



Fowler Farm +/- 127 Acres

Baldwin County, GA

\$444, 500

\$3,500/Acre

Asking Price

- Road Frontage
- Pond
- Flowing Stream
- Public Water
- Power
- Excellent Location

ABOUT THE PROERTY

The Fowler Farm, 126.6 +/- Acres located on Kings Road in Baldwin County, is a unique property with much to offer. The Family-owned Tree Farm has been managed for years for Timberland Production and recreation. Located just minutes from Historic Downtown Milledgeville, the property combines exceptional convenience with a rural atmosphere.

Fowler Farm is fully stocked with 7-year-old natural pine and hardwood timber on productive upland soils well suited for timber, conversion to farmland, or development. The property has multiple water sources including Buck Creek, a perennial stream, as well as a two-acre pond.



A Land Brokerage &
Forestry Services Company

2044 Northside Road
Perry, Georgia 31069

Phone: 912-678-5920

Email: jack.frankhouser@ghland.com

With access to power and public water, the property has many potential uses ranging from its present use as a timberland investment to mini-farm, subdivision, Family Home Place, Business Retreat, etc. Fowler Farm's many characteristics including topography, soil, water features, access to utilities, and proximity to Milledgeville create a fantastic opportunity!

Call Jack Frankhouser at 912-678-5920 for more information.

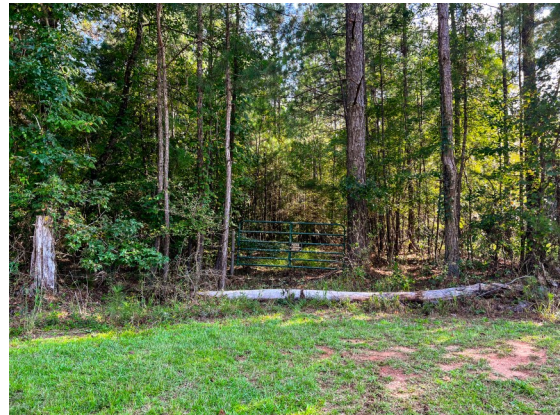
Destination	Distance	Stand Type	Acres
Milledgeville	5 min	2015 Natural Pine Regeneration	114
Athens	1 hour 30 min	Hardwood Branch	9
Atlanta	1 hour 50 min	Mature Pine/ Hardwood	2
Macon	41 min	Pond	2
Augusta	1 hour 42 min	Total	264

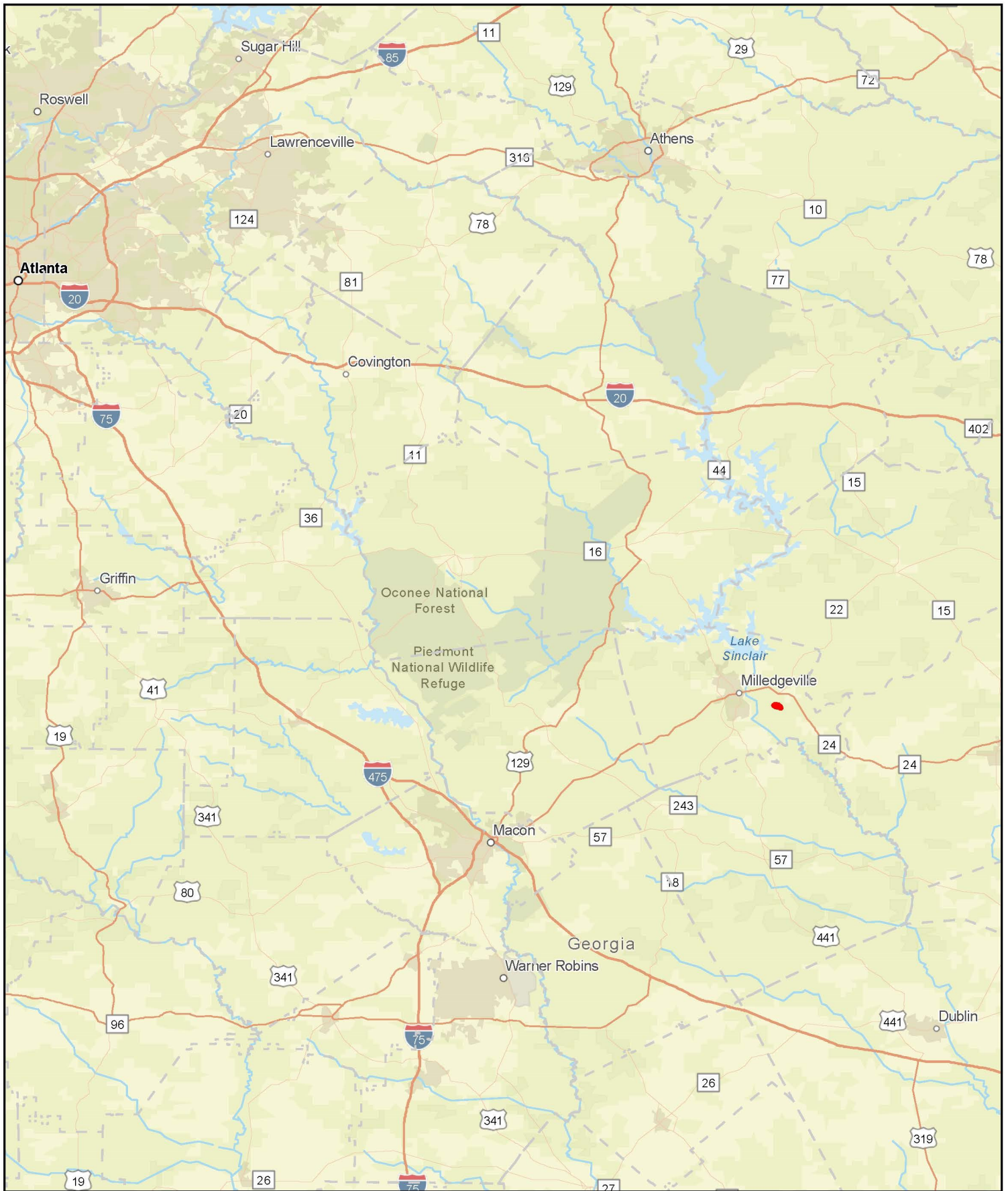


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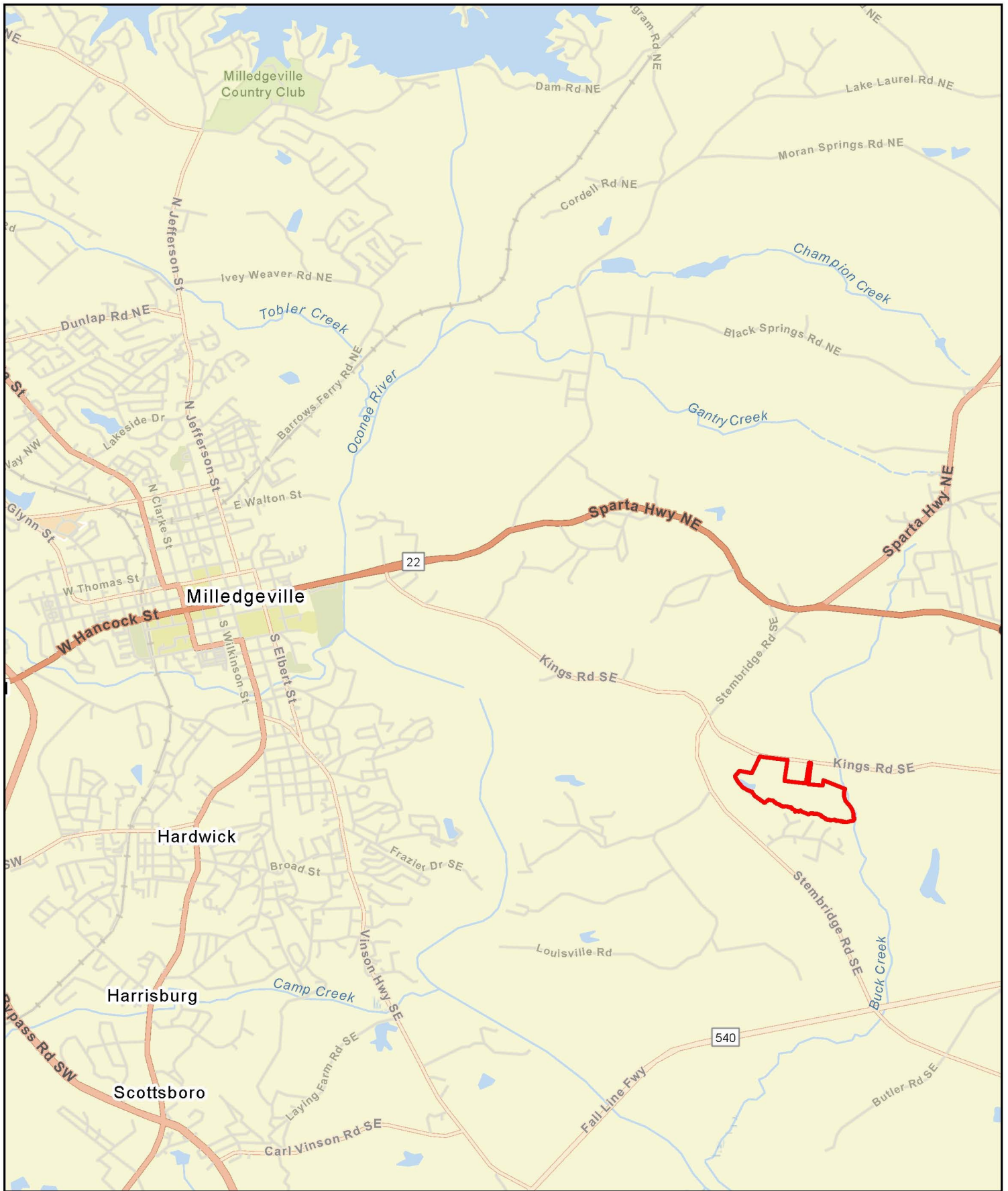


0 10 20
Miles

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JACK.FRANKHOUSER@GHAND.COM
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Parcel: 092 026
Baldwin County, GA





0 0.7 1.4
Miles

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GREEN HILL
LAND AND TIMBER
Foresters/Realtors

Legend

 Subject Property



Baldwin County 127 Acres +/-
Satellite Imagery - NAIP 2019



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REALTOR/FORESTER
ACCREDITED LAND CONSULTANT
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2022

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.1645°W 33.0604°N



1 inch equals 713 feet



Legend

- Stand Type
- Subject Property

Stand Description	Acres
2015 Natural Pine/ Hardwood	114
Hardwood Branch	9
Mature Pine/ Hardwood	2
Pond	2



Baldwin County 127 Acres +/- Timber Stand Type Map



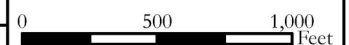
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Stand Type

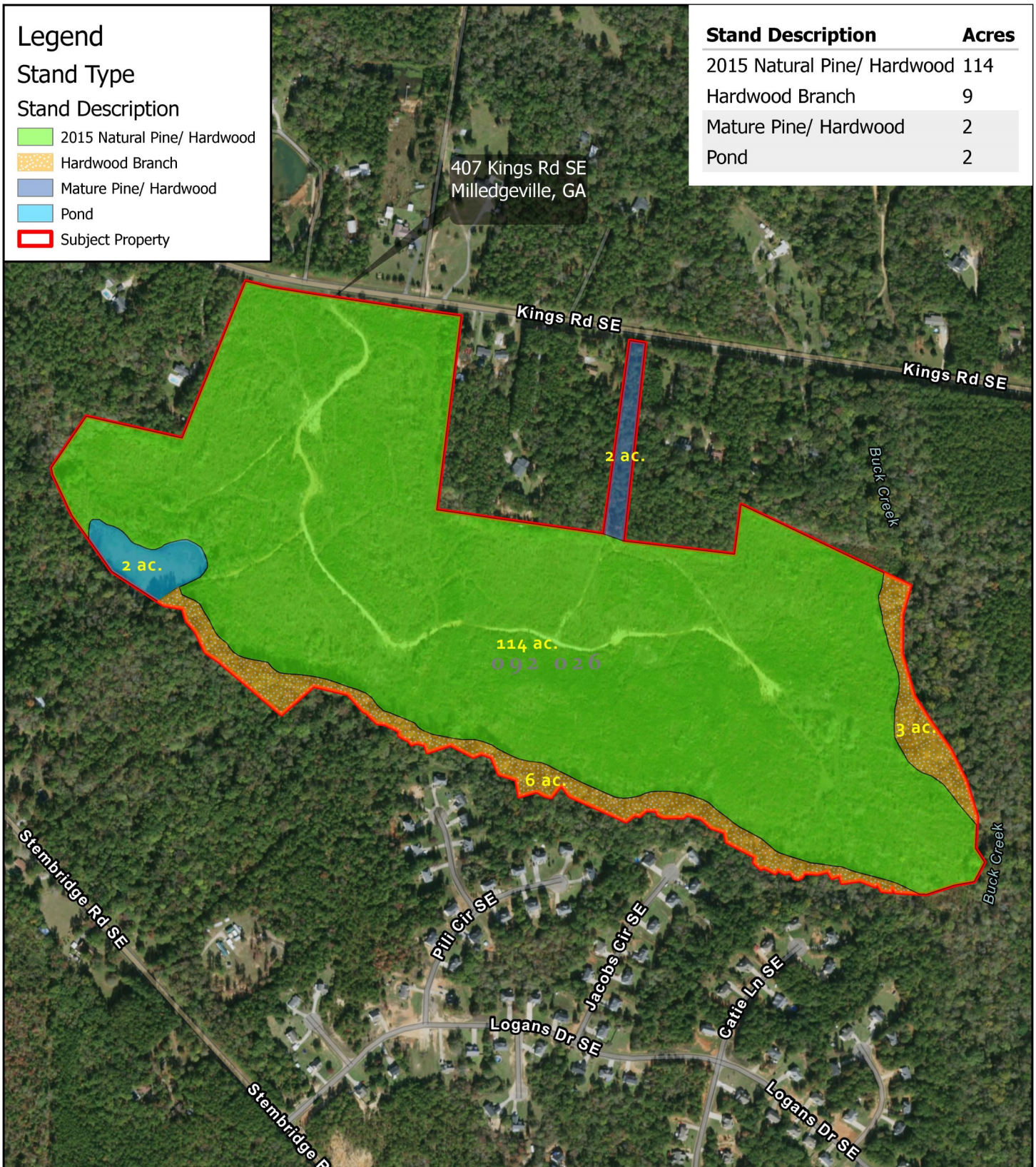
Stand Description

- 2015 Natural Pine/ Hardwood
- Hardwood Branch
- Mature Pine/ Hardwood
- Pond
- Subject Property

Stand Description

Acres

2015 Natural Pine/ Hardwood	114
Hardwood Branch	9
Mature Pine/ Hardwood	2
Pond	2



Baldwin County 127 Acres +/- Timber Stand Type Map



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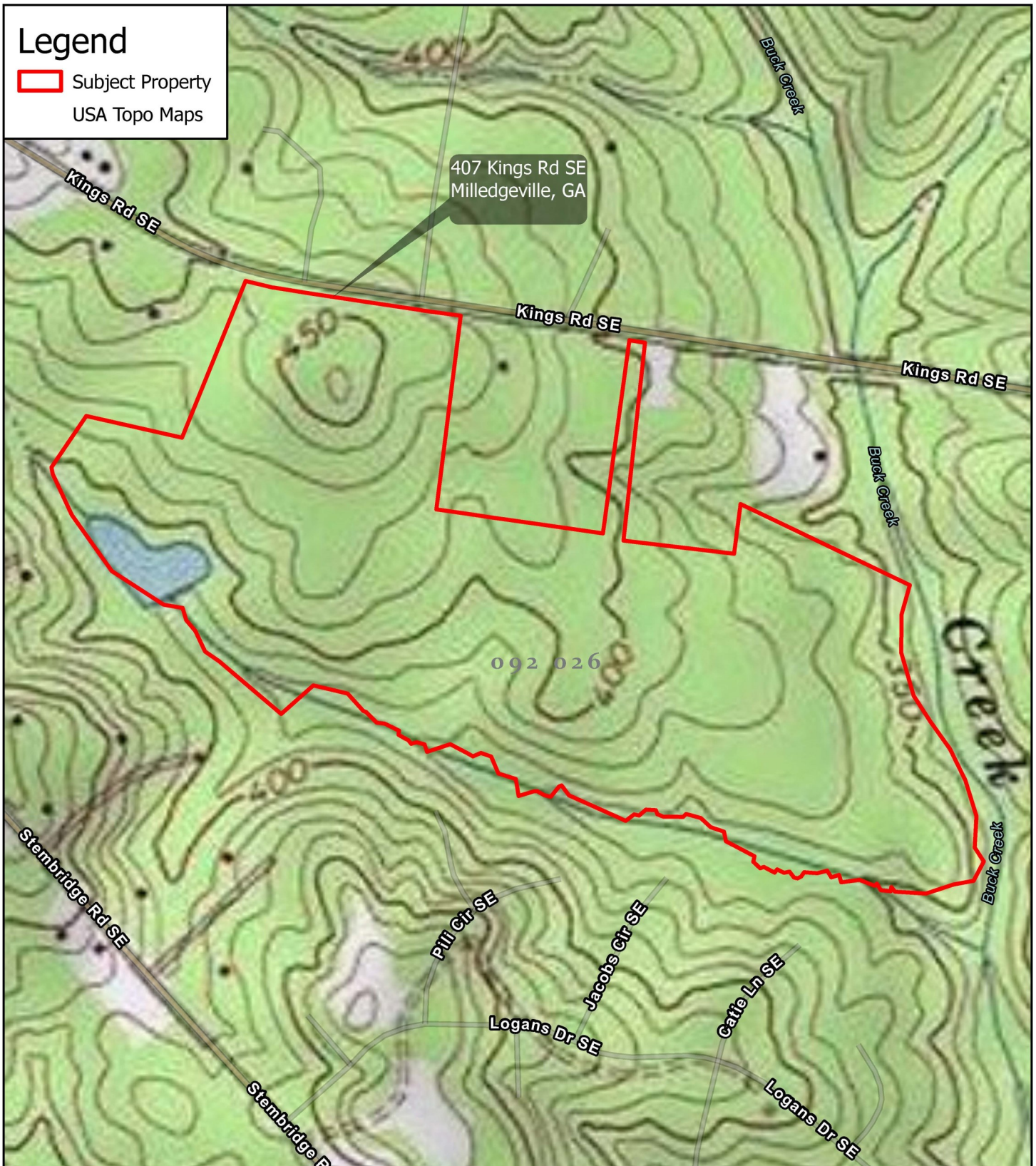


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Legend

- Subject Property
- USA Topo Maps



Baldwin County 127 Acres +/- Topo Map



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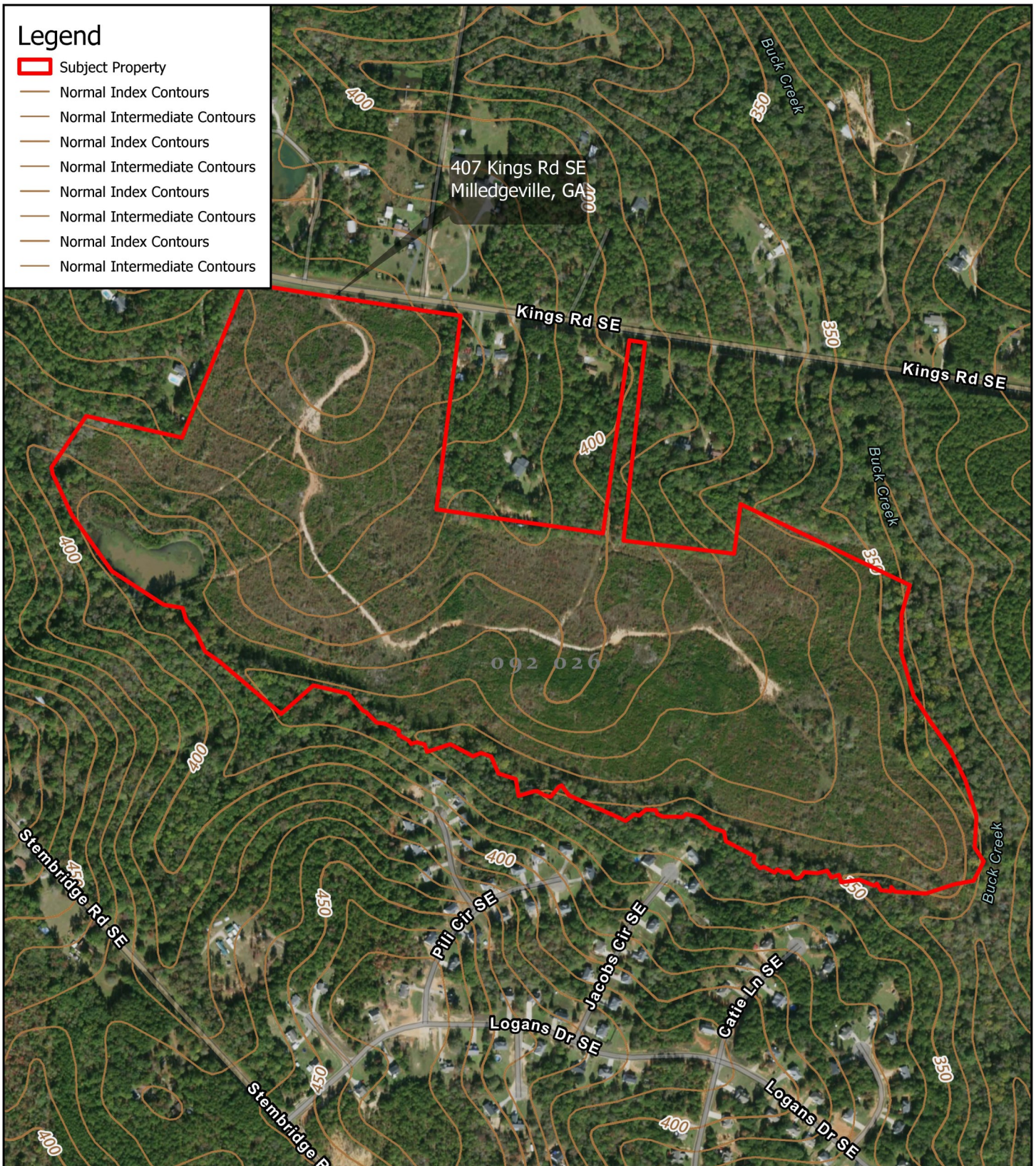


1 inch equals 713 feet



Legend

- ▬ Subject Property
- ▬ Normal Index Contours
- ▬ Normal Intermediate Contours
- ▬ Normal Index Contours
- ▬ Normal Intermediate Contours
- ▬ Normal Index Contours
- ▬ Normal Intermediate Contours
- ▬ Normal Index Contours
- ▬ Normal Intermediate Contours



Baldwin County 127 Acres +/- Contour Map



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Legend

MUSYM,MapunitName

- | | |
|--|--|
|  AhD,Ailey soils, 10 to 15 percent slopes |  CyE2,Cecil sandy loam, 10 to 25 percent slopes, eroded |
|  Cot,Congaree and Toccoa soils |  EgE,Esto soils, 10 to 25 percent slopes |
|  Cst,Chewacla and Starr soils |  VaE2,Vance sandy loam, 10 to 25 percent slopes, eroded |
|  CyB2,Cecil sandy loam, 2 to 6 percent slopes, moderately eroded |  W,Water |
|  CyC2,Cecil sandy loam, 6 to 10 percent slopes, moderately eroded |  <all other values> |
| |  Subject Property |



**Baldwin County 127 Acres +/-
Soil Map Units**



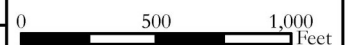
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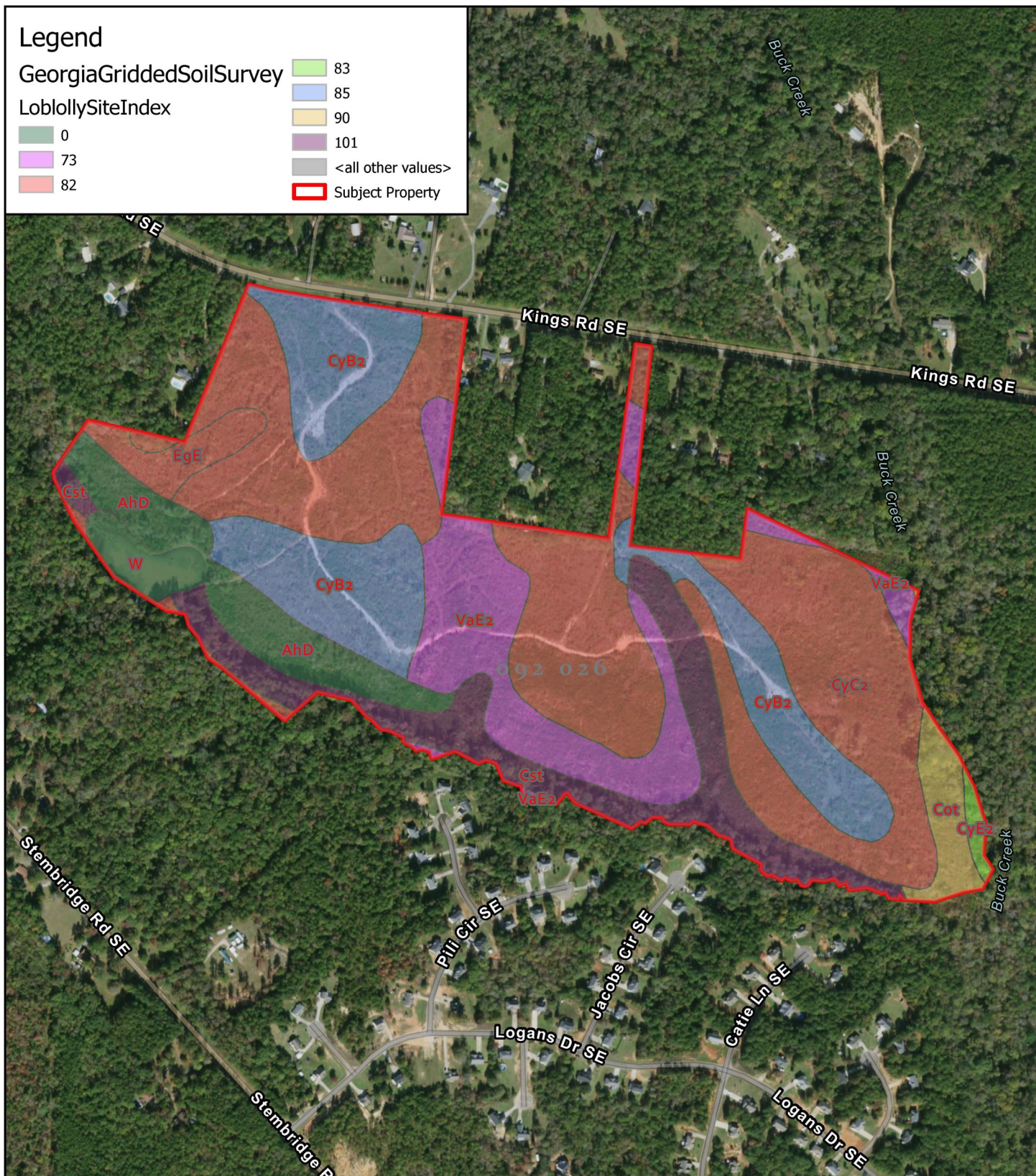


1 inch equals 713 feet



Legend

GeorgiaGriddedSoilSurvey	83
LoblollySiteIndex	85
	90
0	101
73	<all other values>
82	Subject Property



Baldwin County 127 Acres +/- Soil Site Index - Loblolly Pine



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Legend

GeorgiaGriddedSoilSurvey

DrainageClass

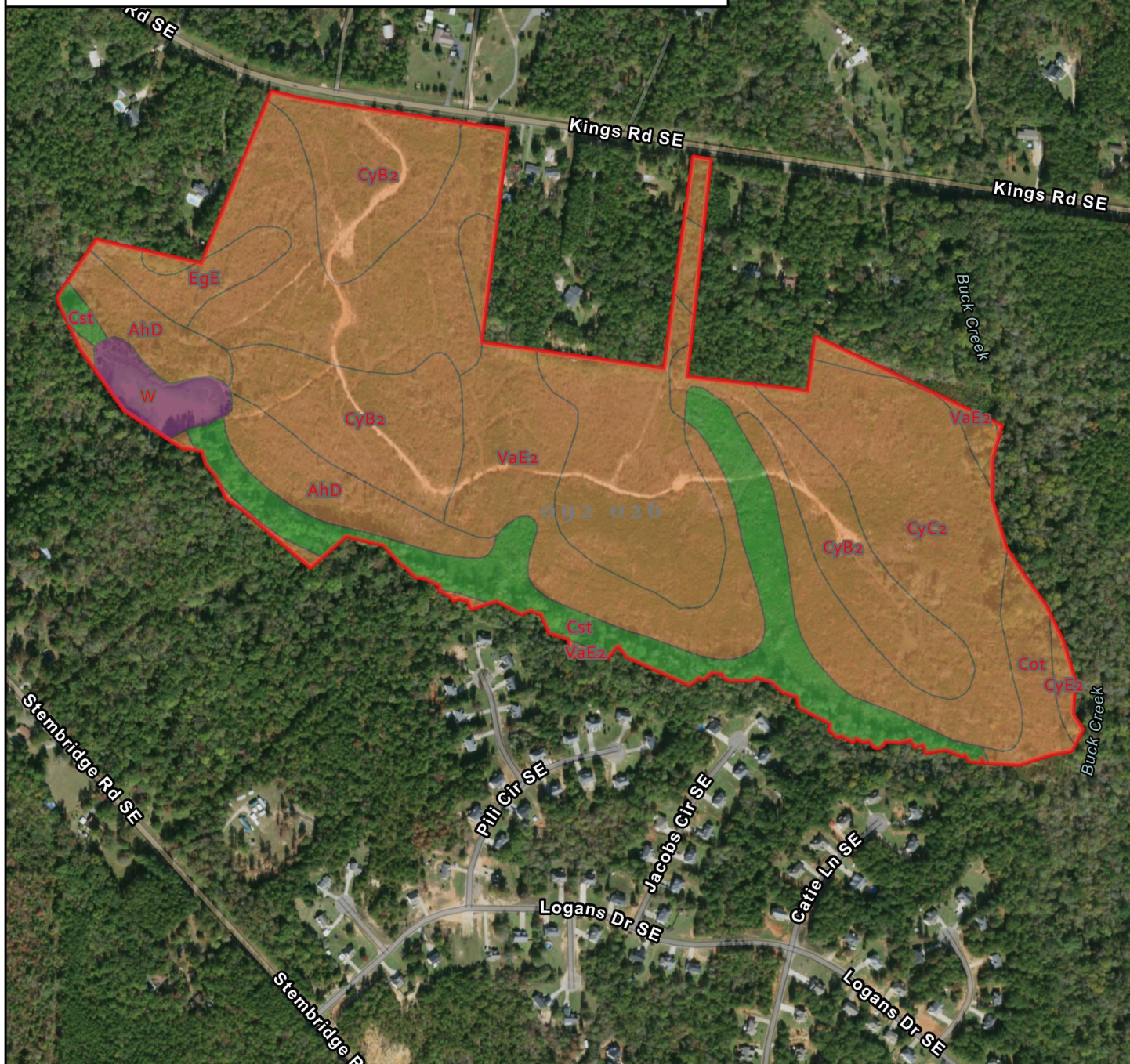
<Null>

Somewhat poorly drained

Well drained

<all other values>

Subject Property



**Baldwin County 127 Acres +/-
Soil Drainage Class**



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0 500 1,000 Feet

Legend

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FarmClass

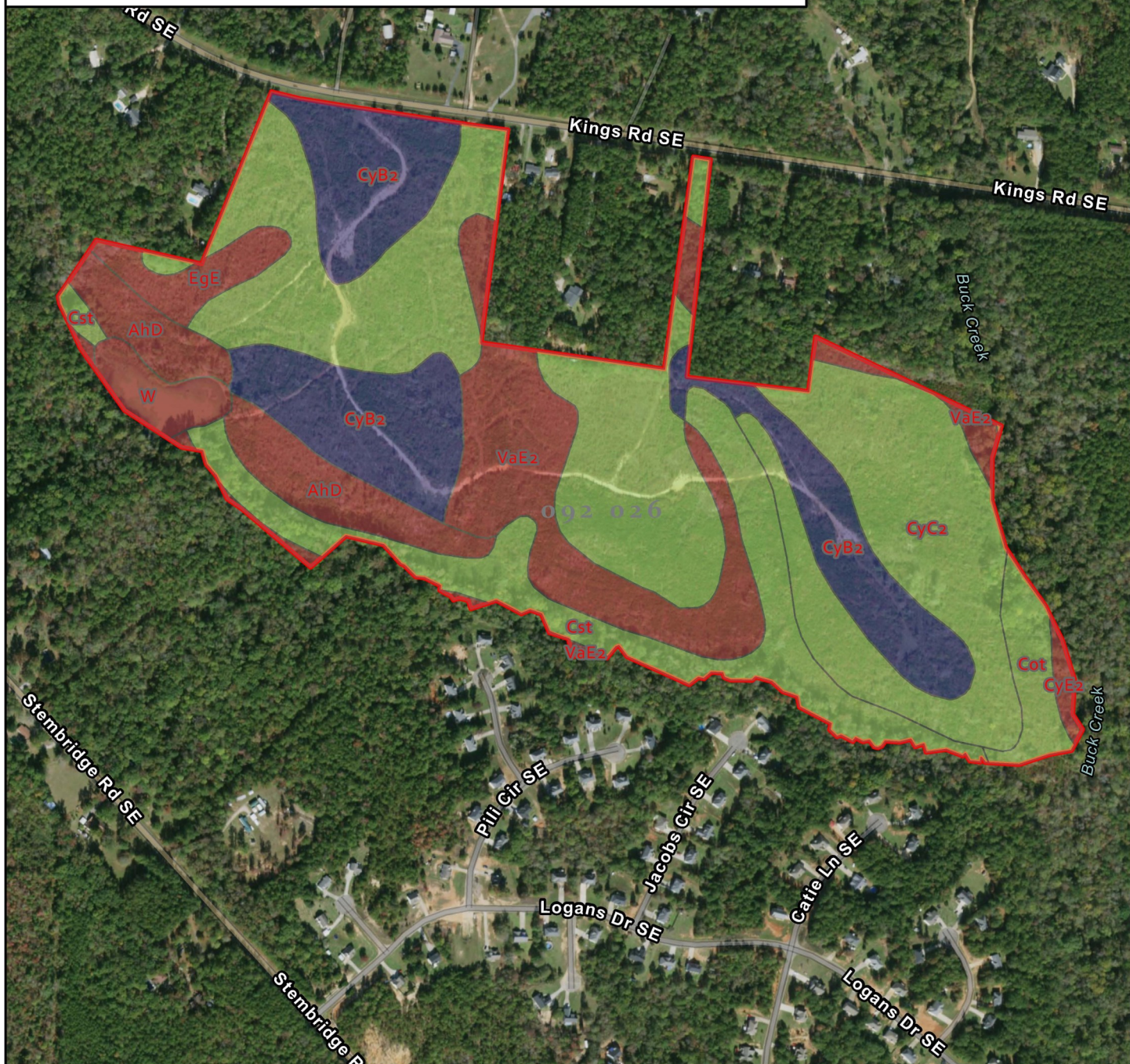
All areas are prime farmland

Farmland of statewide importance

Not prime farmland

<all other values>

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Baldwin County 127 Acres +/- Soil Farmland Classification



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