

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 <u>mike@matreforestry.com</u> **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 paced 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.

SELECT PICTURES: Talbot GA 448; 2018 01 25; www.matreforestry.com 229-639-4973



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

Legend

Number, Owner



1242, Biggers Timber Co LLC

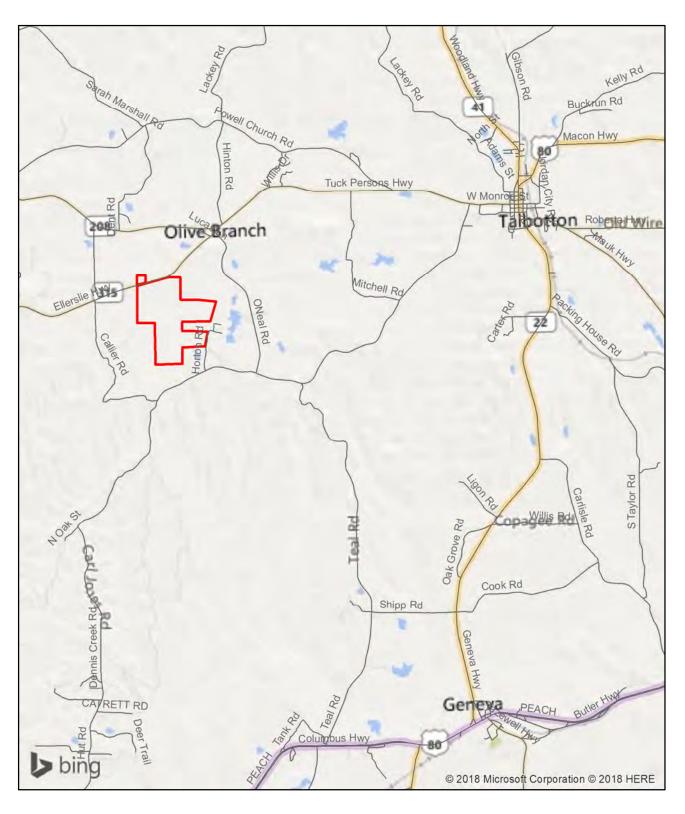
Date: 7/24/2018 1 inch equals 1.26 miles 1 in = 6,667 ft

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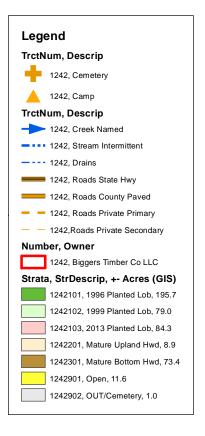
Disclaimer: Mapped in ArcMap GIS. The map acres and all other information is not guaranteed. The map is for management purposes, and is not a survey plat. Some map features may be from public sources, such as some public road and stream and soil data for example. Property and stand boundaries are approximate.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







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



Date: 7/24/2018 1 inch equals 0.19 miles 1 in = 1,000 ft

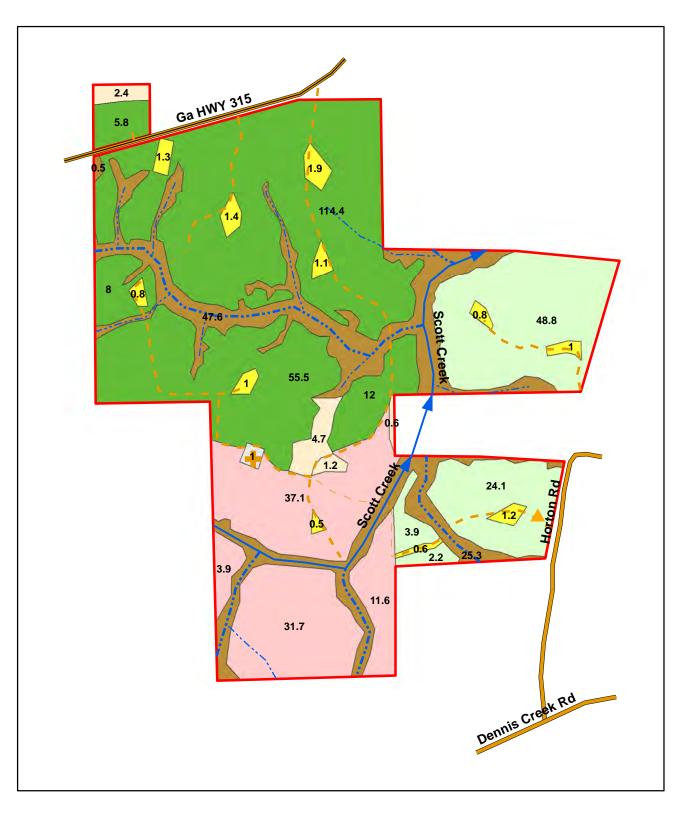
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1,320 Feet



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Legend

TrctNum, Descrip



1242, Cemetery



1242, Camp

Number, Owner

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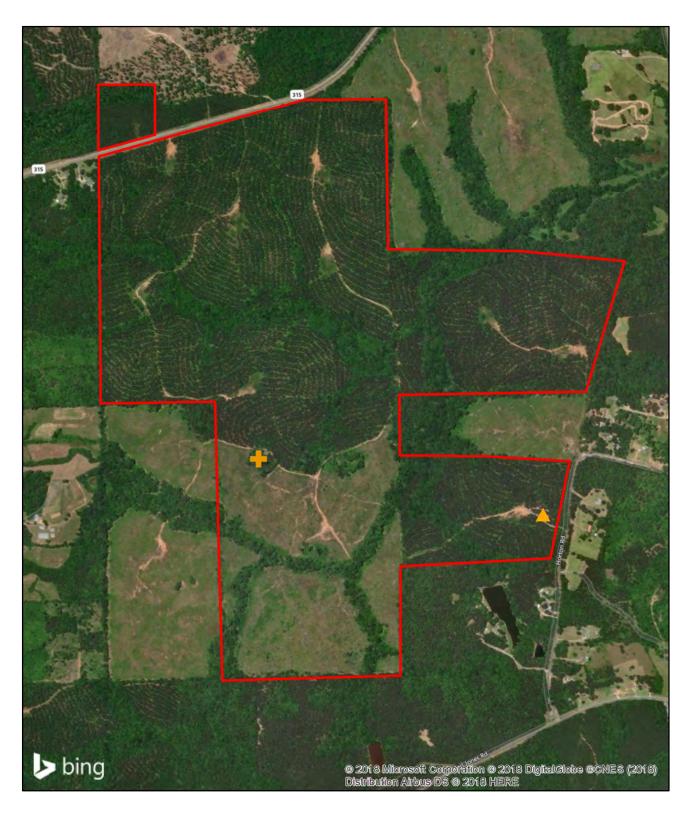
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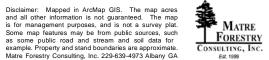
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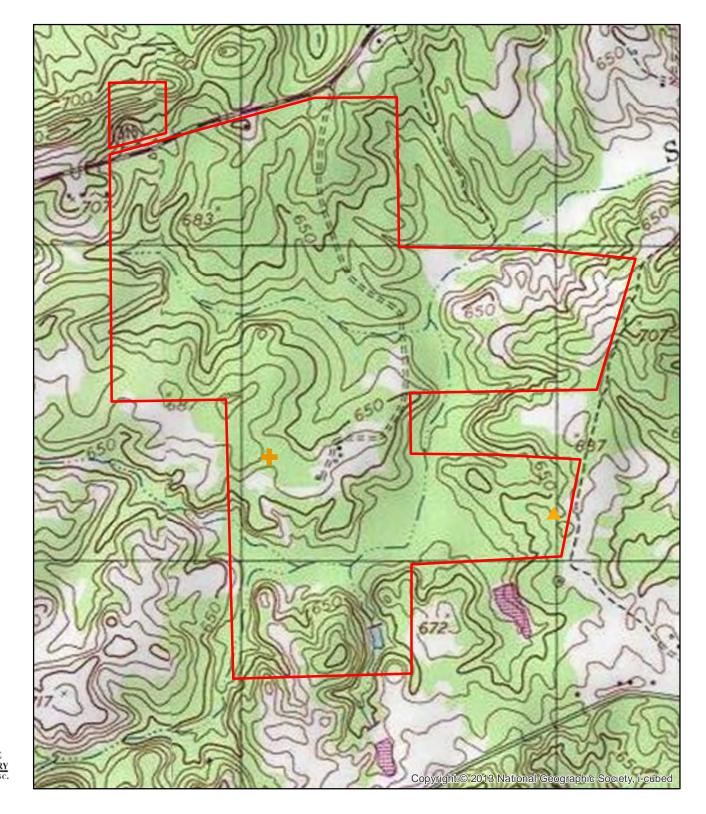
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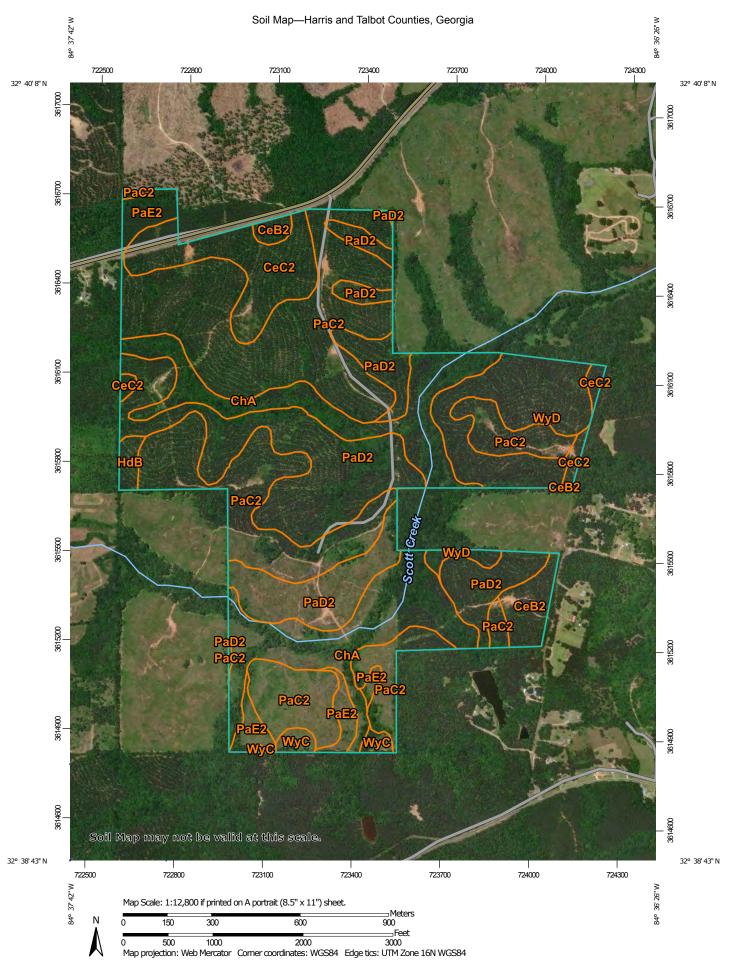


RESERVED FOR CLERK OF COURT THIS SURVEY WAS MADE USING A GEOMAX ZOOM BO ROBOTIC TOTAL STATION, MEASURING HORIZONTAL ANGLES DIRECT TO O'O'O'O' AND ELECTRONICALLY MEASURING DISTANCES TO THE NEAREST O.OOS', THE FIELD DATA FROM WHICH THIS PLAT WAS PREPARED HAS AM ACCURACY OF I' IN 24,095' AND ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS NOT ADJUSTED. TRACT I PLAT CLOSURE—I' IN 1350239'. TRACT 2 PLAT CLOSURE—I' IN 386411'. ESTABLISHED GRID NORTH BY GPS, USING AN ALTUS APS 3 RECEIVER, WITH GOPS REALTIME NETWORK. COLLINS GENERAL NOTES Surveying LEGEND ACCORDING TO THE COUNTY TAX ASSESSORS OFFICE THE CURRENT OWNER IS BIGGERS TIMBER COMPANY. COM O IRON PIN FOUND • 1/2" REBAR SET W/CAP 3165 ■ 1' X 1' CONCRETE GA. RLS 3165 141 Eagle Dr. Tifton, Ga. 31793 MON. FOUND (229) 392-7690 H-H- FENCE GA. COA # LSF 1224 1200 FFFT N/F PROPERTY OF JASON T. SNYDER DB 261/PG 185 N/F PROPERTY O JONES, ET AL DB 97/PG 26 N/F PROPERTY OF LUCAS, ET AL DB 89/PG 149 CURVE C1 1" PINCH PIPE GEORGIA HWY. 315 LL 83 9 STARTING POINT 1/2" REBAR FOUND TRACT 2 S 89'39'29" E 8.06 Ac. 5/8*REBAR FND 8.17' W. OF COR. LL 84 1 PINCH PIPE N/F PROPERTY OF FRANK S. WALKER AND L LINDA K. WALKER DB 399/PG 240 DPF LL 77 LL 52 N 75'33'42" E 2068.67 1"PINCH PIPE 0.09" NORTH 3/4"RBF-1.5 N 00'48'04" E N/F PROPERTY O JONES, ET AL DB 97/PG 26 1545 N/F PROPERTY OF NANCY CARTER AND ANNIE MARIE COPELAND DB 346/PG 236 N/F PROPERTY OF BRANDON JORDAN 08 419/PG 314 N/F PROPERTY OF ABRAHAM LOCKHART & MARY ALICE LOCKHART DB 16/PG 42 (SEE NOTE 5) 5 8970'39" E 1302.45 (SEE NOTE 5) \$ 82'41'07" E 1151.25 00.24,10 TY J JOWERS 304/PG 139 2551. TOTAL AREA TRACT 1-449.20 AC. LESS 0.98 AC. (CEMETERY) BETTY DB 30 N/F PROPERTY OF DAVENPORT, ET AL DB 250/PG 204 NET AREA TRACT 1 - 448.22 AC. SOURCE DEED DB 363, PG 234-238 N/F PROPERTY OF TURNER HOWARD DB 57/PG 465 V K. ROELKEY N/F PROPERTY OF DAWSON DB 24/PG 388 ALLEN DB LL 77 11 52 LL 84 LL 77 N 89'54'24" W 1" REBA 2019.41 LL 85 LL 76 LL 76 N/F PROPERTY OF JOHN PAUL JONES AND ELIZABETH J. JONES DB 13/PG B u S 88'35'08" E S 85'26'00" E 0.98 Ac. NORTH 378 2890.68 S 87'31'49" 1576.37 HORTON ROAD West F PROPERTY OF 0072'20" TERRY W. SCOTT DB 177/PG 304 LL 53 N 89'30'31" W 1897.78 9.5'- AXLE N/F PROPERTY OF PATSY F. MOORE, DONALD K. FOSTER AND CHARLES K. FOSTER DB 294/PG 156 N/F PROPERTY OF JACKIE DEAN McFARLAND AND MARY MARIE McFARLAND DB 50/PG 369 SURVEYORS CERTIFICATION

This plot is a retracement of an existing parcel or parcels of land and does not subdivide ar create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plots, or other instruments which created the parcel or parcels are stated herean. RECORATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLAINCE WITH LOCAL REQULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND, Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in 0.0.C.A. Section 15–6–67.

J. MARSHALL COLINS CA RLS \$3165 SURVEYORS CERTIFICATION PLAT OF SURVEY FOR: BIGGERS TIMBER COMPANY, LLC PT. OF LAND LOTS-52,53,76,77,78

17TH LAND DISTRICT, TALBOT COUNTY-GEORGIA
SCALE: 1"=400' DATE: 06-26-2018
FIELD WORK COMPLETED 08-21-2018



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% |