



FALL LINE RECREATION TRACT

248 E FALL LINE FREEWAY
BUTLER, GA 31006

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Property Overview



Sale Price	\$572,957
OFFERING SUMMARY	
Acreage:	148.82 Acres
Price / Acre:	\$3,850
City:	Butler
County:	Taylor
Property Type:	Land: Land Investment, Timberland

PROPERTY OVERVIEW

Fall Line Recreation Tract is 148.82 acres and is a timber investment and excellent hunting/recreational property. Located in Taylor County, Georgia, this property consists 69 +/- acres of 9-year-old longleaf planted pine, 76 acres of natural hardwood/pine, and a 3 +/- acre pond. The property has the potential to grow 155"-162" class whitetail bucks, plenty of turkeys and bobwhite quail. Property has proved to attract ducks on the pond in the past. The property is less than 10 miles from the Flint River. The property is conveniently located along HWY 96 between Butler and Reynolds. Georgia.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Land Investment• Timberland
Uplands / Wetlands:	98%/2%
Taxes & Tax Year:	\$1640.06 [Estimated 2023]
Zoning / FLU:	AG
Water Source & Utilities:	None
Road Frontage:	30' Wide Access Easement
Nearest Point of Interest:	Butler, GA: 3 Miles Reynolds, GA: 6 Miles Columbus, GA: 52 Miles Atlanta, GA: 99 Miles
Current Use:	Recreation and Timber Production
Land Cover:	69 Acres of 9-year-old Planted Pines 76 Acres of Natural Hardwood/Pine Timber 3 Acre Pond
Game Population Information:	Deer, Turkey, and Ducks

Location



LOCATION & DRIVING DIRECTIONS

Parcel: 064 023E

GPS: 32.5549541, -84.2013807

Driving Directions:

- When coming from Reynolds, Georgia continue down HWY 96 West towards Butler, Georgia[approximately 5.7 miles], property is located on your right
- [First entrance after SVN | SRD For Sale Sign]



Hunting

Taylor County is known to provide great habitat and hunting for deer, turkey, quail, and ducks. Fall Line Recreational property has superior habitat and natural features that have made the property a great hunting tract for the owners for years.

A spring fed creek and pond provide a natural water source, hardwoods (white-oaks and red-oaks) provide a natural hard-mass food source, and young longleaf pine provide excellent bedding and cover habitat.



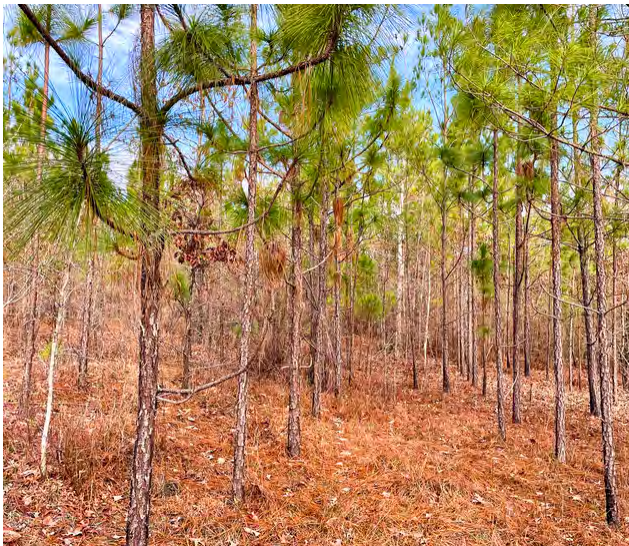
Timber Investment

Fall Line Recreational Property provides excellent wildlife habitat that can be enjoyed by the landowner, but the property can also serve as an investment for the landowner.

Timberland has proven to be a great hedge against inflation. This property has 69 ± acres of long leaf pine and 70 ± acres of natural hardwood and pine.

Longleaf pine and loblolly pine have traditionally grown very well throughout this region of Georgia. Bringing a landowner a passive investment from raking pine straw, carbon credits, and thinning timber. Taylor County often serves as a safety net for loggers, timber buyers, and mills in the wet winter seasons. The sandier soils of the region generally hold up better in the wet months and bring a higher stumpage price to the landowner due to a lower supply of accessible stumpage acres.

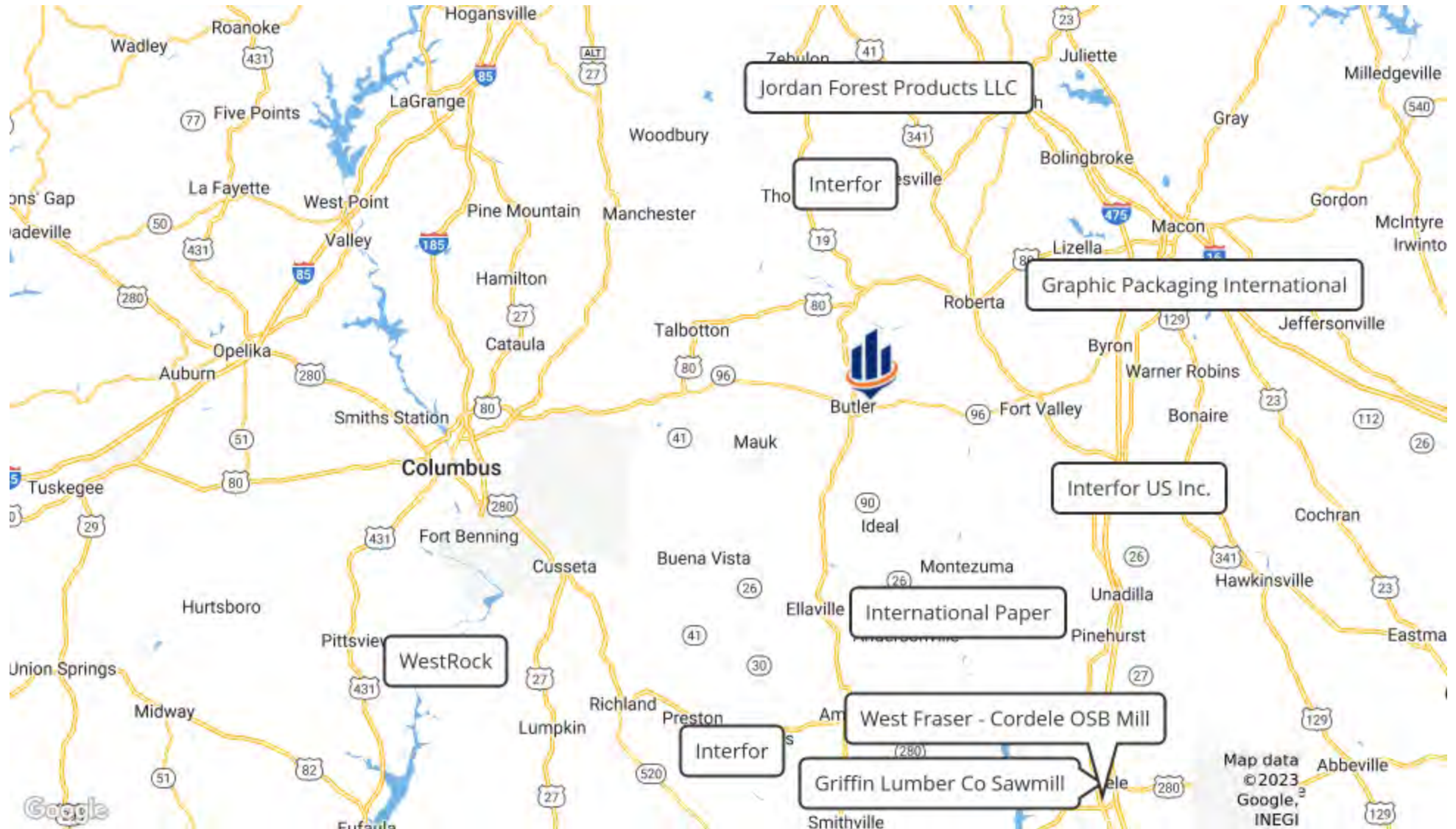
Fall Line Recreational Tract's close proximity to several wood consuming mills, also offers more competitive stumpage prices from a timber consultant or landowner's marketing capability.



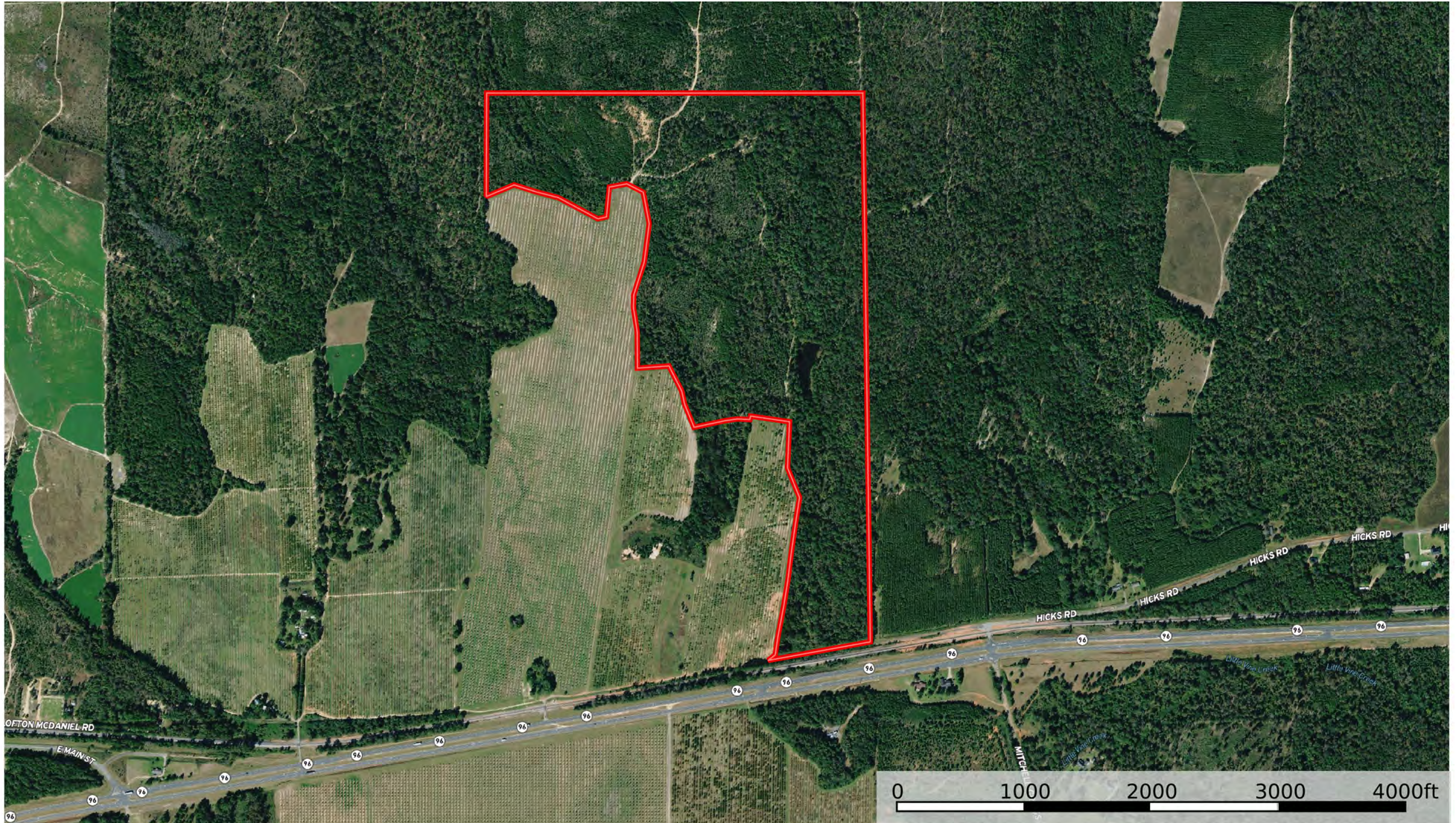
WOOD CONSUMING MILLS

- INTERFOR-THOMASTON- 35 ± MILES
- INTERFOR-PRESTON- 49 ± MILES
- INTERFOR-PERRY- 31 ± MILES
- JORDAN FOREST-BARNESVILLE-50 ± MILES
- GRIFFIN LUMBER-CORDELE- 56 ± MILES
- GRAPHIC PACKAGING- MACON- 43 ± MILES
- INTERNATIONAL PAPER-ANDERSONVILLE- 28 ± MILES
- WEST FRASER- CORDELE-58 ± MILES

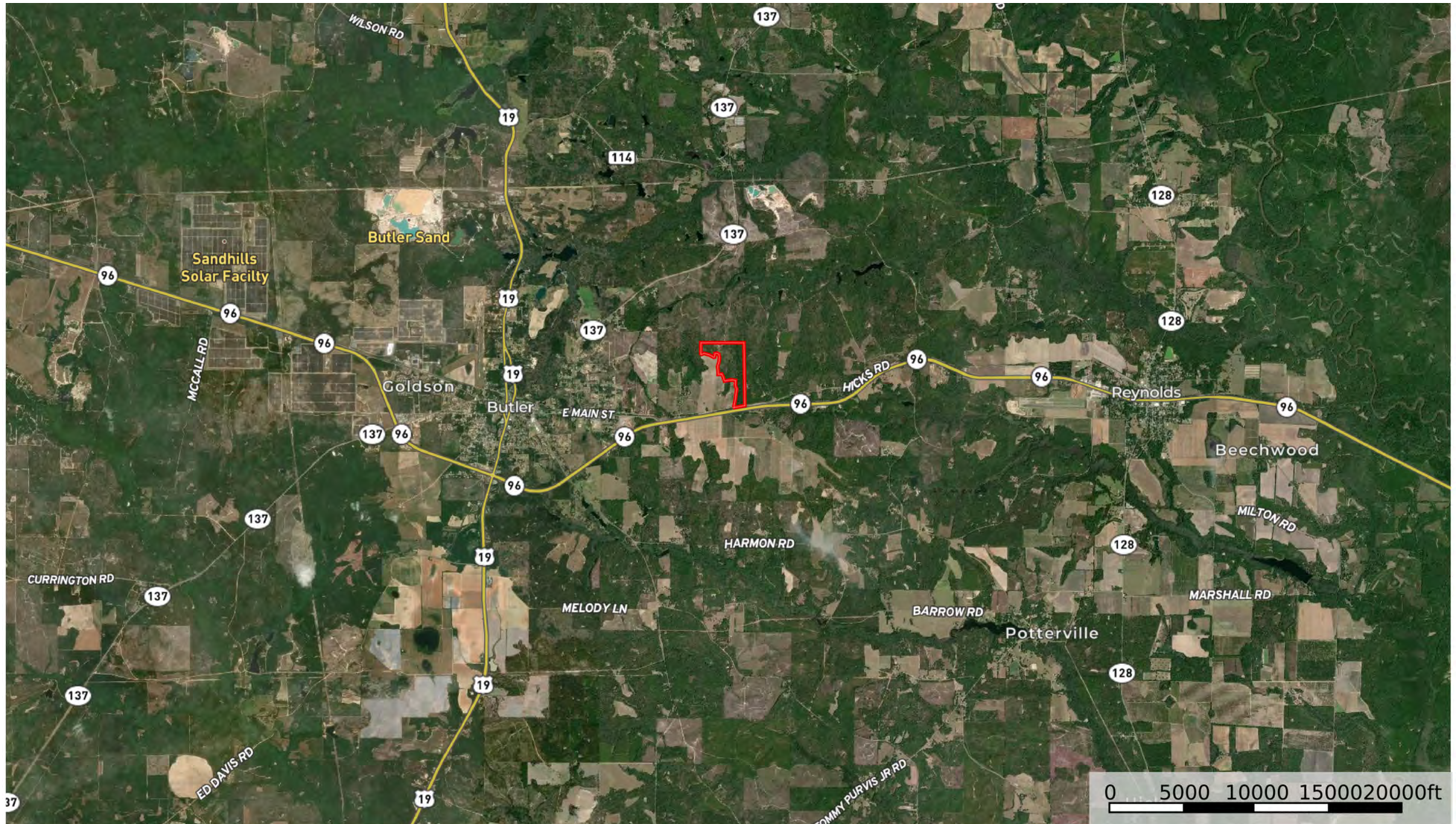
Wood Consuming Mills



Property Map



Location Map





TOM TUGGLE

Advisor

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PROFESSIONAL BACKGROUND

Tom Tuggle is an Associate Broker at the nationally recognized SVN | Saunders Ralston Dantzler Real Estate, which specializes in land and commercial real estate. Tom works from his office in Perry, Georgia, where he helps his clients and customers buy and sell land.

Tom has spent eight plus years in the timber industry, giving him hands on experience and knowledge to add to his real estate brokerage career. He is a trusted leader in the industry, with highly-respected expertise regarding his client's representation and marketing, and creating maximum exposure for a property. Tom advises and facilitates transactions for investors in agriculture, recreational, timber, and commercial properties.

He graduated from Georgia Southern University with a bachelor's degree in Business Management and was an active member of Sigma Chi Fraternity.. He now serves on the nominations committee for his church and on the Perry Downtown Development Board. Tom is a lifelong conservationist and enjoys hunting and fishing in his spare time.

Tom specializes in:

- Timberland
- Recreational land
- Agricultural land

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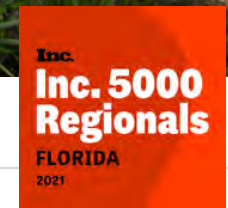
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GEORGIA

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