

BUTLER MINI FARM 590-2

**An affordable timberland and recreational property
with excellent road frontage just
south of Butler, Georgia.**



***+/- 64.84 GIS Acres
Butler, Taylor County, Georgia***

Price: \$149,133

OVERVIEW

Butler Mini Farm is a unique timberland property ideally suited to the buyer seeking diversified attributes that include:

- 30 acres of 29-year-old planted pine plantations.
- 35 acres of recently harvested pine plantations and food plots.
- All upland and well-drained soils suitable for reforestation or conversion to other uses.
- Excellent road frontage on Melody Lane.
- Good neighborhood with long-term ownership of adjoining properties.
- Very private location near Butler, Georgia.
- High populations of quality deer and turkey providing additional opportunities for recreational hunting or income from hunting lease.
- Gated entrance along quiet Melody Lane.
- Excellent road network throughout the property.



Butler Mini Farm features a gated entrance along Melody Lane.

LOCATION

Butler Mini Farm is located just five minutes south of Butler, the county seat of Taylor County. Taylor County is a diverse agrarian community with peach and pecan orchards, attractive farms, and productive timberland.

The Fall Line, one of Georgia's most remarkable geologic features, runs from Columbus to Augusta separating the Piedmont region from the Coastal Plain region. The Fall Line runs through the middle of Taylor County.

Butler Mini Farm is located just south of the Fall Line in the upper Coastal Plains, with some of the best soils for agriculture and timber production in the county.

The "Fall Line Freeway" (Hwy 96/540) is a five-minute drive from the entrance to the property. Highway 19

is also just a three-minute drive from the entrance. The tract and wildlife are influenced by its proximity to the Flint River Basin, which is famous for trophy white-tail deer and turkey.



Butler Mini farm has great road frontage.

ACCESS

Butler Mini Farm is accessed from county-maintained Melody Lane. There is one well-maintained and attractive gated entrance to the property from this road. There are numerous roads throughout the property that give access to all parts of the property. Electric power can be provided by Flint EMC from Melody Lane.

To access the tract from the intersection of the Fall Line Freeway (Hwy 96/540) and Hwy 19, just south of Butler, Georgia, take Hwy 19 South to Allmon Road. Take Allmon Road and travel 0.9 miles to Melody Lane. Take Melody Lane and travel one mile to the gated entrance to the property.



Well-maintained roads between stands of pine.

SITE DESCRIPTION

Butler Mini Farm greets you with stately stands of 29-year-old pines on gently rolling terrain. These stands make up 46 percent of the total acreage. The remaining acreage of the property has been harvested and suitable for reforestation or conversion to agricultural uses, with multiple home sites available. The terrains vary from level to gently rolling hills.

TAXES & TITLE

The property is owned by Timbervest Partners III Georgia, LLC. The deed is recorded in Deed Book 202 Page 5, Taylor County Clerk of Superior Court.

The property is currently part of a larger tract that could be subdivided. The estimated prorated 2020 Ad Valorem taxes for this property would have been \$424 if it had been separated from the much larger parcel.

The property is enrolled in the Georgia Forestry Land Protection Act for the purposes of reduced ad valorem taxes.



Gently rolling terrain.



Wildlife food plot adjoining harvested acres.

TIMBER

Butler Mini Farm features significant merchantable timber in the 29-year-old plantations, which have been selectively thinned to produce saw timber and poles. Estimated timber volumes are displayed in the table below.

| Butler Mini Farm 590-2 Timber Volumes | | | | | |
|---------------------------------------|-----------------|-----------------|----------|-----------|-------|
| Pine | | | Hardwood | | Total |
| Pulpwood/ Topwood | Small Sawtimber | Large Sawtimber | Pulpwood | Sawtimber | |
| 481 | 605 | 738 | 78 | 14 | 1,917 |



Mature pine acres mixed with recently harvested acres.



Recently harvested acreage.

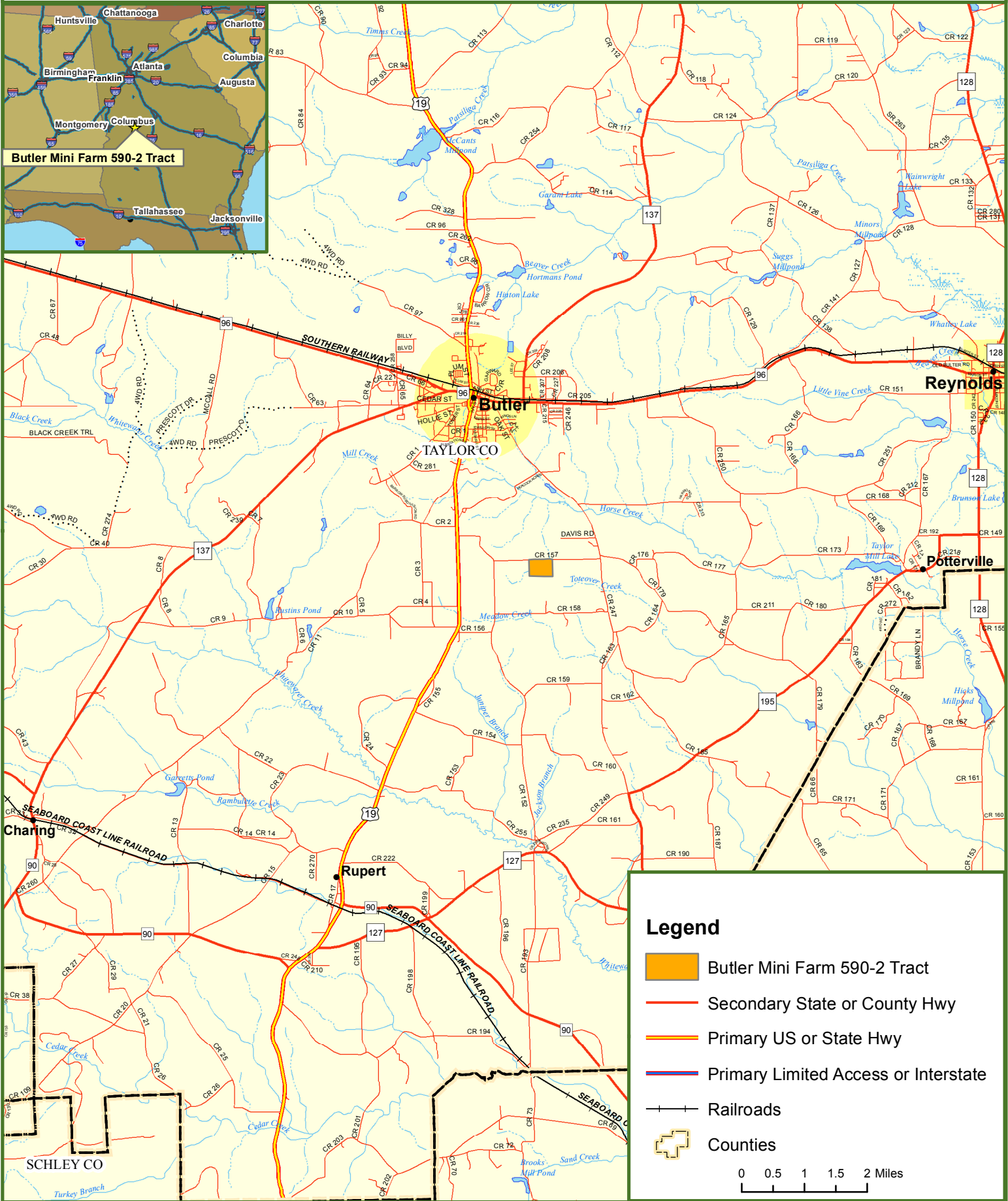
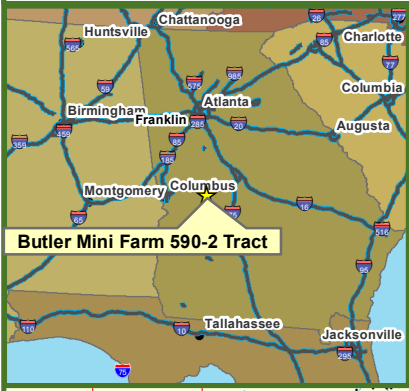
Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given 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







Butler Mini Farm 590-2 Tract

Taylor County, GA

65.00 +/- Acres



Legend

-  Butler Mini Farm 590-2 Tract
-  Secondary State or County Hwy
-  Primary US or State Hwy
-  Primary Limited Access or Interstate
-  Railroads
-  Counties

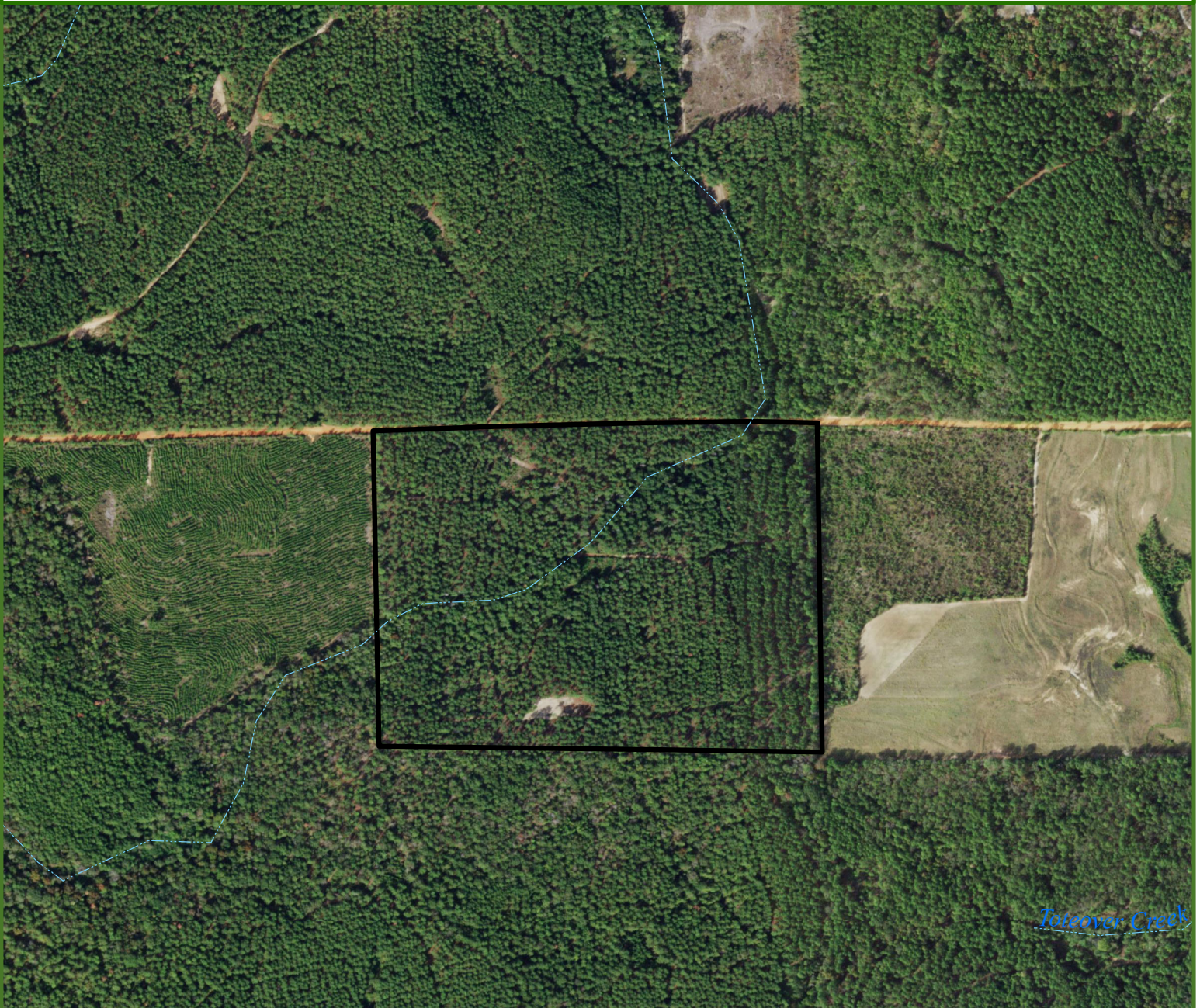
0 0.5 1 1.5 2 Miles



Butler Mini Farm 590-2 Tract





65 +/- Acres

Taylor County, GA

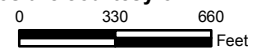


This is Not A Survey

Legend

-  Butler Mini Farm 590-2 Tract
-  Primary Road
-  Secondary Road
-  Internal Roads

Photos are courtesy of NAIP 2017



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.



Butler Mini Farm 590-2 Tract

65 +/- Acres

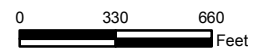
Taylor County, GA



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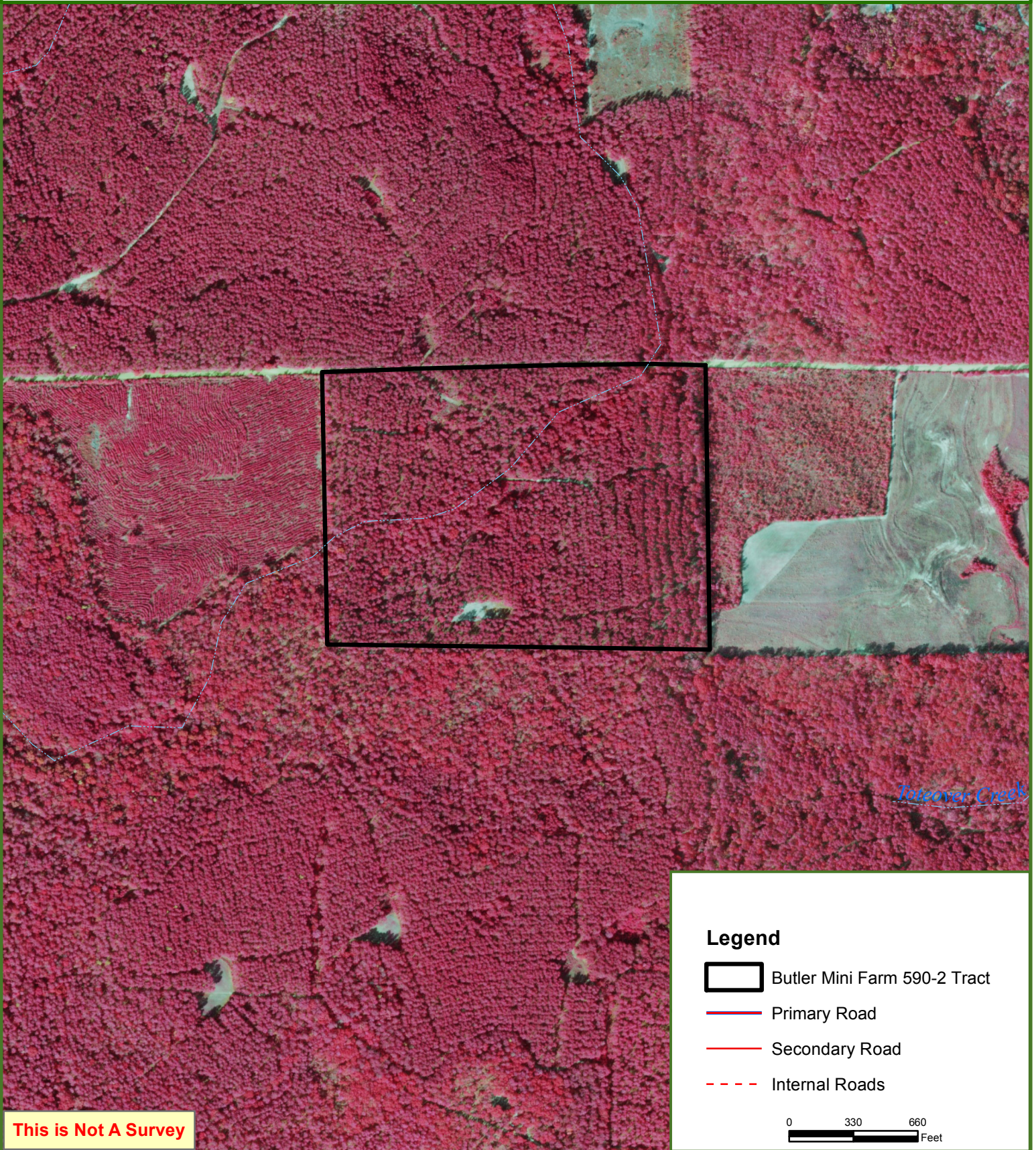
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Butler Mini Farm 590-2 Tract

65 +/- Acres

Taylor County, GA



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Legend

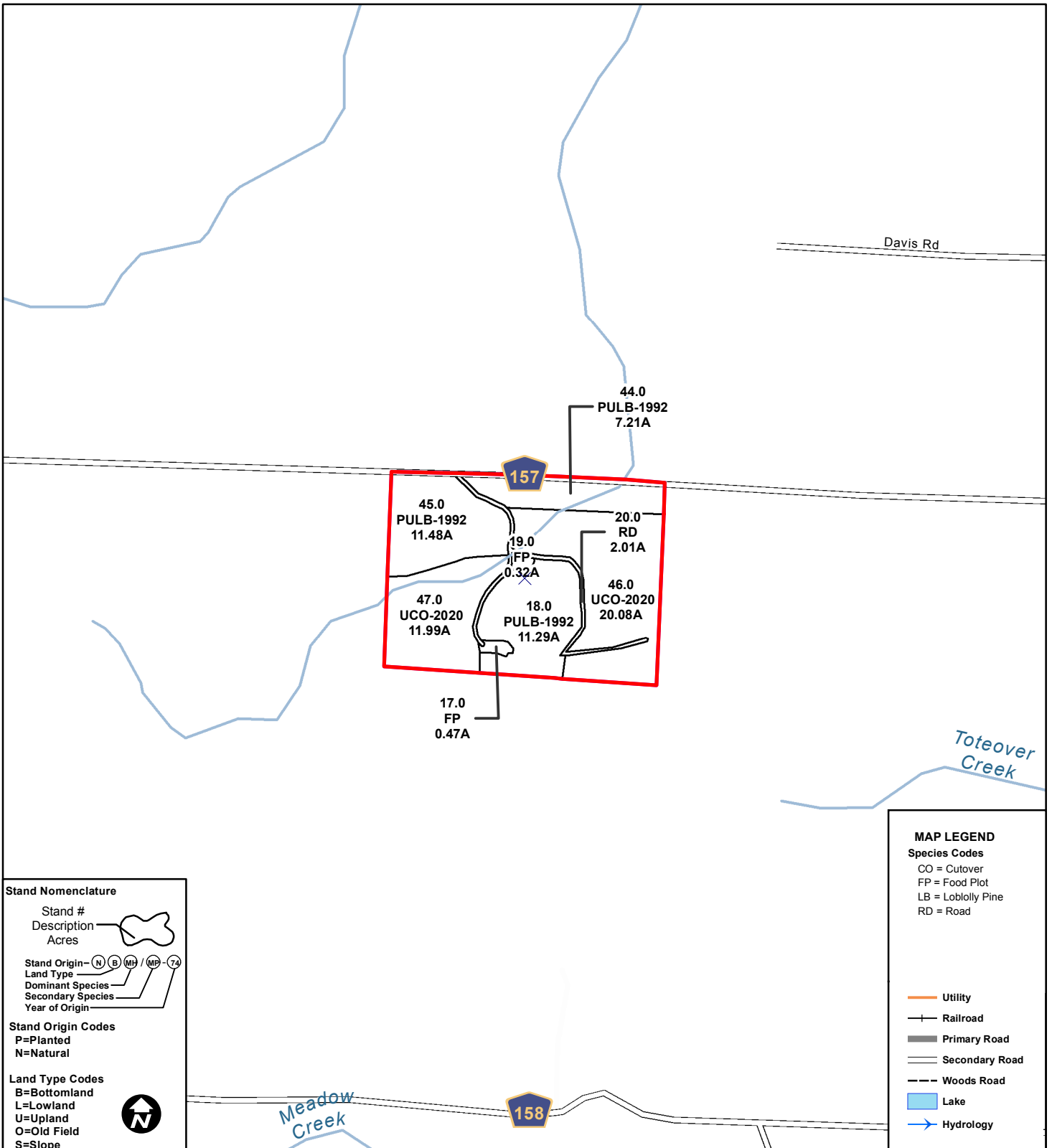
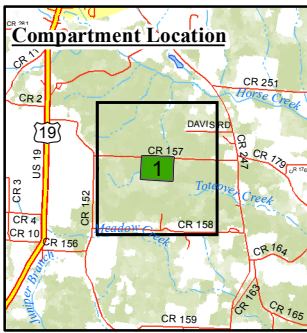
-  Butler Mini Farm 590-2 Tract
-  Primary Road
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0 330 660
Feet

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Butler Mini Farm 590-2 Tract

65 +/- Acres
Taylor County, GA



Stand Nomenclature

Stand # _____
Description _____
Acres _____

Stand Origin— (N) (B) (MH) (MP) (74)

Land Type _____
Dominant Species _____
Secondary Species _____
Year of Origin _____

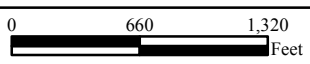
Stand Origin Codes
P=Planted
N=Natural

Land Type Codes
B=Bottomland
L=Lowland
U=Upland
O=Old Field
S=Slope

MAP LEGEND

Species Codes
CO = Cutover
FP = Food Plot
LB = Loblolly Pine
RD = Road




Utility (orange line)
Railroad (black line with cross-ticks)
Primary Road (thick grey line)
Secondary Road (thin grey line)
Woods Road (dashed line)
Lake (blue area)
Hydrology (blue arrow)

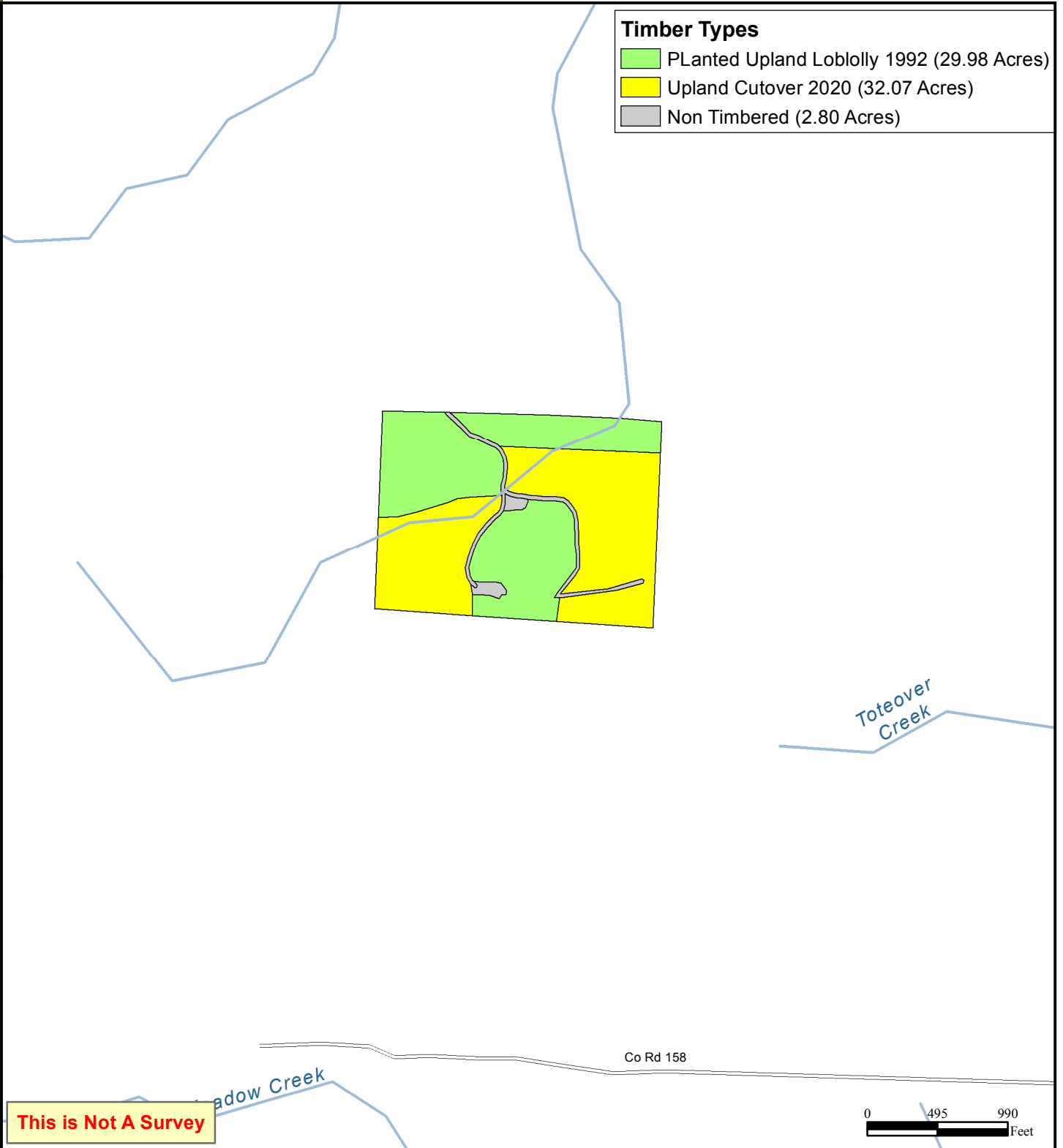




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65 +/- Acres
Taylor County, GA

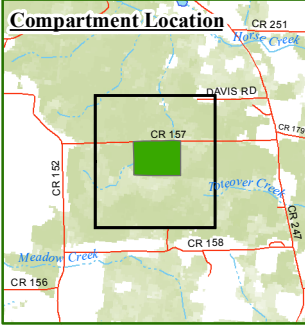
| Timber Types | |
|---|--|
|  | PLanted Upland Loblolly 1992 (29.98 Acres) |
|  | Upland Cutover 2020 (32.07 Acres) |
|  | Non Timbered (2.80 Acres) |



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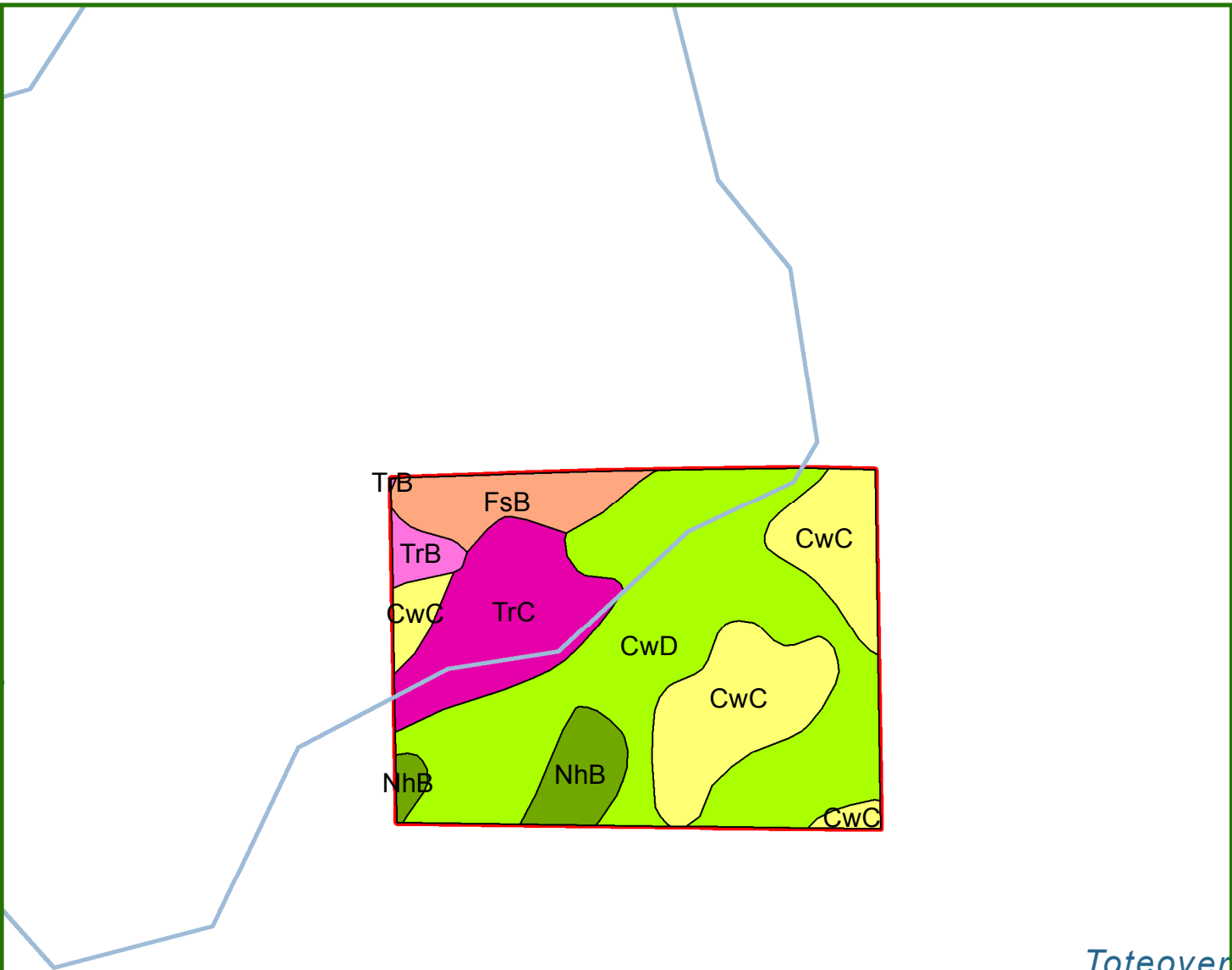


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*Toteover
Creek*

Soils

- CwC - Cowarts loamy sand, 5 to 12 percent slopes
- CwD - Cowarts loamy sand, 12 to 25 percent slopes
- FsB - Fuquay loamy sand, 1 to 5 percent slopes
- NhB - Norfolk loamy sand, 2 to 5 percent slopes
- TrB - Troup loamy sand, 0 to 5 percent slopes
- TrC - Troup loamy sand, 5 to 12 percent slopes

