

HIDDEN WATERS TIMBERLAND

An excellent young pine plantations covering 95 percent of the property, with an intriguing hidden pond located in Taylor Co., GA.



164.76 Acres
Reynolds, Taylor County, Georgia

Price: \$321,282

OVERVIEW

Hidden Waters Timberland is a excellent timberland property that is ideally suited to the buyer who is looking for quality land and timber with attributes that include:

- Gently rolling topography with good quality soils for commercial production of pine timber
- 95% pine plantations, ages 4 and 6, with good stocking levels and growth
- Small, spring fed pond in the middle of the property
- Outstanding hunting history and potential with proximity to the Flint River basin
- Good road frontage with single, gated access

LOCATION

Hidden Waters Timberland is located in the Southeast part of Taylor County, Georgia, very close to the Macon County line. This area is known for good timber production with excellent timber markets nearby in Oglethorpe, Macon, Perry, and Preston.

The general area also has a reputation for excellent deer and turkey hunting, with its proximity to the Flint River basin, and other creeks and streams that have good populations and genetics for whitetail deer and turkey. The surrounding properties are primarily timberland with a few scattered farms nearby.

This property is easily accessible from Interstate 75 via Highway 96, which is an East/West four lane highway that runs from I-75 to Columbus, Georgia. This property is about an hour drive from Macon, Columbus, and Albany, Georgia, and is about one hour and 45 minutes from Atlanta's Hartsfield International Airport.

ACCESS

Hidden Waters Timberland has good road frontage on Taylor County Road 185, which is a county-maintained dirt road, and forms the Southern boundary of the property.

It has one gated entrance from CR 185. Internal roads are very good and provide access to most locations on this property. There is power available from CR 185 and could be accessed to provide power to a small hunter's camp and shed near the entrance to the property.

There are numerous four wheeler trails through out the property that have been used by the members of the hunt club who currently lease the property for recreational hunting.



Hidden Waters Timberland has road frontage on Taylor Co. Rd. 185.



The tract has a gated entrance. Also, you can see the hunter's camp in the background.

SITE DESCRIPTION

The Hidden Waters Timberland has young pine plantations covering 95 percent of the property with good stocking levels. There is also outstanding recreational hunting and fishing opportunities. This is an excellent property for the first time buyer, or for an investor wishing to add to their current properties.

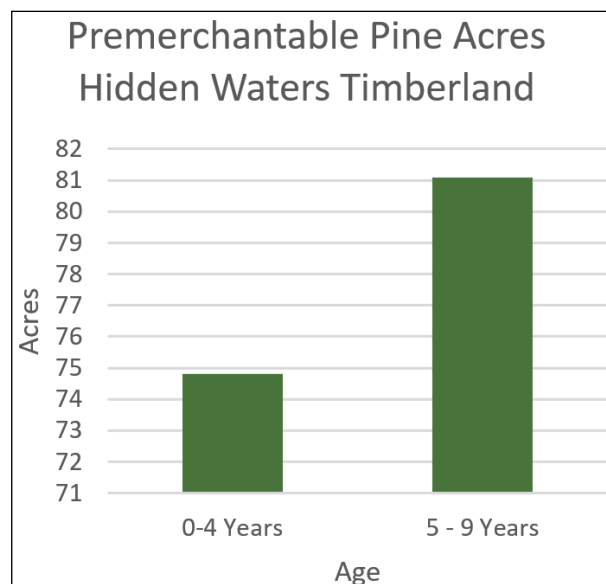
TIMBER

This property features 75 acres of 4 year old planted pines and 81 acres of 6 year old pines, making up 95 percent of the total acreage on this property. The remaining 9 acres are made up of mature hardwood, a hidden pond, and roads.

The soils and accessibility of the property will make the timber available for harvest during most weather conditions.

TAXES & TITLE

Hidden Waters Timberland is owned by Timbervest Partners III Georgia LLC, and its ownership is recorded in Deed Book 202 Page 5 in the Taylor County Clerk of Superior Court. Estimated Ad Valorem Taxes for 2020 are \$1,619.



The Hidden Waters Timberland features vibrant stands of planted loblolly pine.



Hidden Waters Timberland Volumes						
Pine				Hardwood		Total
Topwood	Pulpwood	Small Sawtimber	Large Sawtimber	Pulpwood	Sawtimber	
14	74	28	25	123	21	285

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.

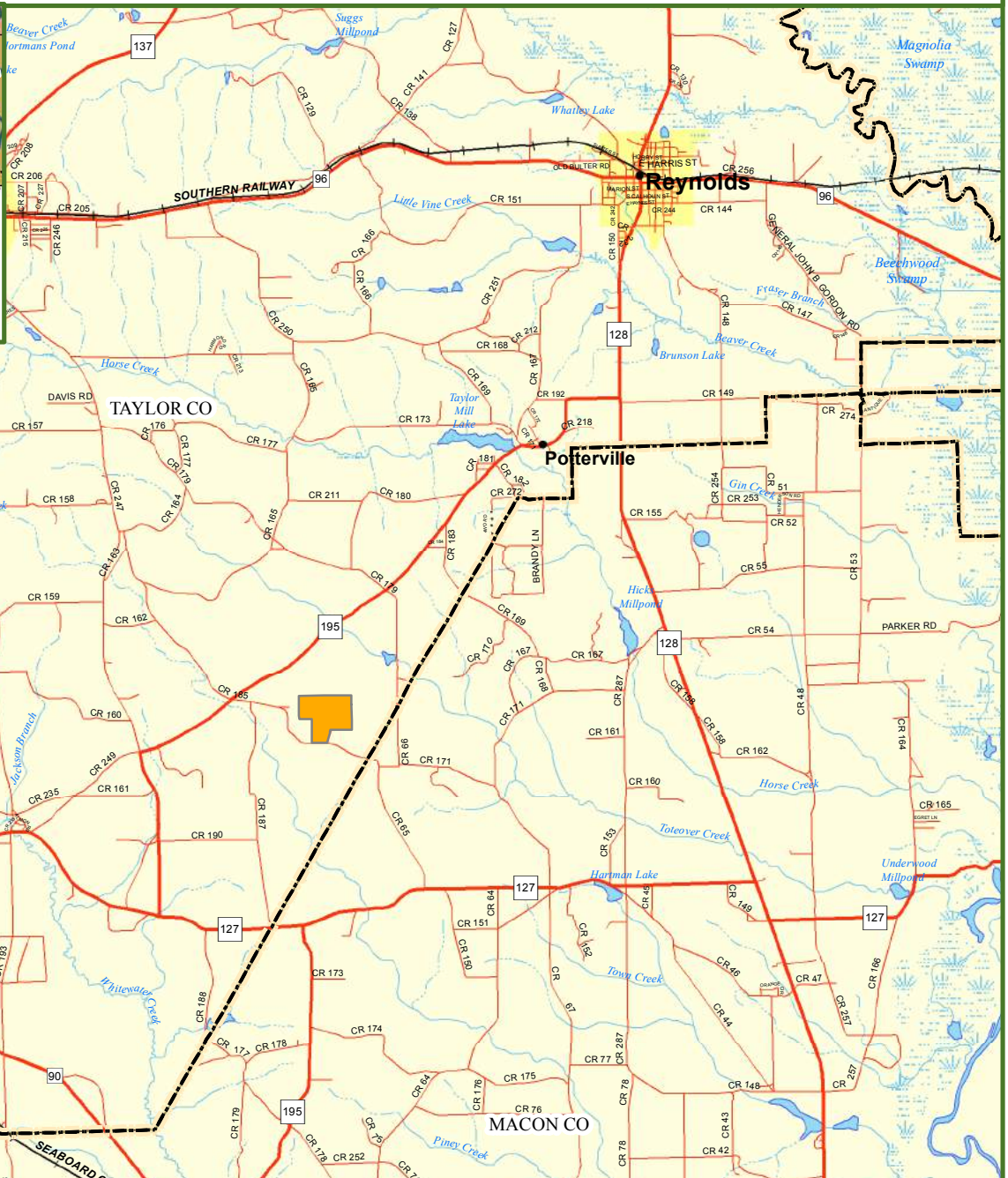


Locus Map

Hidden Waters Timberland

Taylor County, GA

165 +/- Acres



Legend

- Hidden Waters Timberland
- Secondary State or County Hwy
- Primary US or State Hwy
- Primary Limited Access or Interstate
- Railroads
- Counties

0 0.5 1 1.5 2 Miles

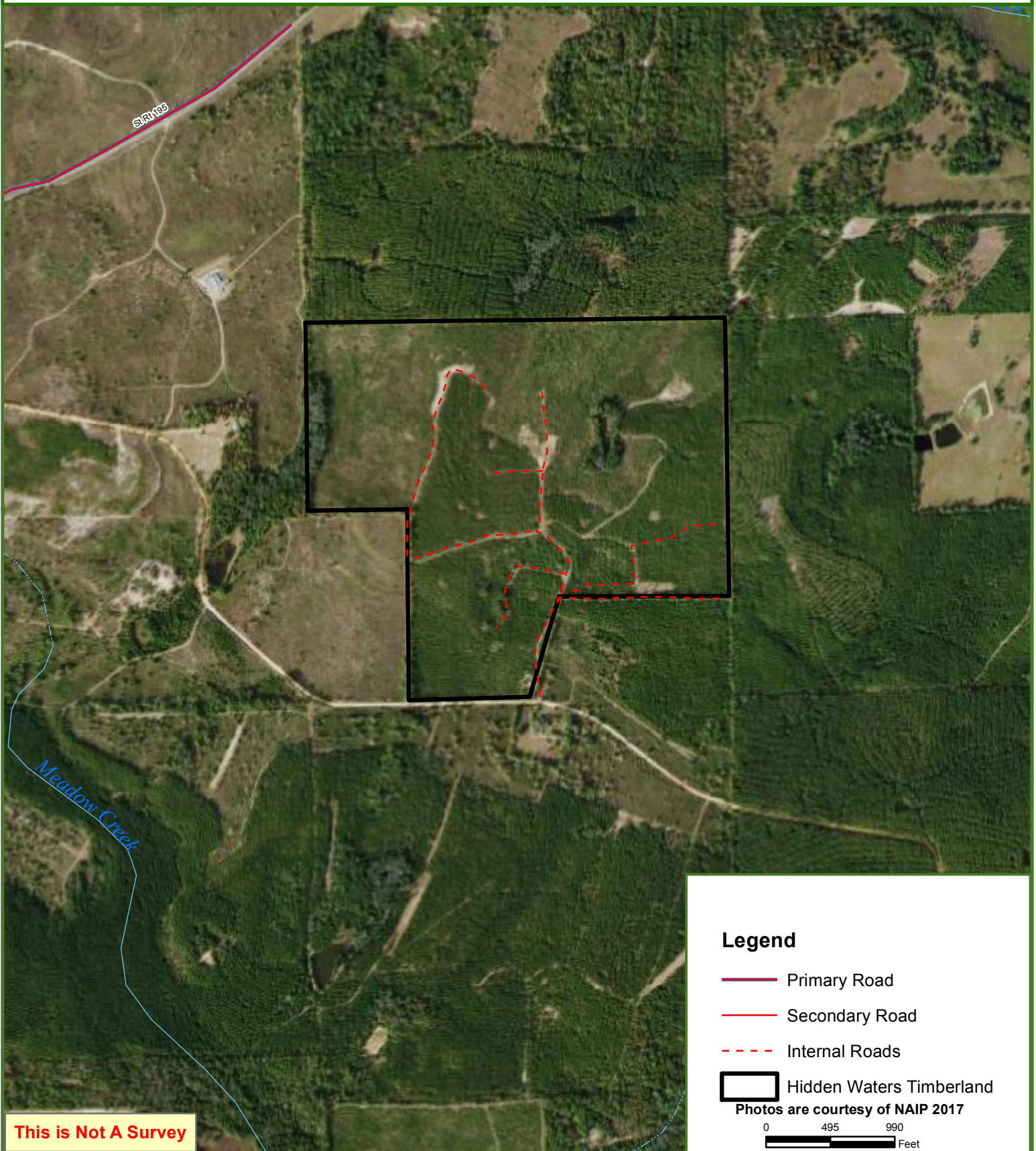




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165 +/- Acres

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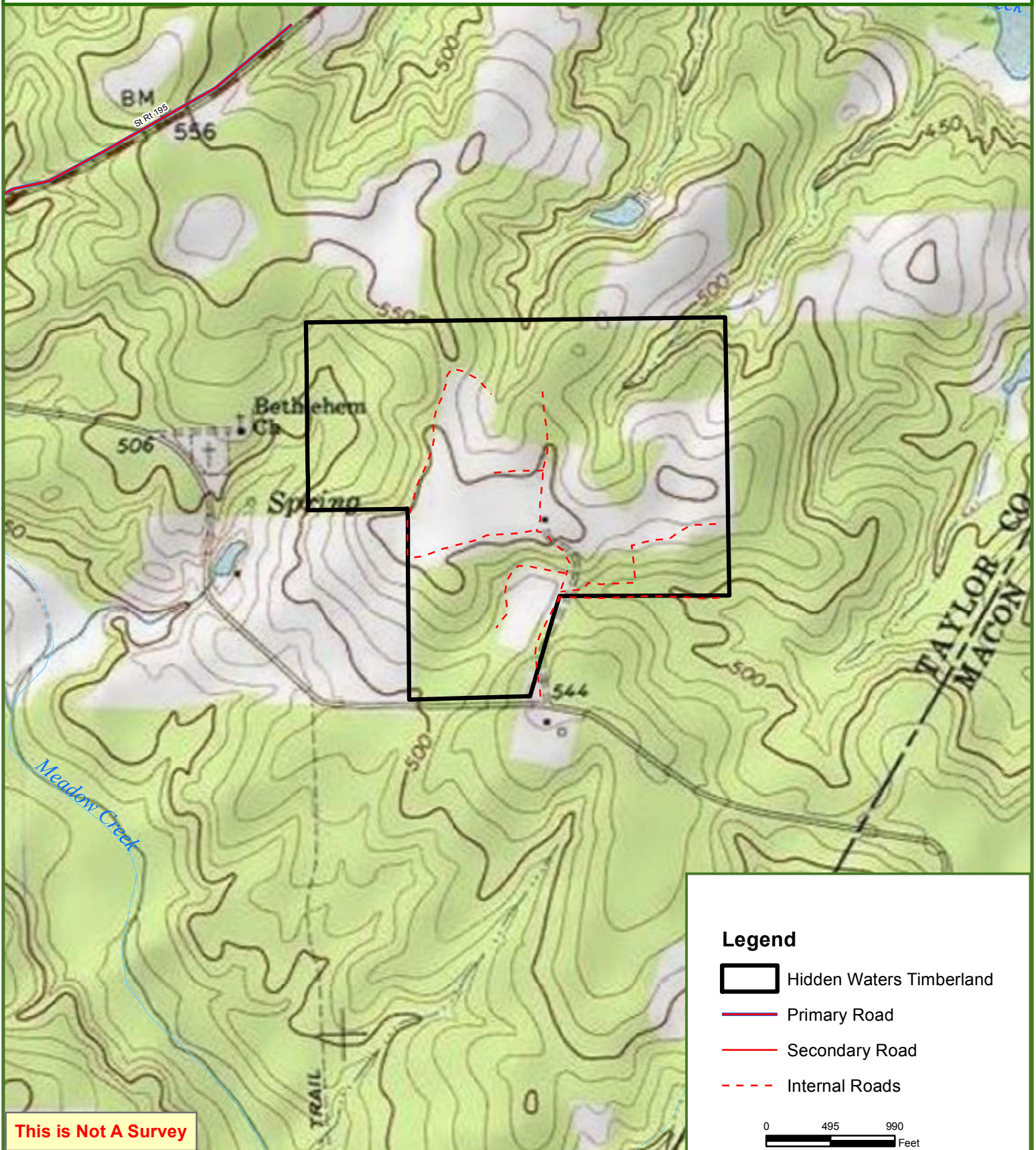


This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Hidden Waters Timberland

165 +/- Acres
Taylor County, GA



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ADDITIONAL PROPERTIES AVAILABLE

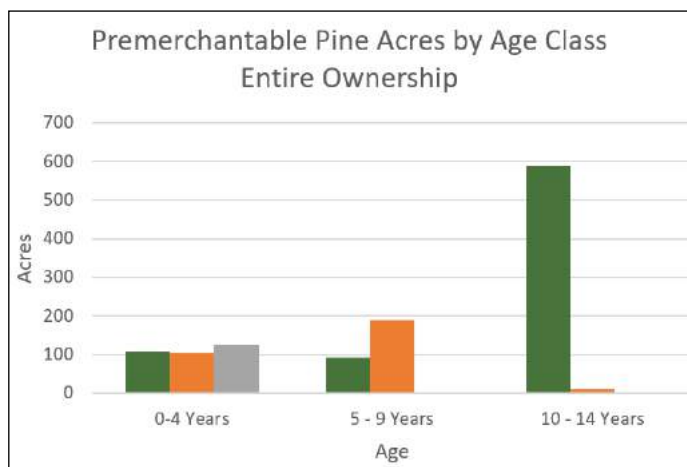
Domain Timberland Advisors is offering 2,361 acres for sale which includes ten tracts located throughout Middle Georgia. The tracts are being offered individually, but can be bundled according to your interest.

Each tract has a timber investment component as well as multiple use opportunities including potential homesites, farms, or hunting clubs.

Several tracts boast water features on or near the property including numerous streams and some ponds.



These 10 properties each feature unique opportunities to create a timberland investment property, build a beautiful homestead, or a hunting getaway.



Volumes For Total Offering						
Pine				Hardwood		Total
Topwood	Pulpwood	Small Sawtimber	Large Sawtimber	Pulpwood	Sawtimber	
5,089	8,354	14,092	16,404	21,728	9,948	75,614

All Tracts Available				
Tract	County	Acres +/-	List/Acre	List Price
Little Cedar Creek Hunting Preserve	Jones	328.45	\$2,400	\$788,280
Flint River Farms	Macon	86.56	\$2,300	\$199,088
Parker Tree Farm	Macon	254.71	\$2,300	\$585,833
Middle Georgia Estates	Monroe	141.46	\$3,150	\$445,599
Tall Pine Estates	Upton	184.37	\$2,650	\$488,581
Hidden Waters Timberland	Taylor	164.76	\$1,950	\$321,282
Loblolly Plantation of Upton	Upton	114.13	\$1,900	\$216,847
High Point Pinelands	Webster	238.90	\$2,200	\$525,580
Lakeview Pinelands	Webster	381.80	\$2,150	\$820,870
Hunter's Pinelands	Webster	466.30	\$2,225	\$1,037,518



Locus Map

Domain Timber Investments III, LP

Several Counties In Georgia

2,361 +/- Acres

