

MIDDLE GEORGIA ESTATES

A rare, estate-sized property, ideal for the investor looking to combine potential residential options and a varied timber resource of young pine plantations and mature pine and hardwood forests, only 15 minutes from Lake Tobesofkee and 30 minutes from Macon.



***±141 Acres
Monroe County, Georgia***

Price: \$466,834

PROPERTY OVERVIEW

Middle Georgia Estates is a timberland property ideally suited to the buyer seeking diversified uses, with attributes that include:

- Multiple-aged planted loblolly pines, with a high percentage of acres in merchantable pines, as well as natural hardwood areas;
- Gently rolling terrain with well-drained soils;
- Affordable property with good road frontage, adding potential for subdivision and resale;
- Outstanding hunting opportunity in an area known for trophy whitetail deer and turkey;
- Ideal location 30 minutes from Macon
- Opportunity for private home site development.



Thirty-six year old pine plantation

LOCATION

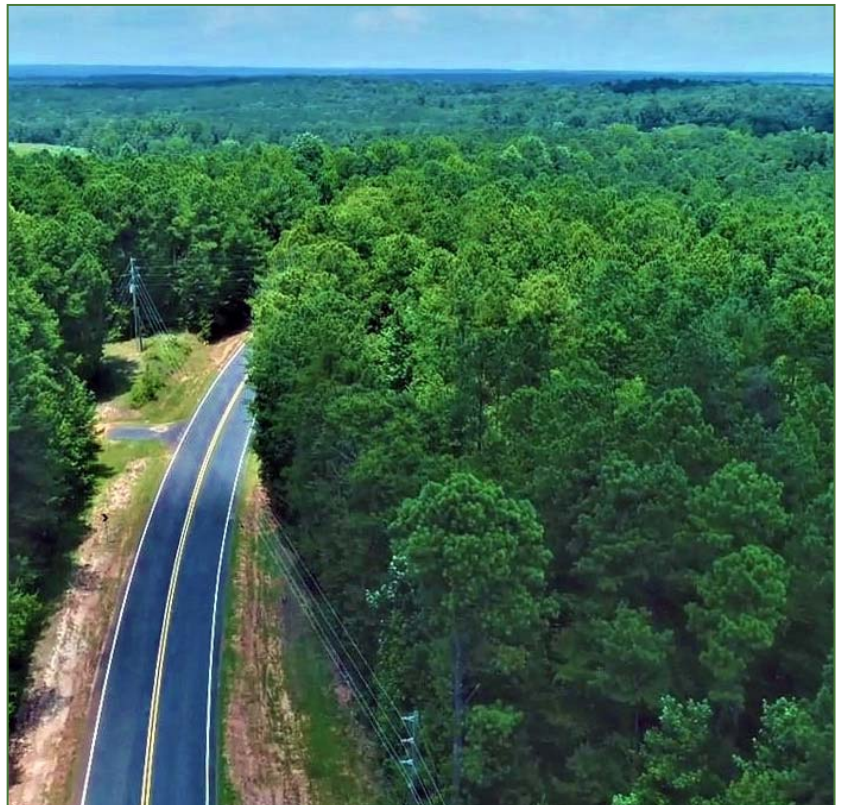
The property is only 15 minutes from Lake Tobesofkee, west of Macon and south of Forsyth, Georgia. Due to its proximity to Macon, this area is very desirable for those who work in Macon, yet want the benefits of a rural estate in Monroe County. The surrounding ownerships are still primarily forested, with rural agricultural land and lovely farms with livestock. Whitetail deer and turkey are common, and this property has several sites that could be suitable for pond construction.

“Located 30 minutes from Macon”

ACCESS

The property has approximately 4,000' of frontage on US Highway 74, off of which are two primary, gated and locked access points. The internal road system is being upgraded to allow access to all parts of the property.

Boundaries are well defined and visible with tree markings.



Excellent road frontage

SITE DESCRIPTION & TIMBER

The property is entirely forested, with approximately 70% of the acreage in loblolly pine plantations with good stand counts and growth. The remaining acreage is in mature hardwoods of typical species for the area.

Topography is gently rolling.

Soils are highly productive for pine timber production.

The hardwood areas traverse the entire property and provide excellent habitat for wildlife in the area. These hardwood bottomlands also offer opportunities for pond construction.



Looking down on the tree tops

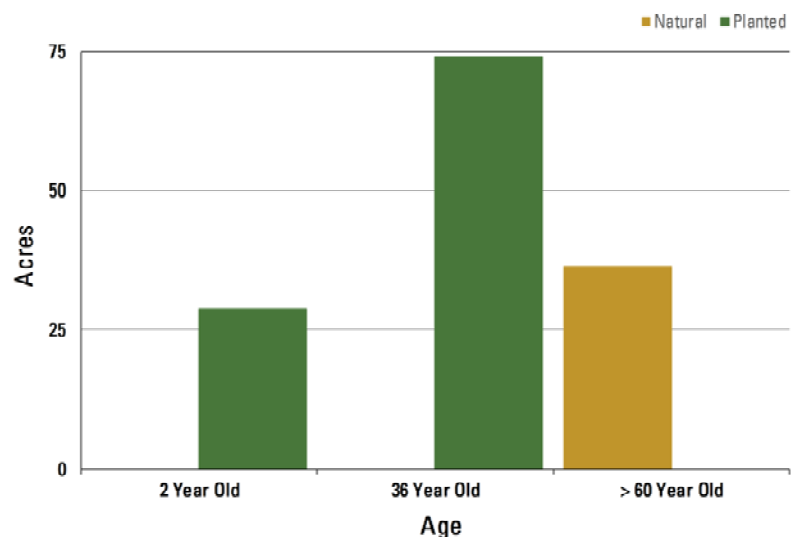
TAXES & TITLE

This property was part of a 672-acre parcel, whose ad valorem taxes for 2018 were \$4,337.58. The estimated annual property taxes for this 141-acre parcel for 2019 are \$910.

The property is owned by Domain Timber Investments, whose deed is recorded in the Monroe County courthouse in deed book 1460 page 300.

The property currently is leased for hunting, but the lease will be terminated upon transfer of ownership, unless the purchaser desires to assume the lease.

Acres by Age Class - Middle Georgia Estates



Mid Georgia Estates					
Pine			Hardwood		Total
Pulpwood	Small Sawtimber	Large Sawtimber	Pulpwood	Sawtimber	
764	2,227	3,054	1,718	1,499	9,262

*All timber volumes are reported here in tons.

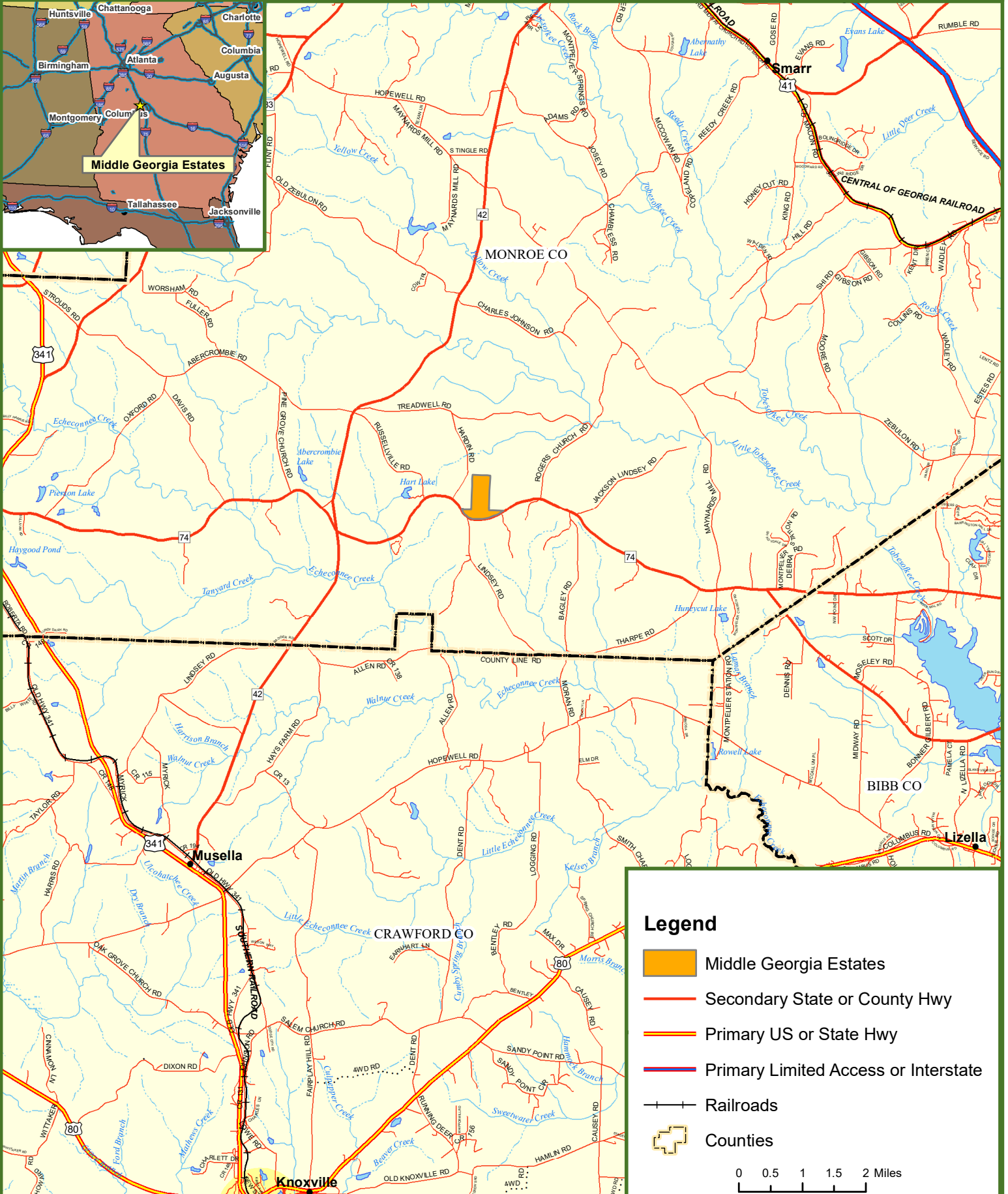
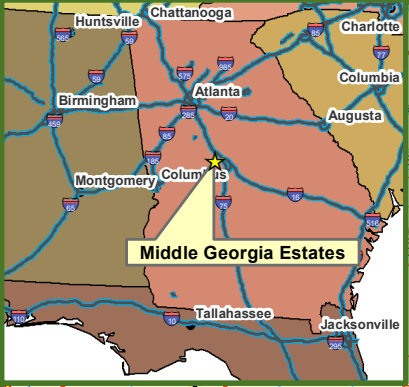


Locus Map







Middle Georgia Estates

Monroe County, GA

142 +/- Acres



Legend

-  Middle Georgia Estates
-  Secondary State or County Hwy
-  Primary US or State Hwy
-  Primary Limited Access or Interstate
-  Railroads
-  Counties

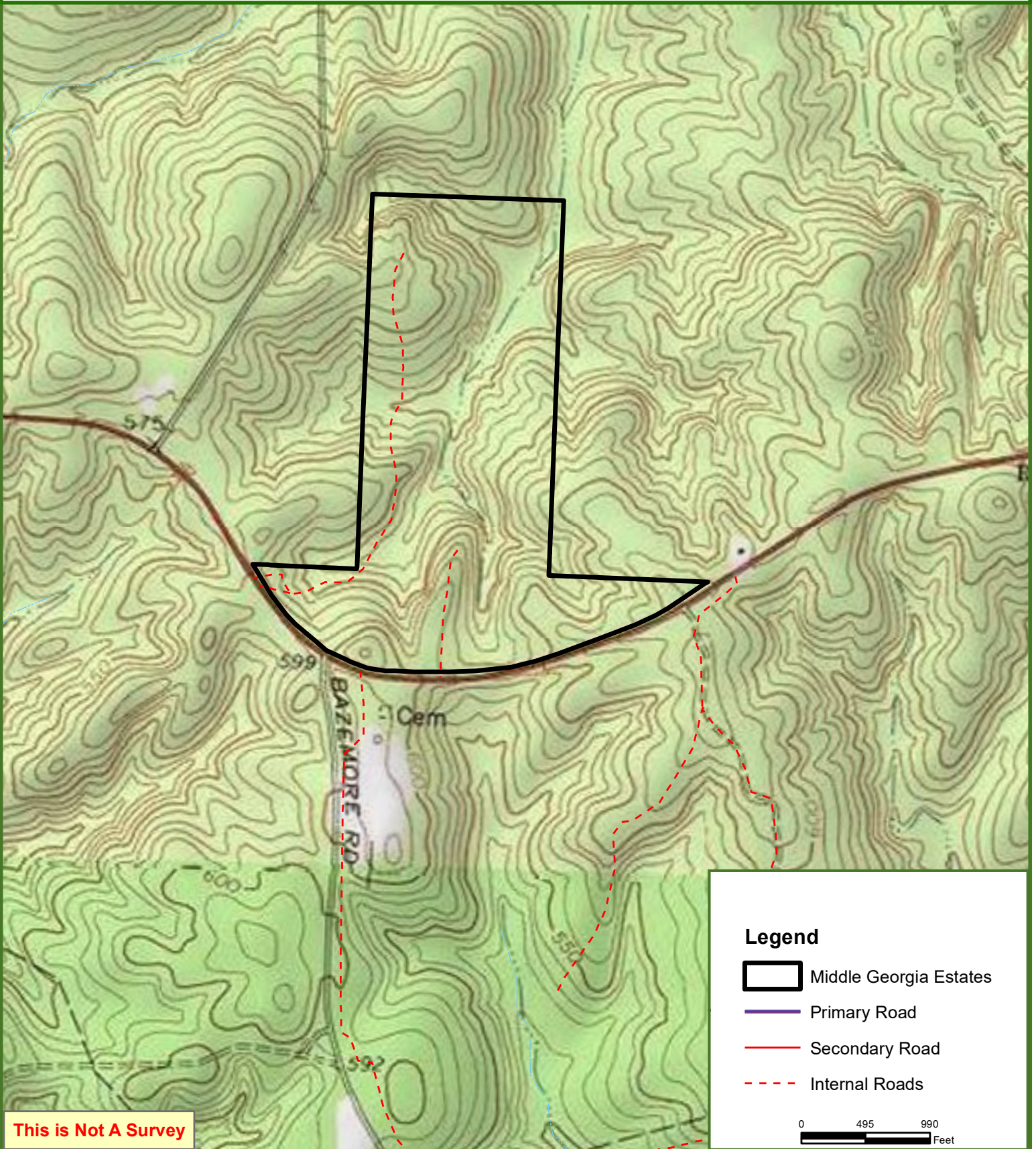
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Middle Georgia Estates

142 +/- Acres

Monroe County, GA



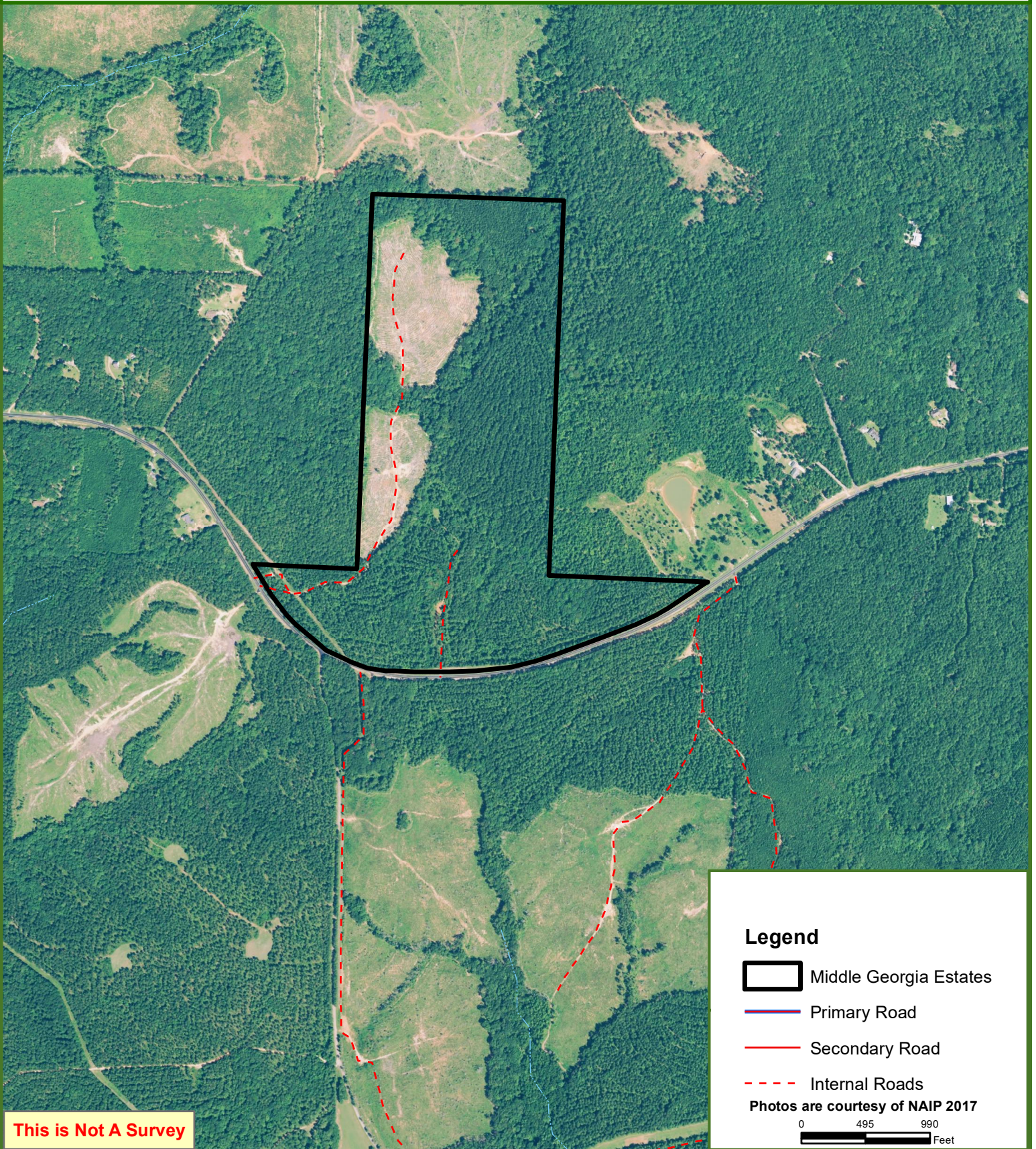
This is Not A Survey

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.







Middle Georgia Estates

142 +/- Acres
Monroe County, GA



Legend

-  Middle Georgia Estates
-  Primary Road
-  Secondary Road
-  Internal Roads

Photos are courtesy of NAIP 2017

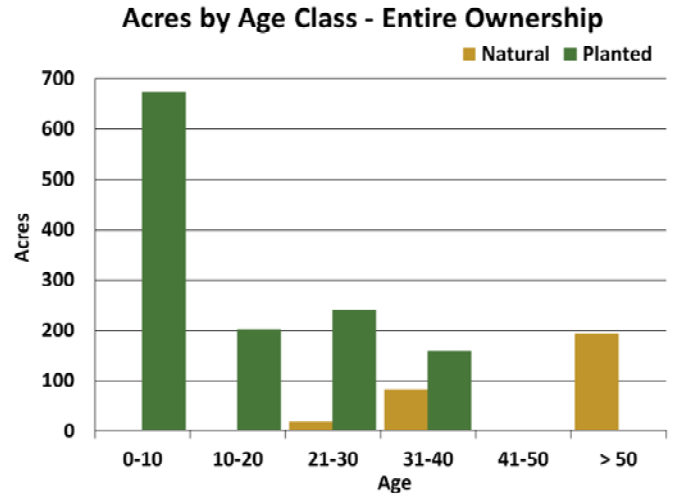
0 495 990
Feet

This is Not A Survey

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ADDITIONAL PROPERTIES AVAILABLE

Domain Timberland Advisors is offering 1,684 acres for sale which includes eight tracts across middle Georgia. These tracts are being offered individually but can be bundled according to your interest.



Highlights of the Properties:

- Eight tracts totaling 1,684 acres
- Each tract has a timber investment component as well as multiple use opportunities
- Many tracts boast water features on or near the property. (creeks, streams, ponds, etc.)
- Multiple properties have future homesite options to consider

Volumes For Total Offering						
Pine			Hardwood		Total	
Pulpwood	Small Sawtimber	Large Sawtimber	Pulpwood	Sawtimber		
8,525	10,859	12,176	11,170	4,671	47,401	

*All timber volumes are reported here in tons.

Tract	County	Acres +/-	List/Acre	List Price
Little Cedar Creek Hunting Preserve	Jones	328	\$2,500	\$821,125
Flint River Farms	Macon	87	\$2,300	\$199,088
Mid Georgia Estates	Monroe	141	\$3,300	\$466,834
East Taylor Pinelands	Taylor	101	\$1,650	\$166,865
Richland Hunting Plantation	Webster	244	\$2,000	\$487,980
Garden Valley Timberlands	Macon	341	\$1,750	\$596,050
Loblolly Plantation of Upson	Upson	114	\$1,900	\$216,847
Taylor Mill Plantation	Crawford	328	\$2,000	\$655,660

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

Domain Timber Investments III, LP

Several Counties In Georgia

1,684 +/- Acres

