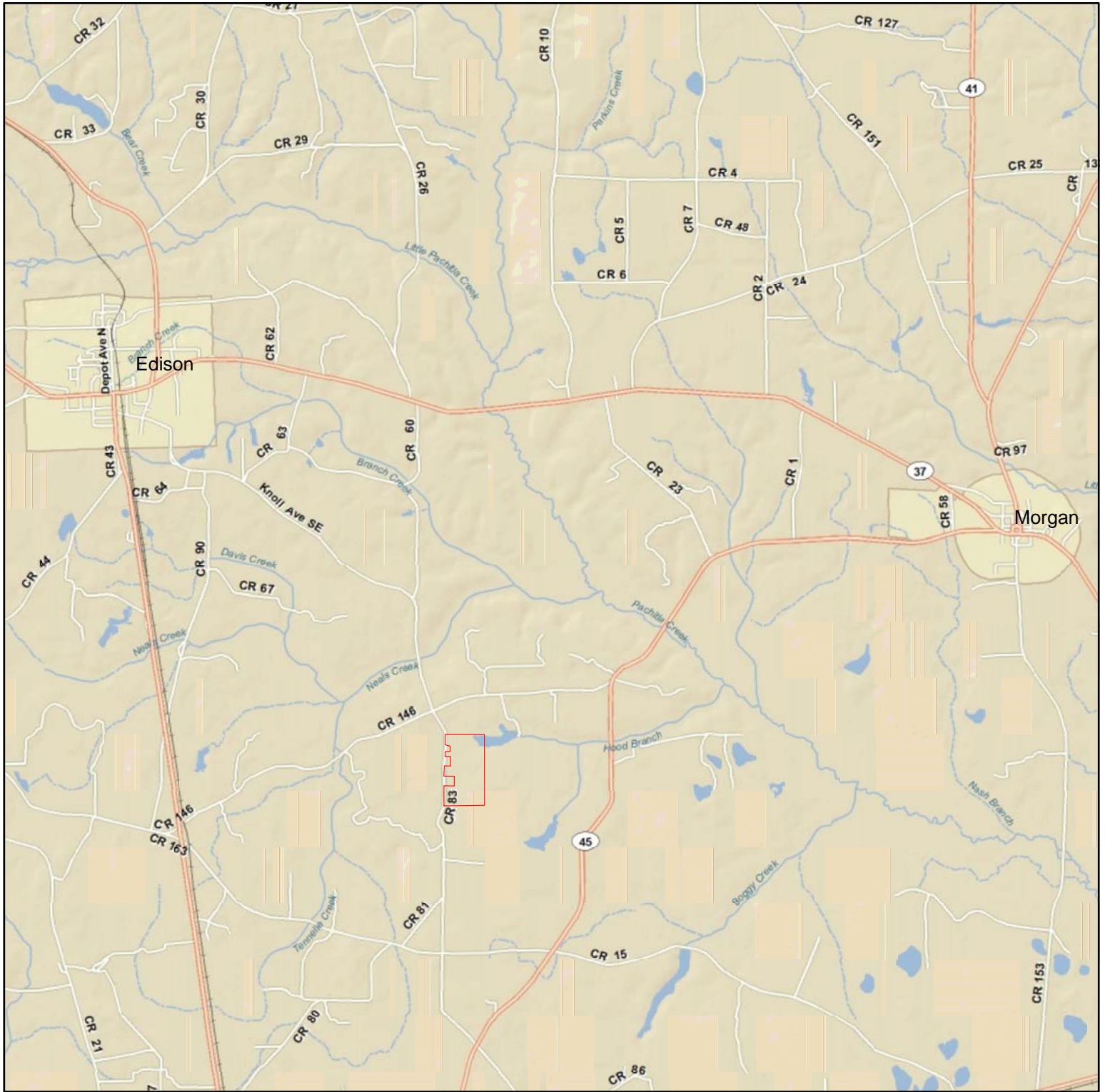
County Map# 56 Parcel 7

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 Feet

1 inch = 6,573 feet



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