



www.matreforestry.com , 2549 Lafayette Plaza Dr Ste 204, Albany GA 31707, 229-639-4973

PROPERTY OVERVIEW

+456 ACRE SCOTT CREEK TIMBERLANDS TRACT

OWNER: BIGGERS TIMBER CO., LLC

TALBOT COUNTY GA

NARRATIVE (see property details, maps, pics, etc. below narrative):

This hard to find quality timber tract that has been well managed via quality pine thinnings and prescribed fire. Of the total +-456 acres located in Talbot County GA just northeast of Columbus GA, a full +-275 acres is ready for a 2nd thinning anytime. +-84 acres planted in 2013 with select container loblolly will be ready for a 1st thinning before you know it, and the balance is gorgeous mature hardwood and openings. Scott Creek and smaller tributaries dissect the property. There is a good network of woods roads, trails, and firebreaks throughout the property; and paved road frontage on GA Hwy 315 and Horton Rd. Contact Matre Forestry today to schedule a showing.

TRACT WEBSITE: <http://www.matreforestry.com>

ATTENTION: West Central Georgia Land for Sale; Timber Timberland Hunting Hunting Land Investment.

DISCLAIMER All information is believed to be reliable and from reliable sources, but the information is not guaranteed. The offering is subject to change.

LAST UPDATED: 7/24/2018

NOTICES: Shown by appointment only. Do not enter without permission. The property is for sale, not for lease. See attached files/documents for more info.

TRACT: Talbot GA 448 (BIGGERS TRACT)

LISTING BROKER: Matre Forestry Consulting, Inc. of Albany GA. Established in 1999, Matre Forestry assists clients with land sales, acquisitions, and management. Contact us today. Licensed in GA & AL.

LISTING AGENT: Mike Matre, Broker, Accredited Land Consultant, Association of Consulting Foresters. 229-869-1111 mike@matreforestry.com

COUNTRY: US **STATE:** GA **COUNTY:** Talbot

ACRES +/-: 456 acres

ASKING PRICE PER ACRE: \$2,590 per acre **ASKING PRICE TOTAL:** \$1,181,040

PRIMARY USE: Timber, Hunting

PROPOSED/POTENTIAL USE: Hunting, Timber, Homesites, Potential Pond Sites, Conversion to Ag/Pasture

LEGAL DESCRIPTION: Par 007 22150 LL 76 LD 17; Par 005 14706 LL 52 LD 17; Par 007 21714 LL 76 LD 17; Par 005 14704 D LL 53 LD 17

ZONING: Ag

TEMPORARY CONSERVATION USE ASSESSMENT: Yes. Enrolled 2012, expires 2022.

PERMANENT CONSERVATION EASEMENT: No

ESTIMATED ANNUAL PROPERTY TAX: \$2265

CURRENT ANNUAL FARM RENT: \$0

ESTIMATED TIMBER VALUE: Significant. See timber map. +-275 acres mid rotation planted lob ready for 2nd thinning, +-84 acres 2013 "select container" Planted Lob, +-82 acres mature hardwood.

HUNTING: Great hunting tract for deer and turkey. Would be ideal for release bird quail hunting and/or bird dog training.

CROP BASIS: N/A

SOILS: Dominant upland soil is Pacolet Sandy Loam, 2 to 6 percent slopes

WATER RESOURCES: drains, small creeks, Named Creek (Scott Creek)

TOPOGRAPHY: Gently rolling to Rolling

LOCATION/ACCESS: Frontage on paved GA Hwy 315 and paved Horton Rd. Good woods road, trail, and firebreak network. Well located +-30 miles northeast of Columbus GA; +-60 miles southwest west of Macon GA; +-90 miles south of Atlanta; +-375 miles from Orlando FL; +-120 miles from Montgomery AL.







Scott Creek Timberlands Tract Talbot County, Georgia +-456.28 Total Acres

Total Acres Source: 2018 Survey Plat
Owner: Biggers Timber Company LLC
Legal: Multiple Contiguous Parcels

Legend

Number, Owner

1242, Biggers Timber Co LLC

Date: 7/24/2018

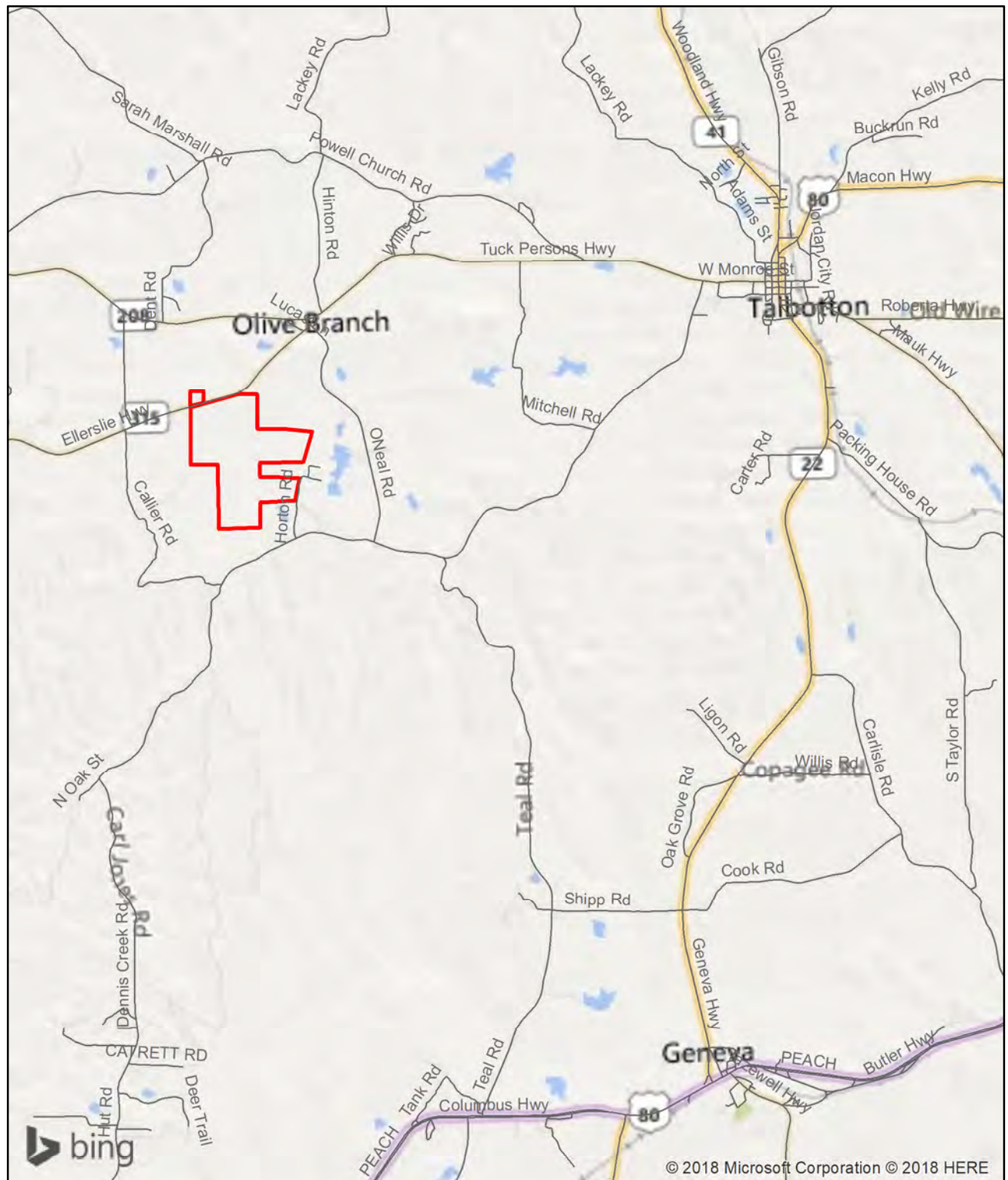
1 inch equals 1.26 miles

1 in = 6,667 ft

3300 Feet



Disclaimer: Mapped in ArcMap GIS. The map acres and all other information is not guaranteed. The map is for management purposes, and is not a survey plat. Some map features may be from public sources, such as some public road and stream and soil data for example. Property and stand boundaries are approximate. Matre Forestry Consulting, Inc. 229-639-4973 Albany GA



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TrctNum, Descrip

- + 1242, Cemetery
- ▲ 1242, Camp

TrctNum, Descrip

- 1242, Creek Named
- 1242, Stream Intermittent
- 1242, Drains
- 1242, Roads State Hwy
- 1242, Roads County Paved
- 1242, Roads Private Primary
- 1242, Roads Private Secondary

Number, Owner

- 1 1242, Biggers Timber Co LLC

Strata, StrDescrip, +- Acres (GIS)

- 1242101, 1996 Planted Lob, 195.7
- 1242102, 1999 Planted Lob, 79.0
- 1242103, 2013 Planted Lob, 84.3
- 1242201, Mature Upland Hwd, 8.9
- 1242301, Mature Bottom Hwd, 73.4
- 1242901, Open, 11.6
- 1242902, OUT/Cemetery, 1.0

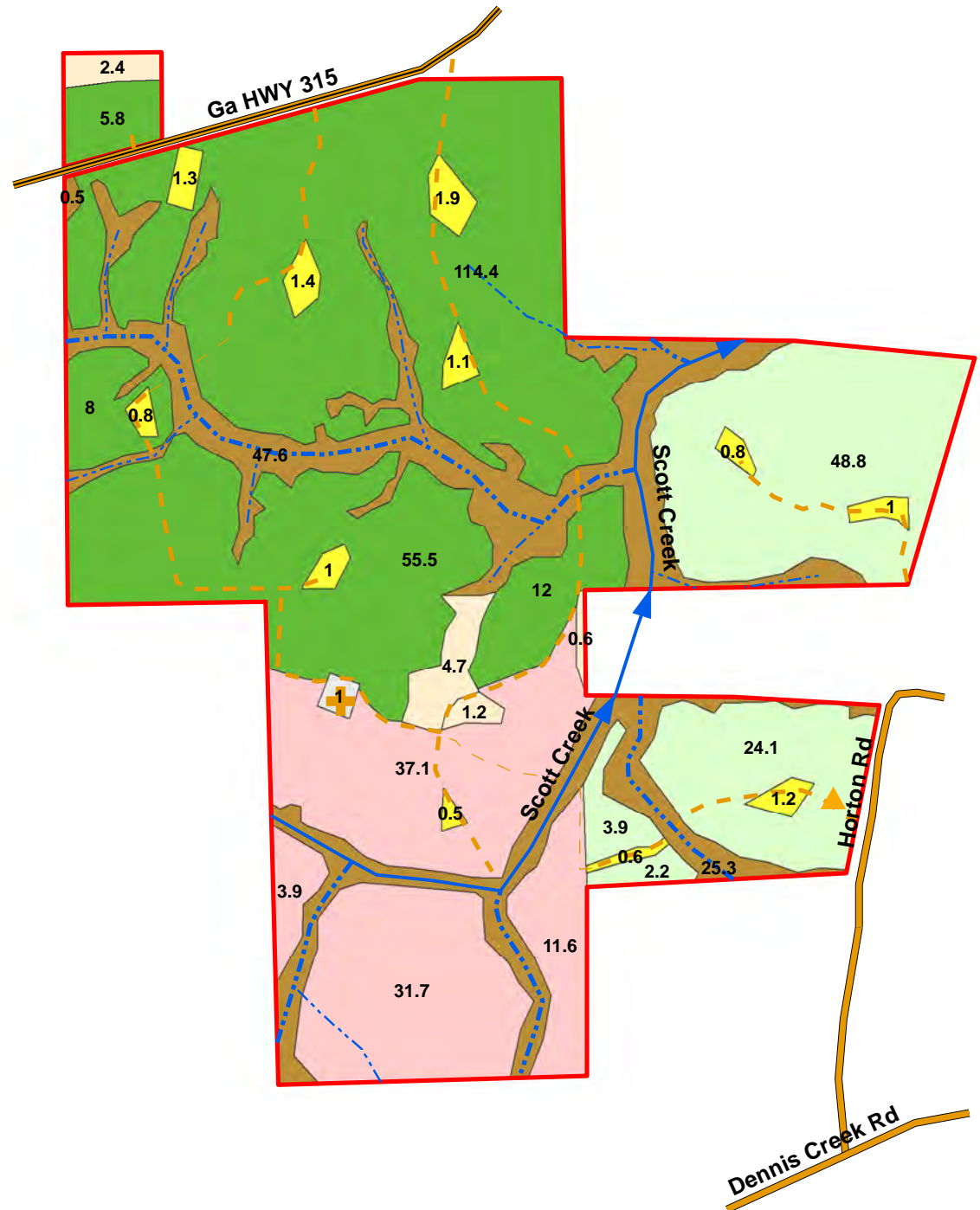
Date: 7/24/2018

1 inch equals 0.19 miles

1 in = 1,000 ft

0 330 660 1,320 Feet

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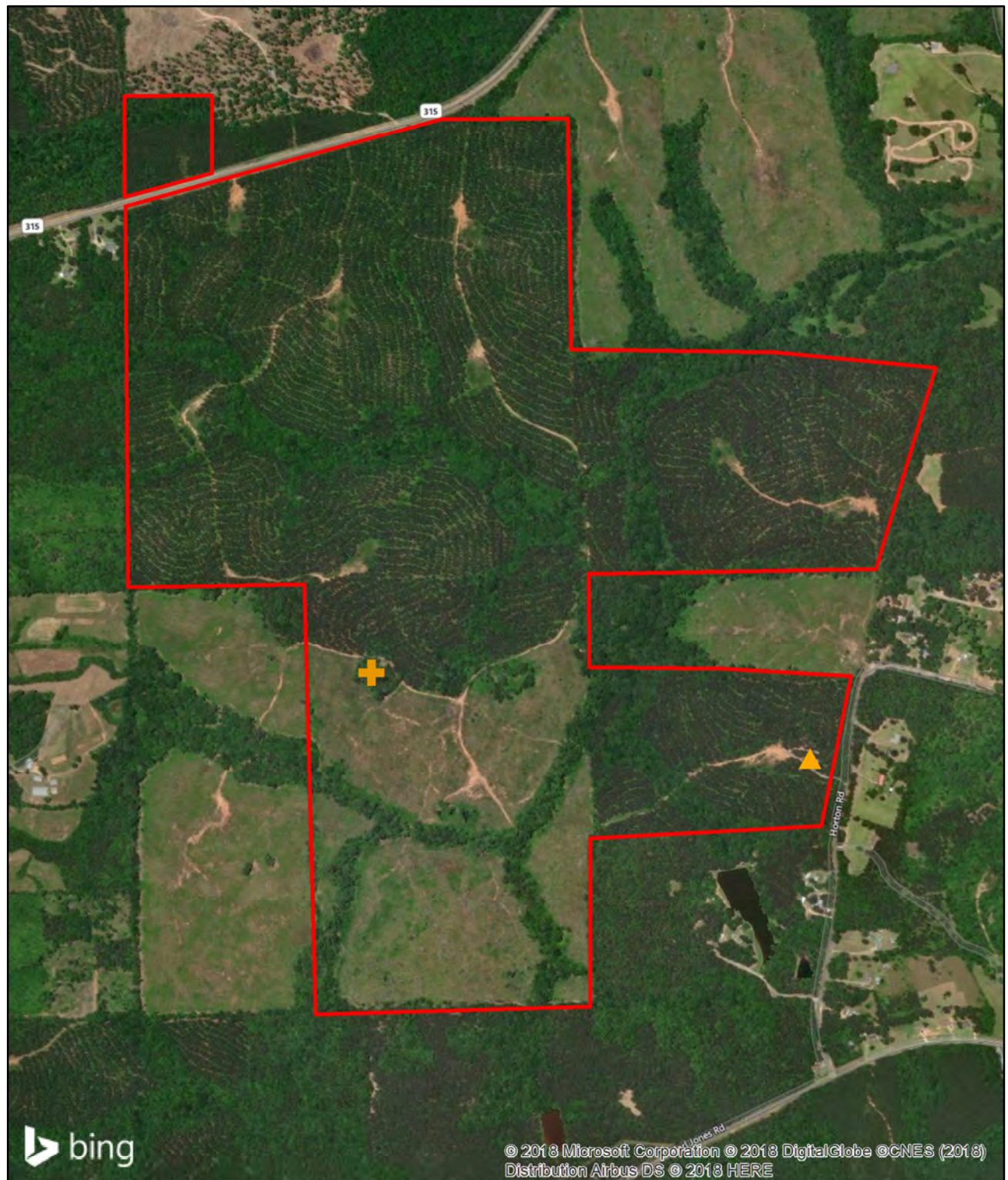
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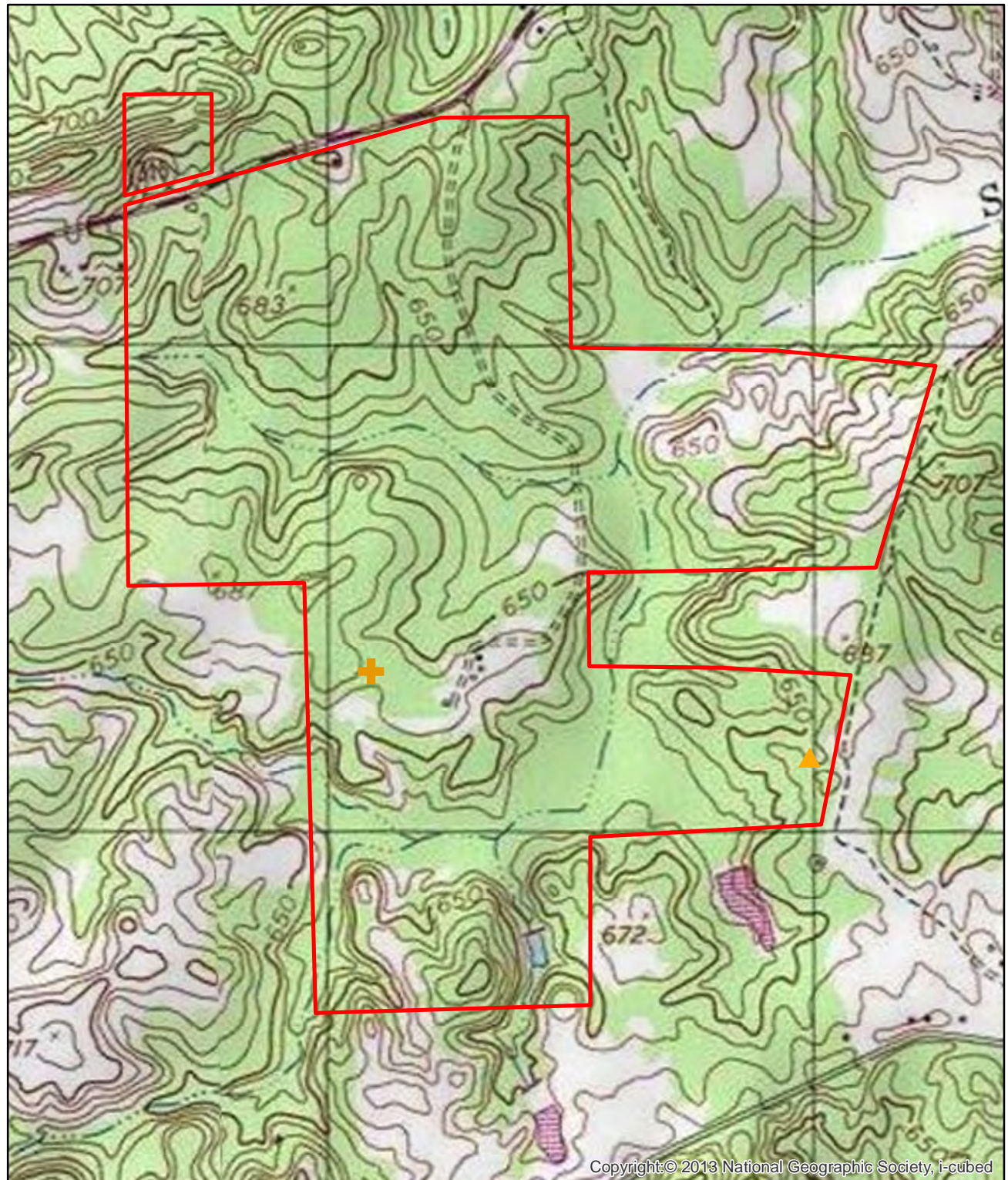
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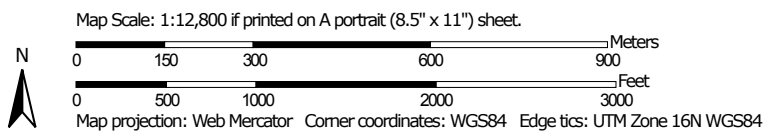
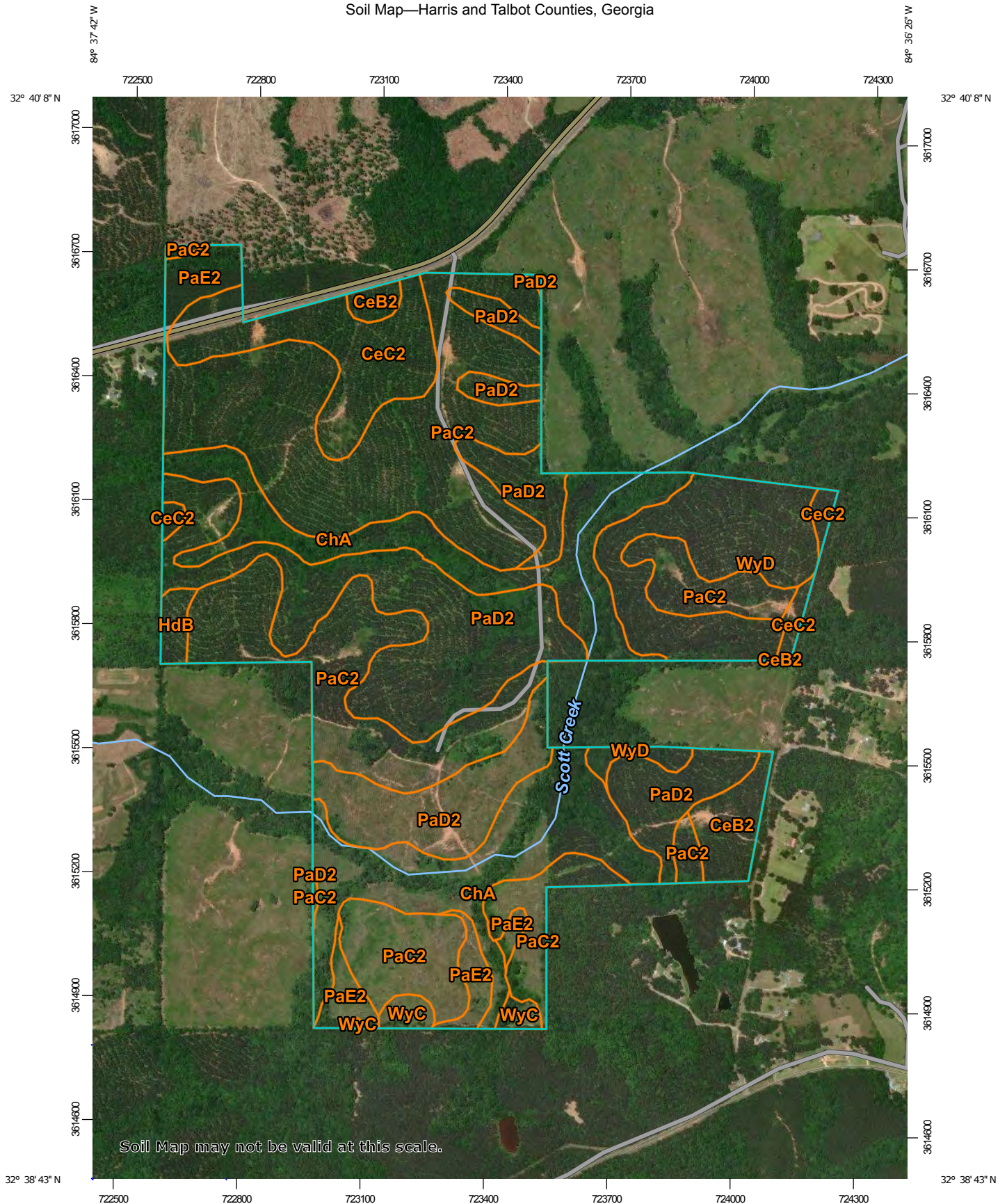
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Soil Map—Harris and Talbot Counties, Georgia



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

7/24/2018
Page 1 of 3

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CeB2	Cecil sandy loam, 2 to 6 percent slopes, moderately eroded	11.3	2.5%
CeC2	Cecil sandy loam, 6 to 10 percent slopes, moderately eroded	33.2	7.3%
ChA	Chewacla loam, 0 to 2 percent slopes, frequently flooded	78.4	17.3%
HdB	Hard Labor-Appling complex, 2 to 6 percent slopes	3.0	0.7%
PaC2	Pacolet sandy loam, 6 to 10 percent slopes, moderately eroded	163.5	36.1%
PaD2	Pacolet sandy loam, 10 to 15 percent slopes, moderately eroded	105.0	23.2%
PaE2	Pacolet sandy loam, 15 to 25 percent slopes, moderately eroded	14.9	3.3%
WyC	Wynott-Wilkes complex, 6 to 10 percent slopes	4.2	0.9%
WyD	Wynott-Wilkes complex, 10 to 15 percent slopes	38.8	8.6%
Totals for Area of Interest		452.3	100.0%