

## FOREST IN THE FOOTHILLS

A scenic Pine Plantation property with beautiful hardwood stands, offering excellent hunting and recreational opportunities, located just 1 mile from US Highway 441 between Homer and Cornelia, Georgia.



***+/- 210.22 Acres  
Banks County, GA***

**Price: \$441,462**

## PROPERTY OVERVIEW

Forest in the Foothills is a timberland property ideally suited to the buyer seeking diversified uses with attributes that include:

- Multiple aged Planted Loblolly pines along with natural hardwood areas
- Rolling terrain with well drained soils
- Multiple pond sites
- Outstanding hunting opportunity with abundant deer and turkey
- Close proximity to Interstate 85, Athens, and Atlanta
- Opportunity for private home site development

## LOCATION

The property is located only ten minutes from Homer, forty-five minutes from Athens, and just one hour from north Atlanta.

The surrounding area is primarily timber tracts with mini-farms and rural homesteads.

Homer is the county seat of Banks County. The motto of Banks County, "From the foothills to the crossroads", suits this area so well. It has the beauty and splendor of being near the ancient Appalachian Mountains, yet is within a short drive to Athens, the home of the University of Georgia, or the exciting city of Atlanta. A short drive in the opposite direction, and beautiful Lake Hartwell awaits.

This area truly is a crossroads for Georgia.



Planted pines on sloping hillside

**"From the foothills to the crossroads"**



Good internal roads



## ACCESS

The property can be accessed from US Highway 441, using Samples Scales Rd, then Peyton Road, which provides extensive frontage on the east side of the property.

There are two main entrances to the property from Peyton Road. Peyton Road is a county maintained, gravel road, which also provides access to several homes and farms that border the property.

The internal road system is good and allows access to most parts of the property, although a creek and hardwood area need some road construction to fully

## DESCRIPTION

The topography is typical for this part of Georgia, being in the foothills of the Appalachian mountain range. It varies from almost level, to steep hills across the property.

All of the upland areas are planted in high quality loblolly pines. Of these 135 acres, approximately thirty-five acres are in thirty-five year old pines of saw timber quality. The remaining acres are two year old planted pines and seem to be of good quality and stand counts.

All of the remaining acreage is in mature hardwood species that are typical for the area.

The surrounding properties are diverse, with similar timber lands, small homesteads, and cattle farms. The area is desirable to those who wish to be close to developed cities such as Commerce, Athens, and Atlanta; yet live, or recreate in a rural setting.

Being only one mile from the multilane Highway 441 provides quick and easy access to and from Interstate 85, at the Commerce/Athens exit.



Hardwood stands providing wildlife cover



Young planted pines on rolling terrain

## TIMBER

There are thirty-five acres of planted pines that are thirty-five years old. It appears they have had two prior harvests, or thinnings, with the latest occurring prior to 2009. These acres are ready to be harvested at any time, according to a purchaser's preference and the condition of the timber market.

The one hundred acres of two year old pines will be ready for a first harvest in approximately fourteen years.

There is also significant tonnage in the seventy-five acres of hardwood bottomland.

Estimates of volume are included in the table below.

Timber	Tons
Pine Pulpwood	459.8
Pine Chip-N-Saw	54.4
Pine Sawtimber	1,607.7
Hardwood Pulpwood	2,623.4
Hardwood Sawtimber	630.5

The numbers included in this report are taken from a third party's 2017 inventory report for management purposes only. Prospective purchasers are encouraged to perform their own due diligence to verify these timber numbers.

## TAXES and TITLE

The property has been enrolled in the ten year conservation use valuation covenant with Banks County Tax Assessors since 2012, and the estimated annual ad valorem taxes under this covenant are \$1,354.46

The property is owned by MKFT Timberland, LLC, whose deed is recorded in the Banks County courthouse in deed book 367 on page 60.



Scenic views of the Appalachian foothills



Good stand of planted pines

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.

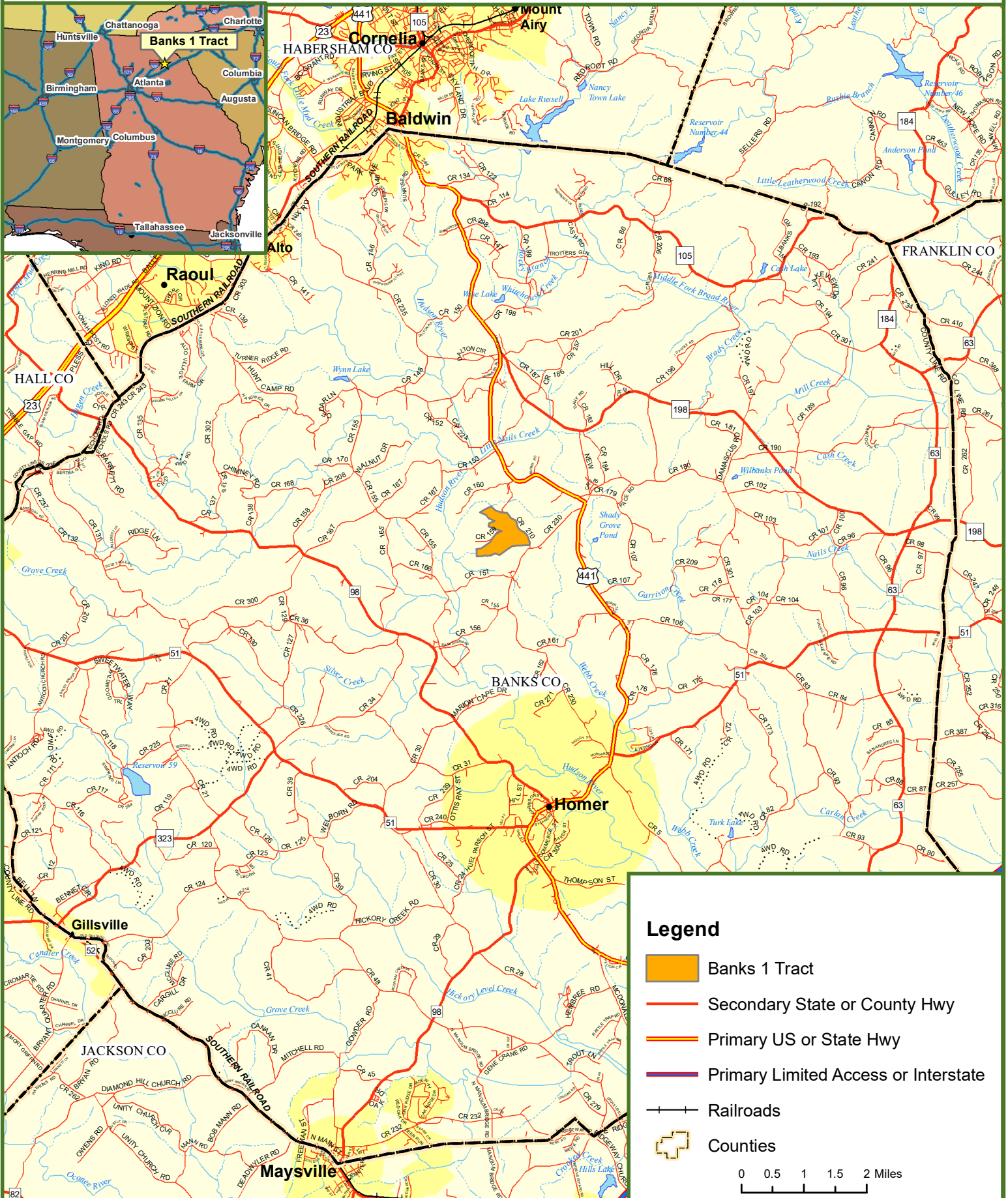




# Forest In The Foothills

## 210 +/- Acres

### Banks County, GA





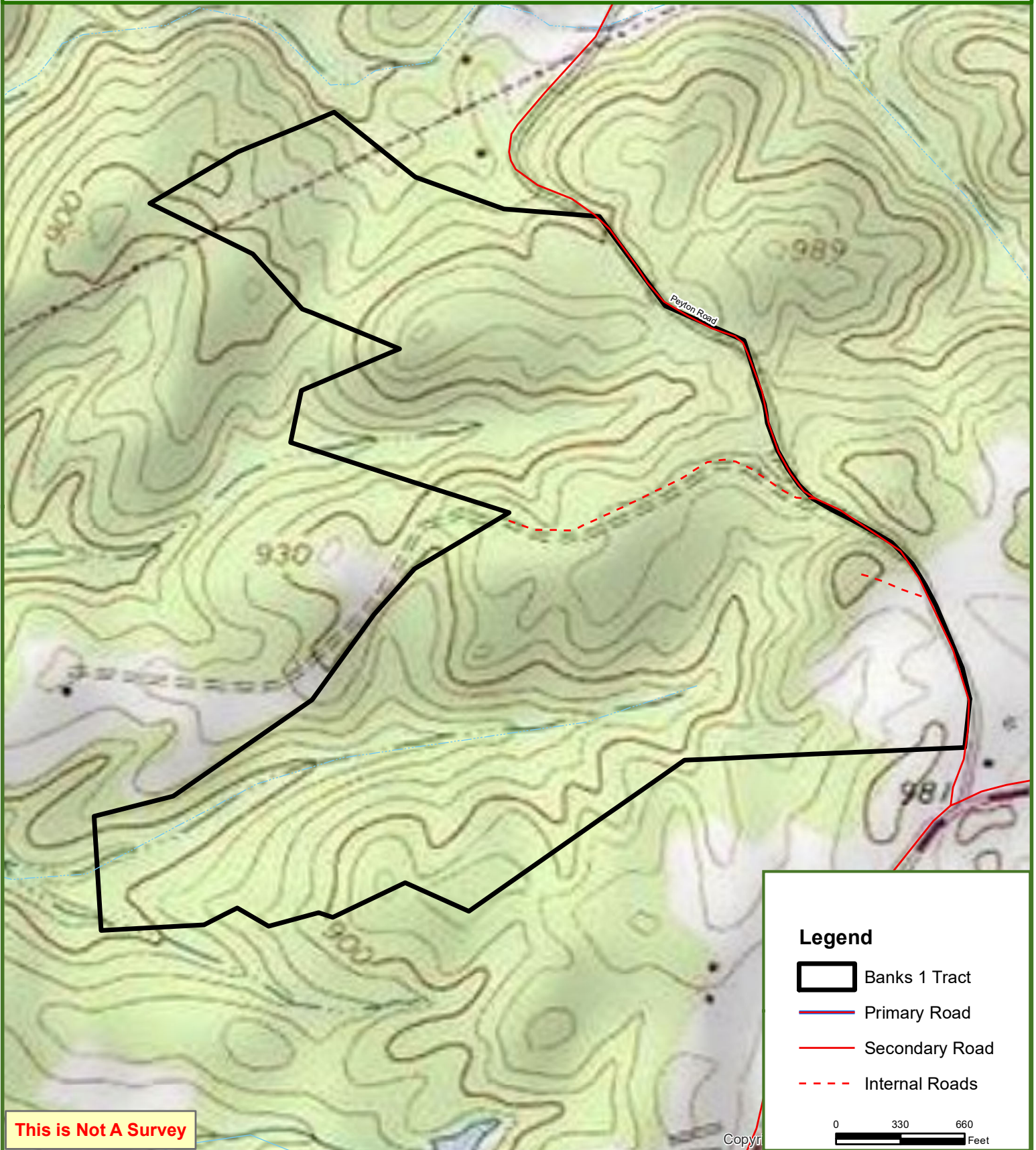
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**This is Not A Survey**

## Legend

-  Banks 1 Tract
-  Primary Road
-  Secondary Road
-  Internal Roads

0 330 660  
Feet

This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.





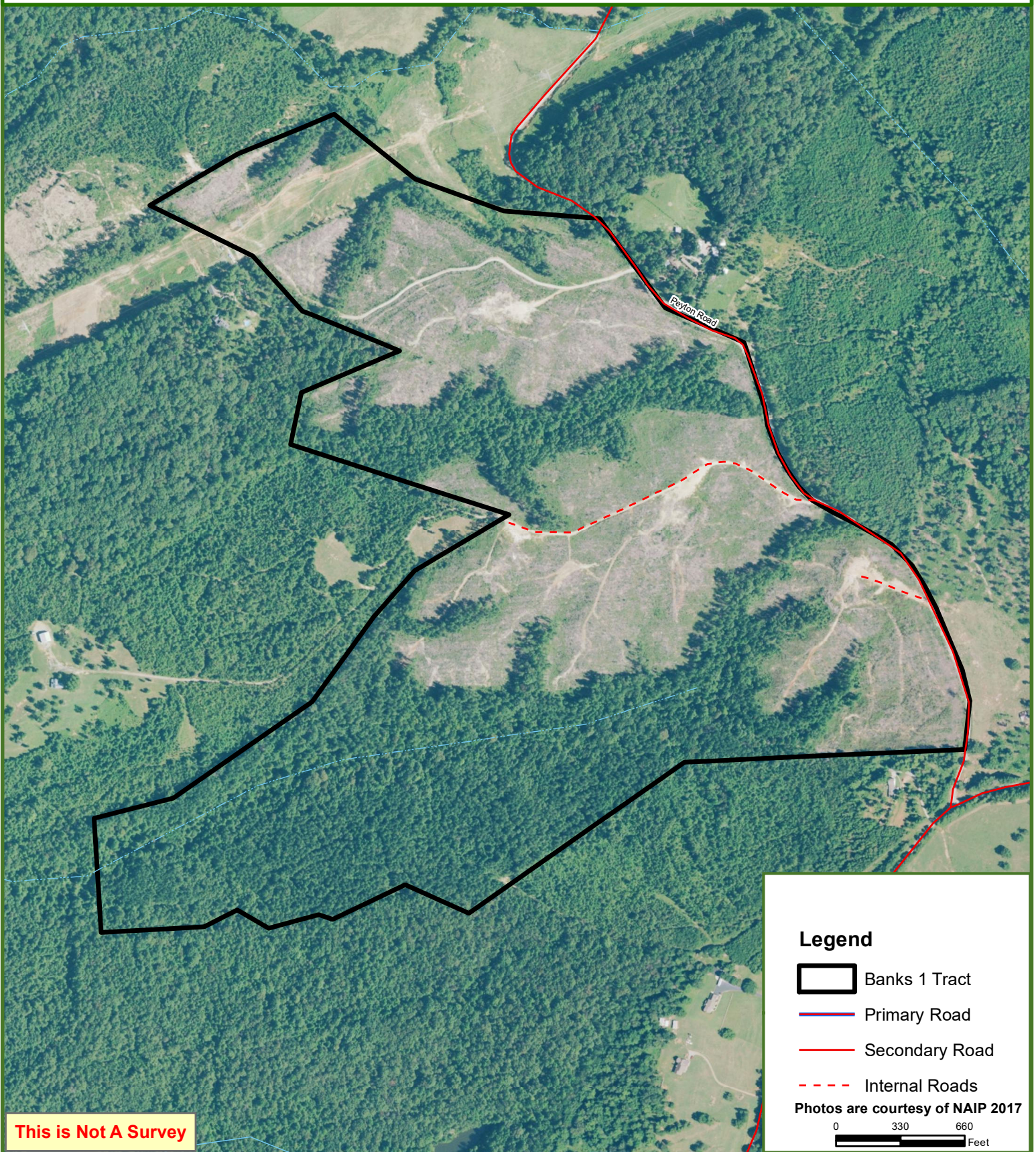
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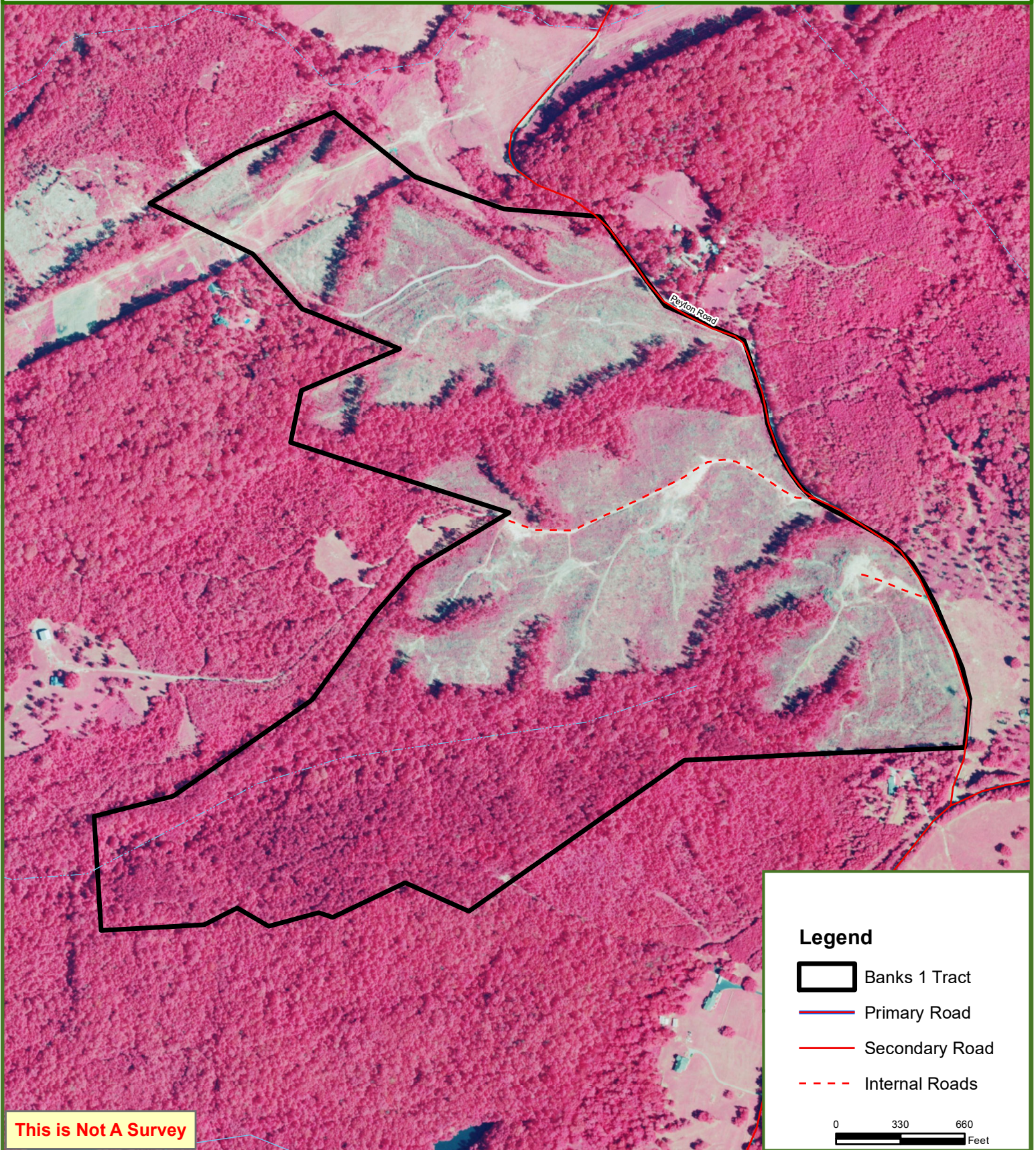


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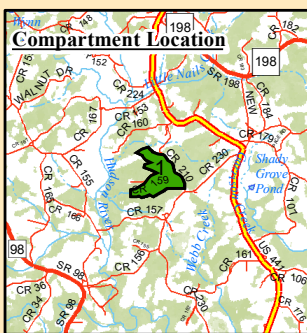


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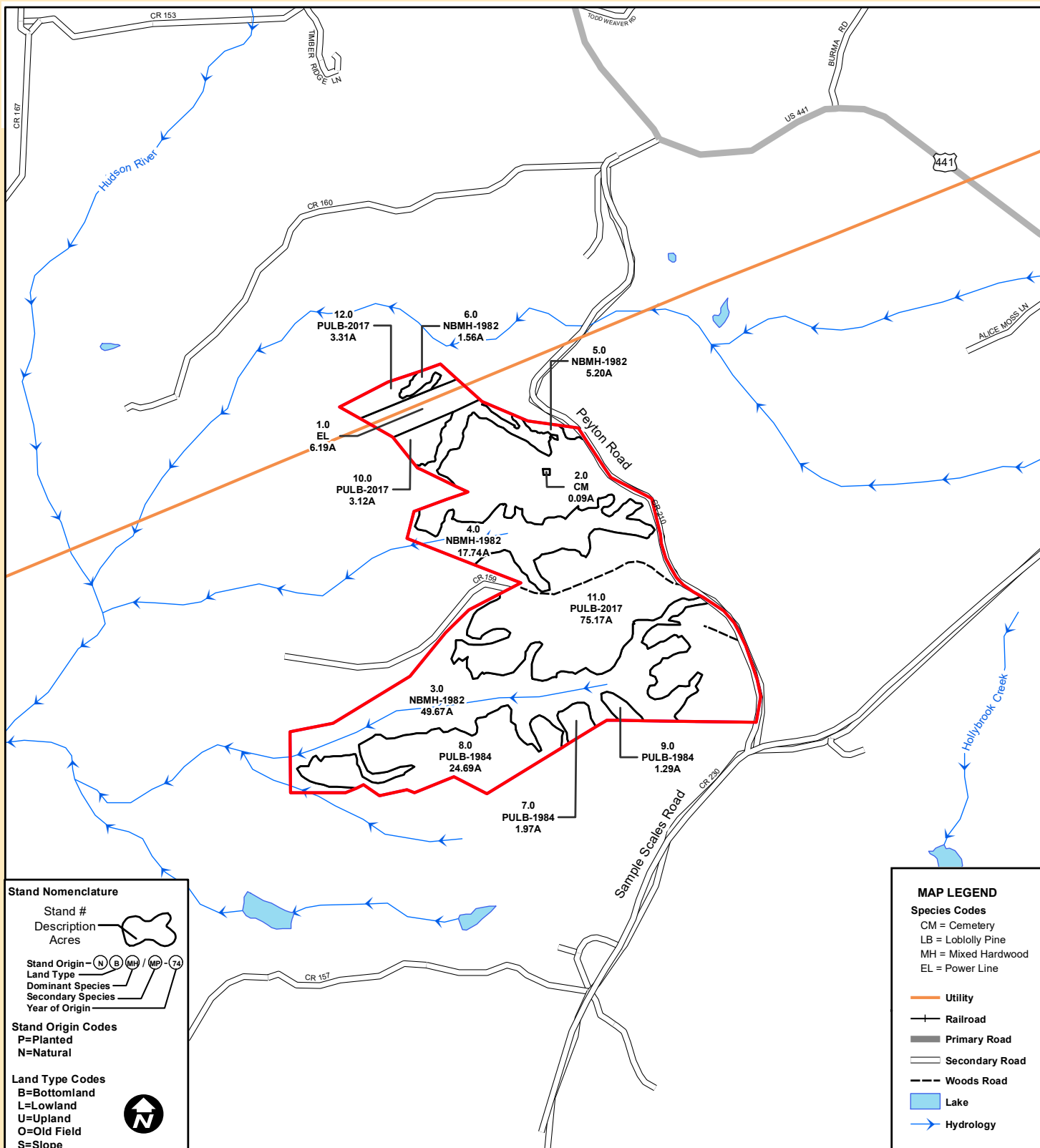




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210.22 Acres

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**Stand Nomenclature**

Stand #  
Description  
Acres

Stand Origin — (N) (B) (MH) (MP) (7A)

Land Type  
Dominant Species  
Secondary Species  
Year of Origin

**Stand Origin Codes**  
P=Planted  
N=Natural

**Land Type Codes**  
B=Bottomland  
L=Lowland  
U=Upland  
O=Old Field  
S=Slope

**MAP LEGEND**

**Species Codes**  
CM = Cemetery  
LB = Loblolly Pine  
MH = Mixed Hardwood  
EL = Power Line

Utility  
Railroad  
Primary Road  
Secondary Road  
Woods Road  
Lake  
Hydrology