

LAND FOR SALE

LAKE DISTRICT WOODLAND PRESERVE

STOCK FARM RD

Shady Dale, GA 31085

PRESENTED BY:

BRYANT PEACE

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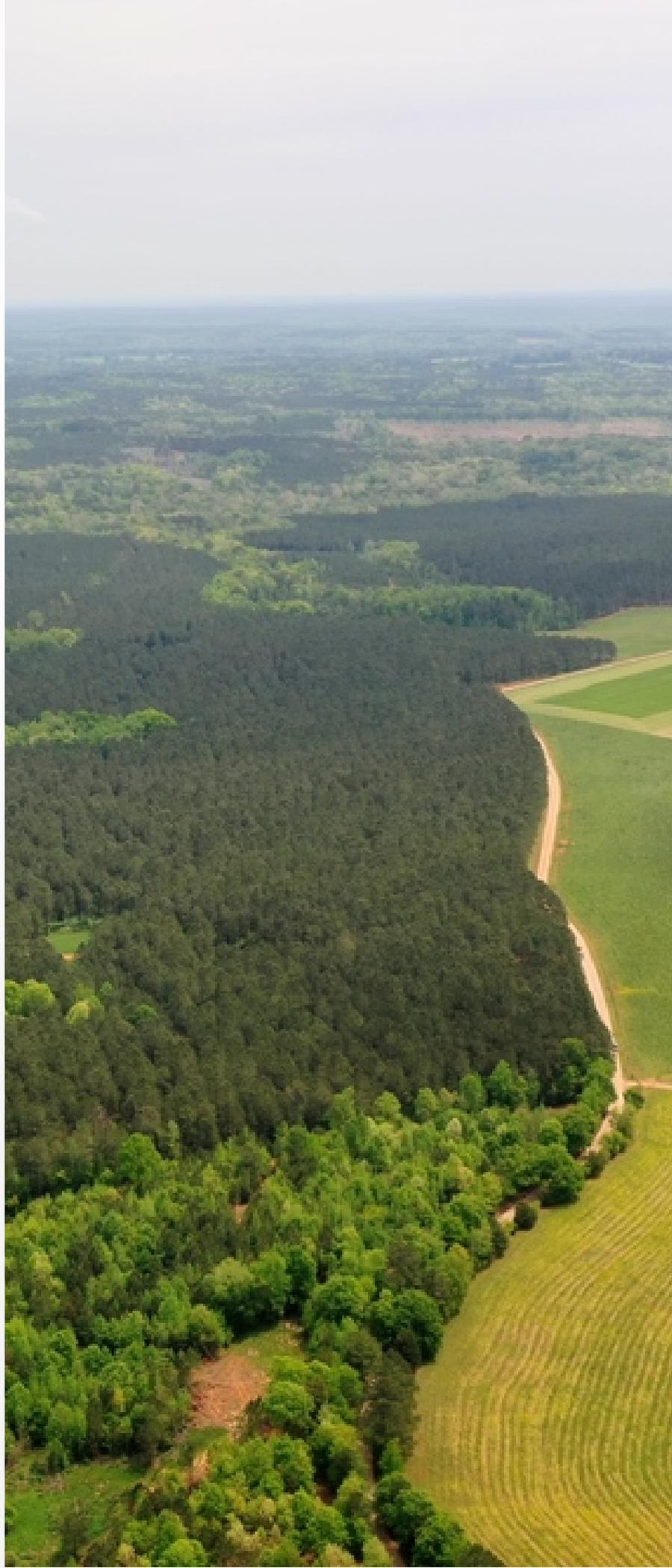
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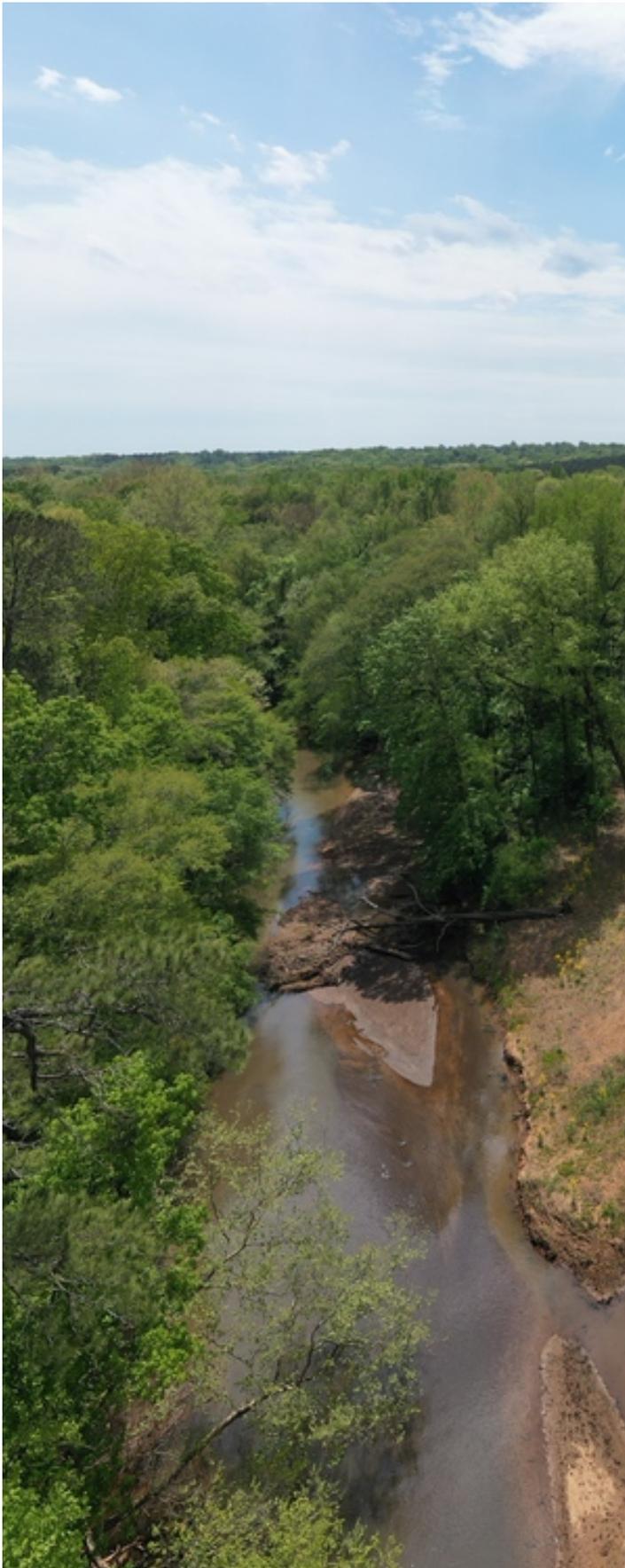
SALE PRICE	\$2,697,300
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OFFERING SUMMARY

LOT SIZE:	540 Acres
PRICE / ACRE:	\$4,995
CITY:	Shady Dale
COUNTY:	Putnam & Jasper
PROPERTY TYPE:	Recreational
VIDEO:	View Here

PROPERTY HIGHLIGHTS

- Recreational and estate development opportunities proximate to world-class golf at Lake Oconee and other regional sporting outlets, including SEC athletics at the University of Georgia.
- Subdivision of the property is limited to 12 lots with a 40 acre minimum.
- Only an hour from Atlanta and Hartsfield-Jackson International Airport!
- Newly remodeled lakefront home available as a package deal!



PROPERTY DESCRIPTION

This lake district recreational property is a pristine timberland ecosystem sitting in between the most coveted recreational outlets the state of Georgia has to offer. The University of Georgia and accompanying SEC athletics are but a short drive away in Athens and world-class golf can be found nearby at the renowned Reynolds at Lake Oconee complex. Exquisite bass fishing and lake sports can be found throughout the lake district and great hiking and camping can be accessed nearby in the ample national forests.

The subject property features gentle rolling hills covered with 260 ± acres of pine plantation. The balance of the acreage consists of a variety of natural hardwood species. The habitat is perfectly balanced and the deer herd has been well managed for years. There is river frontage along the eastern boundary and there are multiple internal creek systems winding throughout the parcel. The property has significant road frontage along the southern boundary with multiple gated access points. The internal road system is well maintained and multiple food plots have been cleared. The plots are currently planted in clover.

The property has been managed intensively for timber and hunting and sits between other large, quality managed properties. The 11,400-acre B.F. Grant Wildlife Management Area owned by the University of Georgia sits just across the eastern boundary. The B.F. Grant has been intensively managed by QDMA standards in order to produce an excellent whitetail deer population and is known for producing a 215" non-typical in 1974 that was the largest deer killed in North America in that year. Research conducted by UGA biologists is often shared with the neighboring landowners in order to benefit the area as a whole and cooperative management strategies have made this area an incredible wildlife mecca.

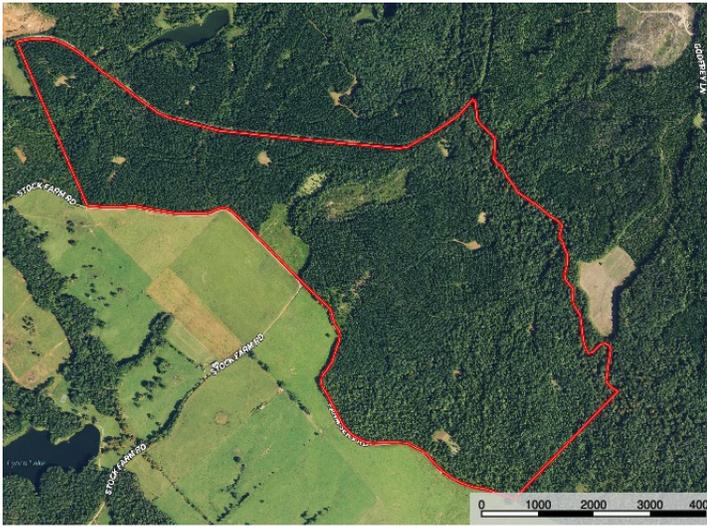
Come taste the best that the South has to offer and enjoy the outdoors in one of the most accessible and beautiful places on earth. The seller also has a lakefront home in the Reynolds at Lake Oconee complex that can be purchased to make this a truly turnkey recreational investment opportunity.

LOCATION DESCRIPTION

The subject property is located in the Lake District of middle Georgia nestled between Eatonton and Monticello. It is conveniently located within an hour of Atlanta and Athens. It is also within 30 mins of Lake Oconee and Lake Sinclair.

SPECIFICATIONS & FEATURES

LAND TYPES:	Timberland
UPLANDS / WETLANDS:	83% Uplands
SOIL TYPES:	<ul style="list-style-type: none">• Lloyd Clay Loam• Davidson Loam• Pacolet Sandy Clay Loam
TAXES & TAX YEAR:	\$3,872.28 [2020]
ZONING / FLU:	Agriculture
LAKE FRONTAGE / WATER FEATURES:	Over 1 mile of river frontage and roughly 1 mile of internal creek systems
ROAD FRONTAGE:	9,000 FT
NEAREST POINT OF INTEREST:	<ul style="list-style-type: none">• 25 miles to Reynolds at Lake Oconee• 45 miles to Athens• 27 miles to Lake Sinclair• 60 miles to Atlanta• 63 miles to Hartsfield Jackson International Airport
POTENTIAL RECREATIONAL / ALT USES:	Trophy Deer Farm, Wildlife Preserve, Estate Development
LAND COVER:	Rolling pine covered uplands, hardwood ravines, pasture, food plots for wildlife
GAME POPULATION INFORMATION:	Trophy managed whitetail deer. Strong turkey population.
SPECIES:	Loblolly Pine, White Oak, Red Oak, Hickory, Ash, Poplar
ON SITE ROAD ACCESS:	Great internal road system for timber management and vehicle access
TIMBER CRUISE:	Recent cruise and timber stand map available upon request
CURRENT MANAGEMENT INFORMATION:	Timber has been managed extensively with assistance from UGA



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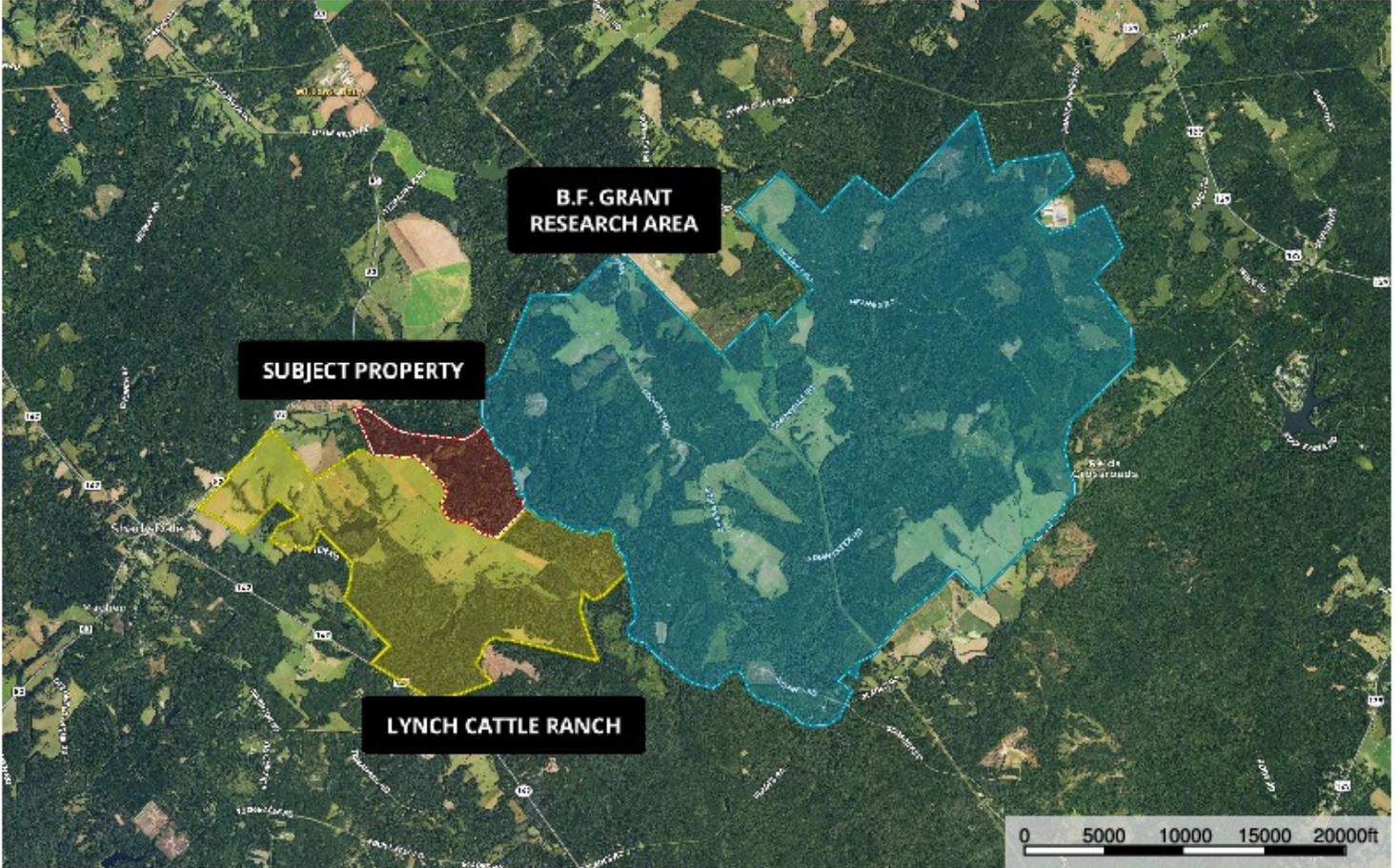
LOCATION & DRIVING DIRECTIONS

PARCEL:	011-001 018-022 018-003 018-022
GPS:	33.4109843, -83.5400937
DRIVING DIRECTIONS:	From Atlanta take I-20 East for 39 miles, Take Exit 98 to go East on GA-142 to Shady Dale, Once in Shady Dale head northeast on Hwy 83, Then turn right on Stock Farm Rd
SHOWING INSTRUCTIONS:	By appointment only. Contact listing agent



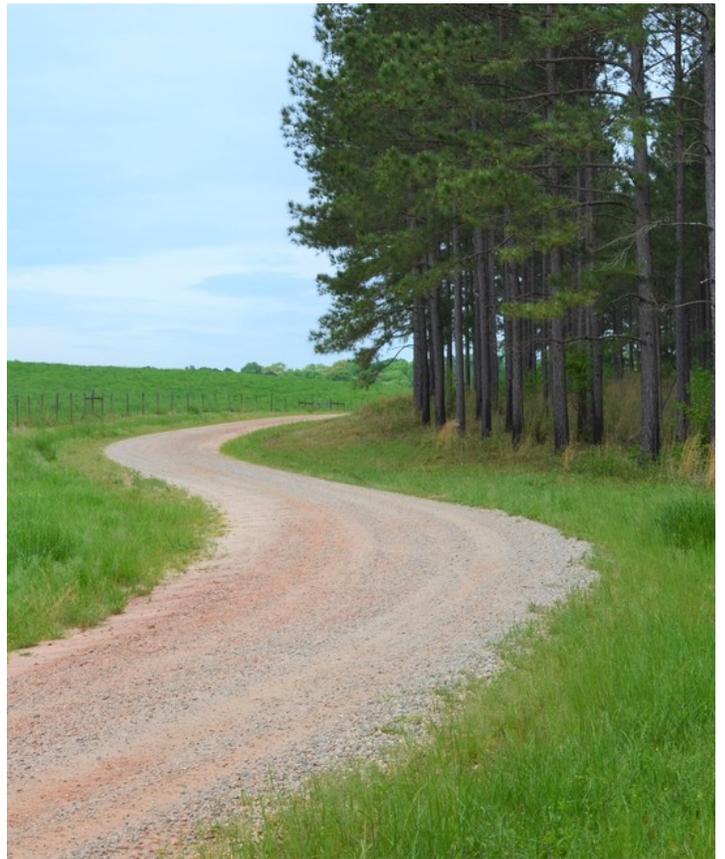
Lake District Woodlands

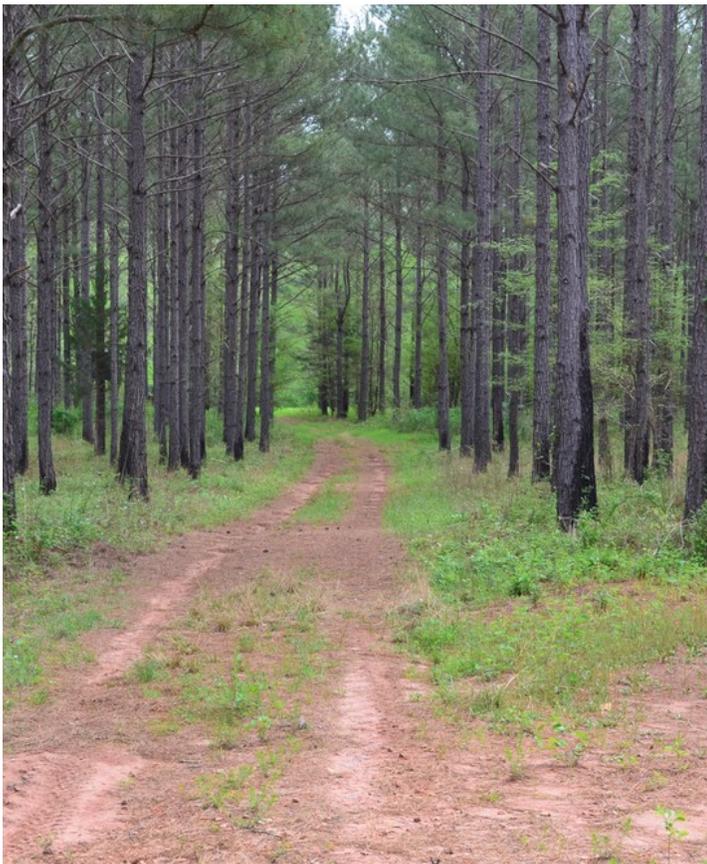
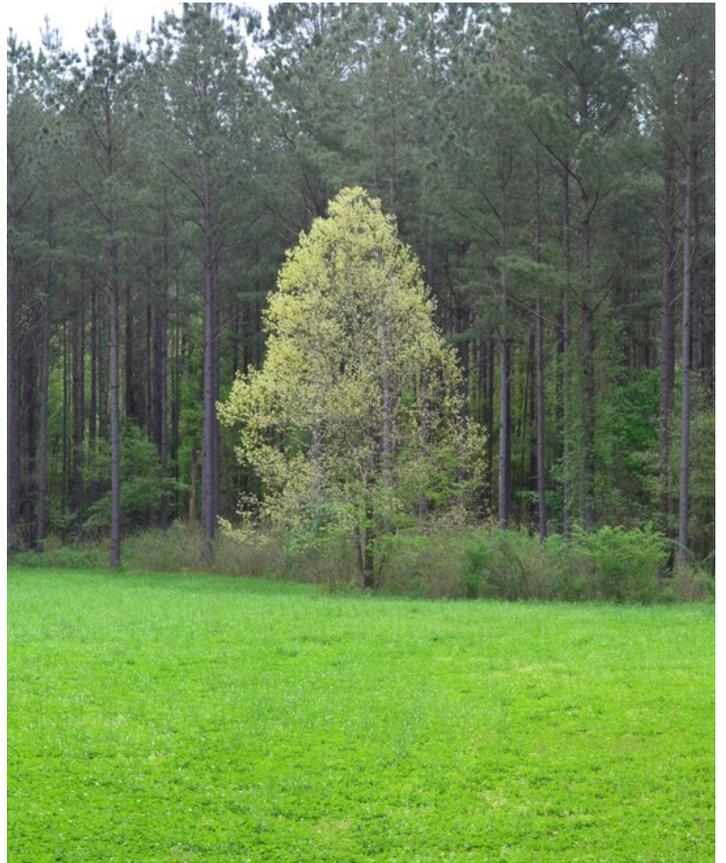
Putnam County, Jasper County, Georgia, 540 AC +/-



Boundary 1 Boundary 2 Boundary 3

M The information contained herein was derived from sources deemed to be reliable. MapRight Services make no warranties or guarantees as to the completeness or accuracy thereof.







BRYANT PEACE

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PROFESSIONAL BACKGROUND

Bryant Peace is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

He operates out of our branch office in Thomasville, GA, and specializes in recreational, timberland, & agricultural properties. Bryant serves as a managing director for our team of advisors in the North Florida and South Georgia markets and is spearheading our expansion into new markets.

Bryant is a lifelong enthusiast of wildlife and natural resource management and enjoys evaluating and managing habitats based on client objectives. His formal education includes degrees from Georgia Southern University and Gordon Conwell Theological Seminary, and he continues to educate himself through the Realtors Land Institute and several noted wildlife management institutions.

When it comes to serving an investor, Bryant develops a thorough understanding of his clients' use and management objectives before evaluating specific habitats and land types to fit those objectives. Likewise, he understands that to serve his selling clients properly, it is required of him to develop a thorough understanding of their family dynamics, financial picture, and divestment time horizon.

DISCIPLINES

Timberland
Recreational Land
Agricultural Properties



TOM TUGGLE

Advisor

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PROFESSIONAL BACKGROUND

Tom Tuggle is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Tom Tuggle lives in Perry, GA, and works with buyers and sellers of agriculture land, recreational land, and timberland in the Middle and South Georgia.

Tom also works with a full-service timber company, Twin Rivers Land & Timber, Inc. With more than seven years of experience with the company, he provides his clients with valuable insights of the local timberland and recreational land markets.

He graduated from Georgia Southern University in 2017 with a bachelor's degree in Business Management and was an active member of Sigma Chi Fraternity.

Tom is a lifelong wildlife conservationist and enjoys hunting and fishing in his spare time.

DISCIPLINES

Timberland
Recreational land
Agricultural land



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