



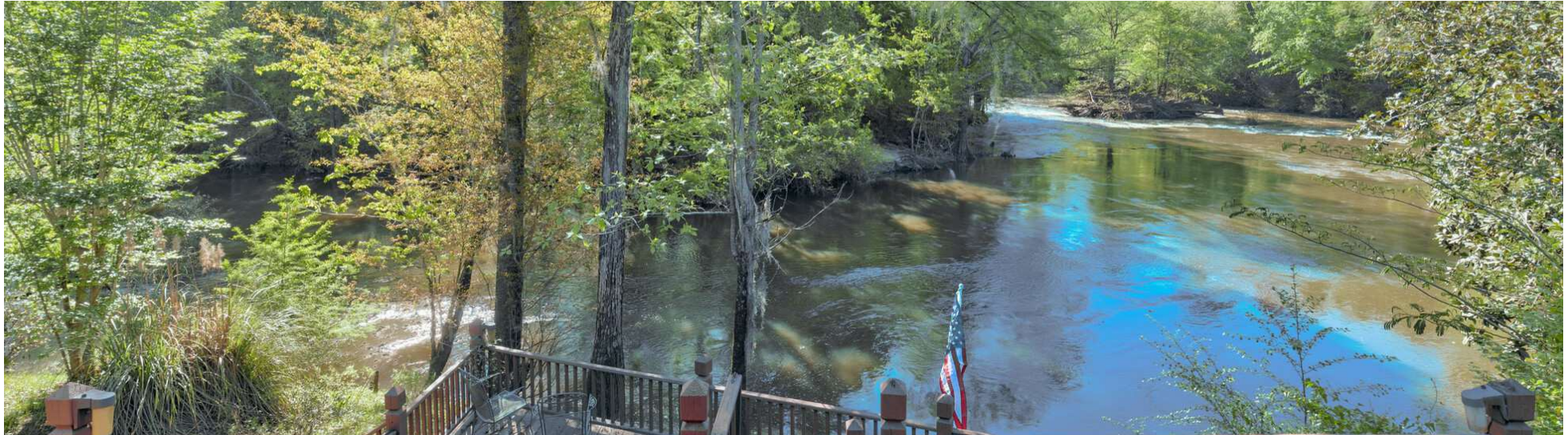
PEACE ICHAWAYNOCHAWAY RETREAT

1387 MILFORD ROAD
NEWTON, GA 39870

Mike Matre, ALC, RF, ACF
229.869.1111
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Property Overview



Sale Price

\$850,000

OFFERING SUMMARY

Acreage:	87± Acres
Price / Acre:	\$9,770
City:	Newton
County:	Baker
Property Type:	Land: Timberland, Waterfront
Video:	View Here

PROPERTY OVERVIEW

Peace Ichawaynochaway Retreat is a breathtaking 87± acre property on the famed Ichawaynochaway Creek (aka Nochaway Creek), a pristine & major tributary to the Flint River. Ichawaynochaway is a Muskogee Indian word that means “the place where deer sleep”, which pays homage to just how peaceful the creek, and this property, is. Nochaway is famous for it's rich Native American history, including Indian "fish traps" located along the run of the creek. Properties seldom come available on Nochaway Creek, especially one of this caliber.

Situated on a bluff at the confluence of the Nochaway Creek & Alligator Creek is a spectacular 2 story 4 bedroom 2.5 bath, 2300 sq ft, cypress sided house; elevated above the 500 year flood zone. The view from inside, the wrap around porch, and the four level deck is unforgettably beautiful. Fish for bream, catfish, and bass right from the lower level deck while enjoying the hot tub! Underneath the house is ample storage, plus a sink and cabinets, making the perfect fish cleaning station.

At the other end of the property from the creek house is a massive 7200 sq ft climate controlled garage with 12 roll up doors. 720 square feet of it is finished as a 1 bedroom 1 bath guest house. The large garage space has been used to house the seller's antique car collection and is suitable for any uses requiring climate controlled space.



Property Details & Highlights



Property Type

Land

Property Subtype

Residential

APN

00180005

Lot Size

87 Acres

- +-87 acres with 0.4 miles on the Ichawaynochaway Creek
- 0.3 miles on Alligator Creek.
- 2300 sqft house with 4 bedrooms and 2.5 baths and 2 fireplaces.
- Wrap around porch and 4 level deck
- 7200 sqft climate controlled garage building with 12 roll up doors
- 720 sqft of the 7200 sqft garage is a 1 bedroom 1 bath guest house.
- Pole barn & sheds.
- Good internal road system with gravel where needed.
- Mature timber and fenced pasture.
- 0.3 miles frontage on Milford Rd (paved).

Specifications & Features

SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"> • Hunting & Recreation Properties • Timberland • Waterfront 	Current Use:	Second home for the seller, as a creek retreat property.	Age of Stages of Timber:	Mature
Uplands / Wetlands:	+~29% Wetlands [Source: National Wetlands Inventory]	Potential Recreational / Alt Uses:	Ideal for a second home, or a year round residence. The property offers excellent hunting, fishing, & kayaking/canoeing.		
Soil Types:	<ul style="list-style-type: none"> • Mostly Wahee fine sandy loam; Troup sand • & Lucy loamy sand. 	Land Cover:	Mature pine & hardwood timber; 12 acre pasture with volunteer pines.		
Taxes & Tax Year:	\$2769 per year. The property was enrolled in Conservation Use Value Assessment in 2019, expiring 12/31/2028.		<ul style="list-style-type: none"> • 2300 sqft 4 bdrm 2.5 bath main house built in 2000 • with 1500 sqft wrap around porch & 2000 sqft four level deck. 2 fireplaces with one being on ground level and used as a grill. 7200 sqft climate controlled garage building with 12 rollup garage doors • with 720 sqft finished as a 1 bdrm 1 bath guest house. 		
Zoning / FLU:	Ag	Structures & Year Built:			
Lake Frontage / Water Features:	0.4 Miles on the Ichawaynochaway Creek; +-0.3 miles on Alligator Creek, smaller creeks, some forested wetlands.				
Road Frontage:	0.3 Miles Milford Rd [paved]				
Nearest Point of Interest:	Famed Ichawaynochaway Creek [on the property, 0.4 miles of frontage]. Elmodel Wildlife Management Area is just a 6 mile drive from the property.	Game Population Information:	Deer, turkey, ducks, fish [primarily bream, catfish, largemouth & shoal bass, crappie]		
		Species:	Pine & hardwood [oak, cypress, gum, etc]		
Fencing:	12 Acre fenced pasture.	On Site Road Access:	Good woods road network.		



Location



LOCATION & DRIVING DIRECTIONS

Parcel: 00180005

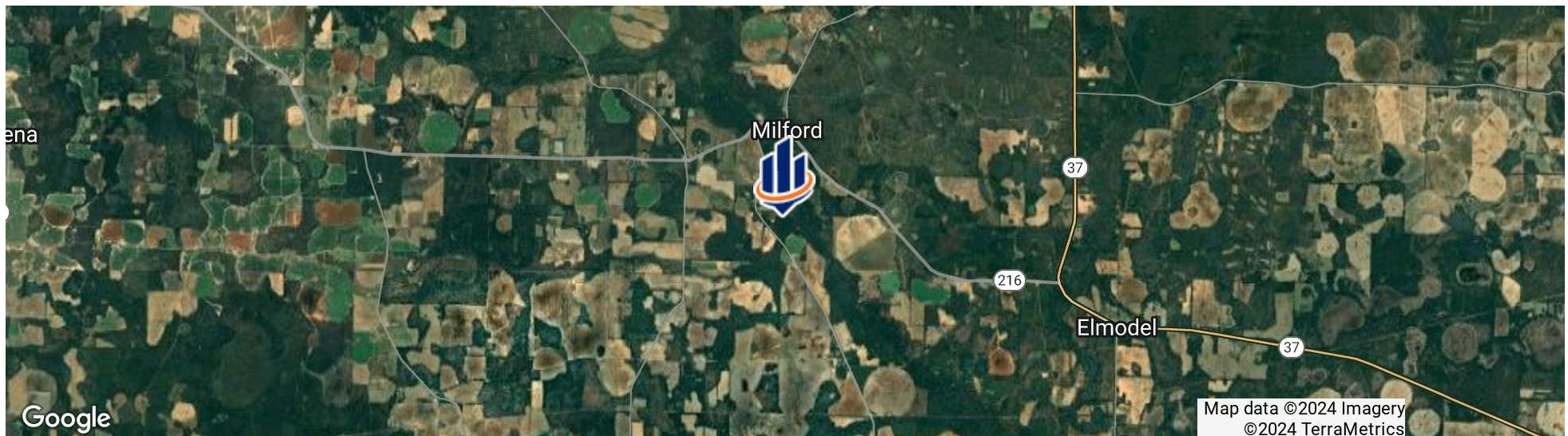
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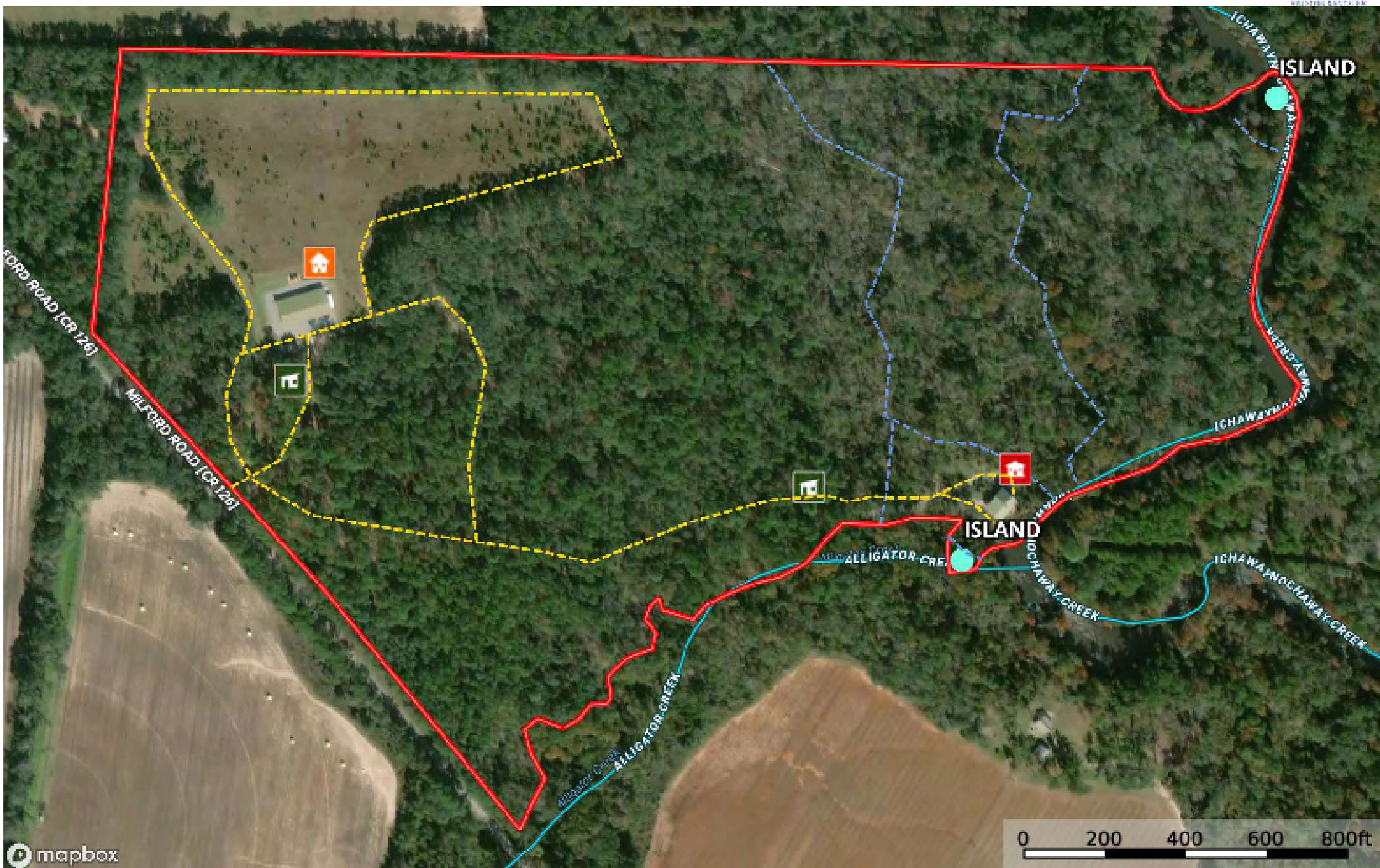
Driving Directions:

- South of Milford, on the east side of Milford Rd
- Located 1.4 miles south of GA Hwy 216.

Showing Instructions:

By appointment only.
Contact listing broker
Mike Matre at 229-869-1111 or
mike.matre@svn.com.





mapbox

Island

Sheds / Barn

Guest House / Garage

Main House

Stream

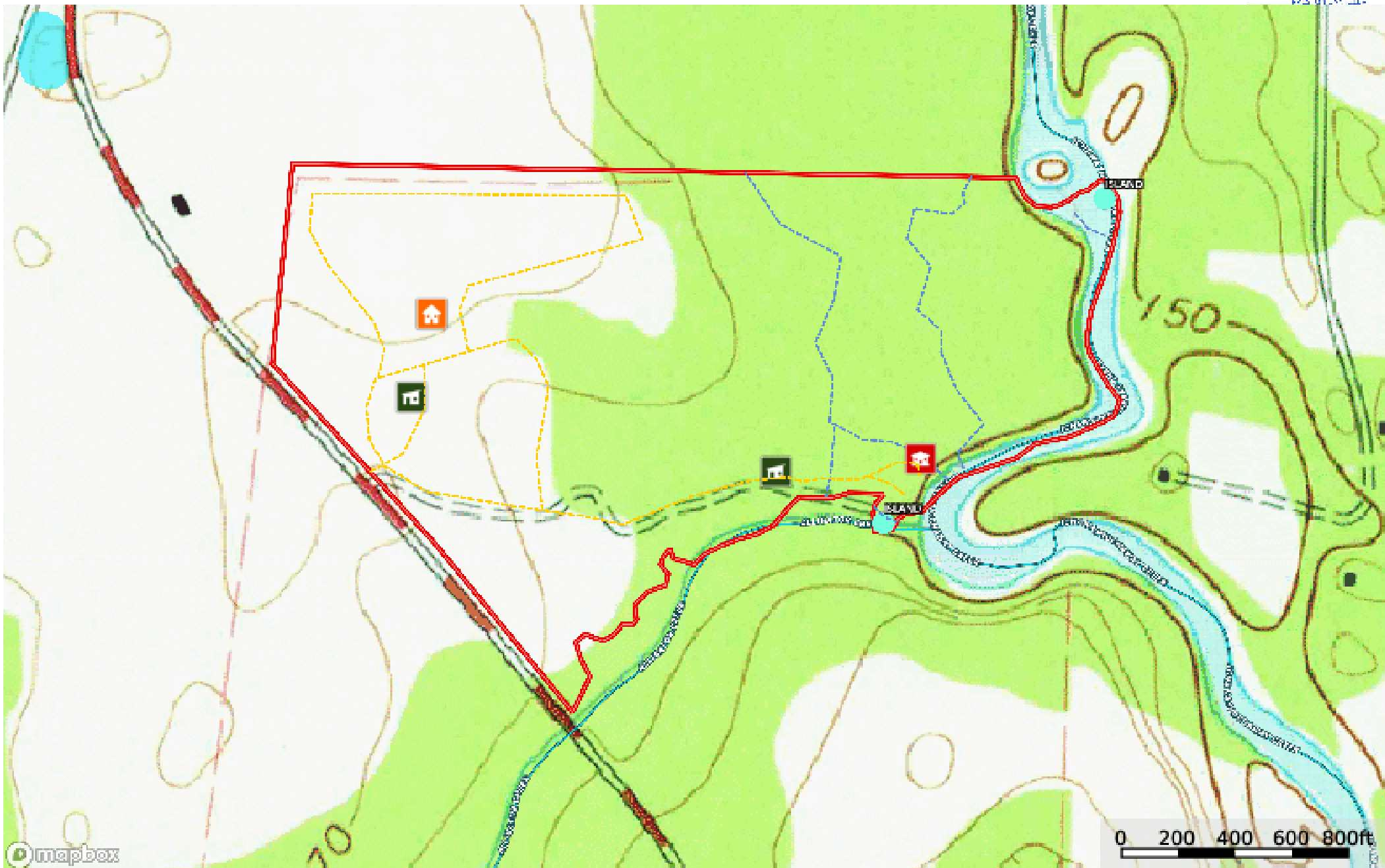
Road / Trail

Boundary

Stream, Interim

River/Creek

Water Body



Ichawaynochaway Tract

Baker County GA
Taxed Acres: 87.19
Map 18 Parcel 5
Land Lot 212, District 7



1:7,920 1 in = 660 ft
1 inch equals 0.13 miles

Legend

● Structures

LineData

TrctNum, Descrip

→ 202, Creek Named

— 202, Roads County Paved

- - 202, Roads Private

- - - 202, Stream Intermittent

Name

▭ Ichawaynochaway

Land Use

Strata, StrDescrip

202001, Mature Upland Pine/Hwd

202002, Mature River Bottom Hwd/Pine

202003, Pasture

202004, Buildings

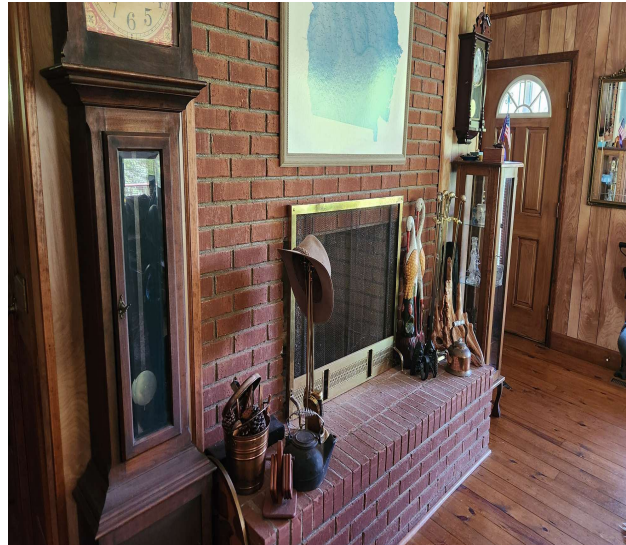
202005, 1/2 Creek Channel



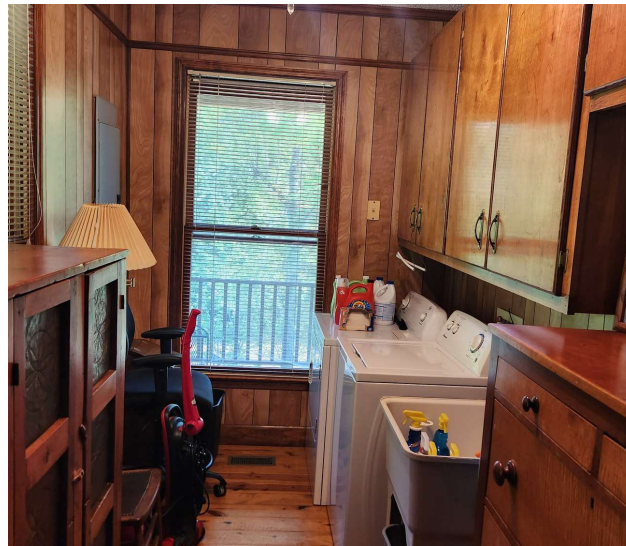
www.maitreforestry.com

Map Date: 3/2/2013
Mapped in ArcView 9.3 GIS by Mike Maitre.
Disclaimer: The map is believed to be a reliable representation of the property, but the map information is not guaranteed. This land use type lines are based on aerial interpretation, and are not guaranteed. MFC, Inc. 229-639-4979.

Additional Photos



Additional Photos



Advisor Biography



MIKE MATRE, ALC, RF, ACF

Senior Advisor

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PROFESSIONAL BACKGROUND

Mike Matre, ALC, RF, ACF is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

Mike currently lives in Leesburg, Georgia with his wife, Joy, and their daughters. Leesburg is located in the heart of Southwest Georgia where land is always in high demand thanks to great wildlife, wildlife habitat, outdoor recreation opportunities, location near the Gulf & Atlantic coasts, soils, water, and markets for timber and agriculture products. Mike grew up in Southwest Georgia in the city of Albany.

Mike specializes in land sales, land acquisitions, land management, land development, land investment analysis, timber sales and appraisal, and complete forestry services. He also runs his own forestry business through Matre Forestry Consulting, Inc., which he founded in 1999.

Mike holds a real estate broker license and a forestry license in Georgia and Alabama. He is also an Accredited Land Consultant, a member of the Association of Consulting Foresters, and a member of the Society of American Foresters. Throughout his career, Mike has become a recipient of the Realtors Land Institute Apex Award, a recipient of the UGA Bulldog 100 Award, and a recipient of the Society of American Foresters Award of Excellence in Forestry. He has a Bachelor of Science in Forest Resources and a Minor equivalent in Real Estate/Business from the University of Georgia. Mike is also an officer at Americus Baptist Temple church.

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