

## **FLINT RIVER RESERVE 882**

**An intriguing timberland investment and recreational property located near the Flint River in Upson County, Georgia.**



***+/- 311.45 GIS Acres  
Thomaston, Upson County, Georgia***

**Price: \$763,045**

## OVERVIEW

Flint River Reserve is a unique timberland property ideally suited for the buyer seeking diversified attributes that include:

- 105 acres of 29-year-old pine plantations across lovely rolling terrain
- Mature hardwood bottomland with heavy volumes of merchantable timber
- 122 acres of 2021 planted pines
- Beautiful Reeves Creek flows through the middle of the property
- Excellent soils for maximum timber production
- Good neighborhood with long term ownership of adjoining properties
- Very private location near Thomaston and the Flint River
- High populations of quality deer and turkey providing additional opportunities for recreational hunting, or income from hunting lease



Turkeys, including three jakes, at the entrance of the tract.

## LOCATION

Flint River Reserve is located just minutes from Thomaston, Georgia. Thomaston has excellent health care facilities, a strong business community, and good schools. Parts of Upson County have become popular with those seeking a small-town atmosphere, yet are still close to larger metropolitan areas. Atlanta, Macon, and Columbus are all within an approximate 50-minute drive.

What makes this property so magical is its proximity to the Flint River. It is in an area where the Flint River forms a crescent off the southern boundary of the property. Over 72 percent of the property is considered well-drained uplands that allow all-weather access, while the pristine hardwood areas harbor a multitude of wildlife.



Gated entrance to Flint River Reserve.

## ACCESS

Flint River Reserve is accessed by county-maintained Earls Road, which leads to the single, gated entrance to the property. The remains of former Earls Road continue to provide access to many parts of the property including a good crossing over Reeves Creek. There are additional internal roads that lead to many of the established wildlife food plots and the various stands of loblolly plantations.

## ACCESS (continued)

There are also smaller trails that run through the hardwood areas that border Reeves Creek which can be accessed by four-wheelers and ATVs.

To access the tract from Thomaston, take Hwy 36, also known as Woodland Road, toward the Flint River. After traveling 6.1 miles on Hwy 36, turn right onto Roland Road. Travel 1.5 miles on Roland Road, turn left onto Earls Road, and follow Earls Road approximately 1 mile to the gated entrance of the property.

## SITE DESCRIPTION

Flint River Reserve greets you with stately stands of 29-year-old pine on gently rolling terrain. This age class makes up a third of the total acreage. Another 40 percent of the property has recently been planted in genetically improved loblolly pine. The remaining acreage is in natural hardwood uplands and bottomlands that border Reeves Creek.



A view of the natural upland hardwood areas.

The terrain varies from gently rolling to some esthetically pleasing steep hills reminiscent of the foothills of North Georgia. Reeves Creek flows through the middle of the property.

## TAXES & TITLE

The property is owned by Timbervest Partners III Georgia, LLC. The deed is recorded in Deed Book 1398 Page 17 at the Upson County Clerk of Superior Court.

The 2020 Ad Valorem taxes were \$2,062.45. The property is currently enrolled in the Georgia Forestry Land Protection Act for the purposes of reduced ad valorem taxes.



Reeves Creek flows through the property.



29-year-old selectively thinned pine plantations.

## TIMBER

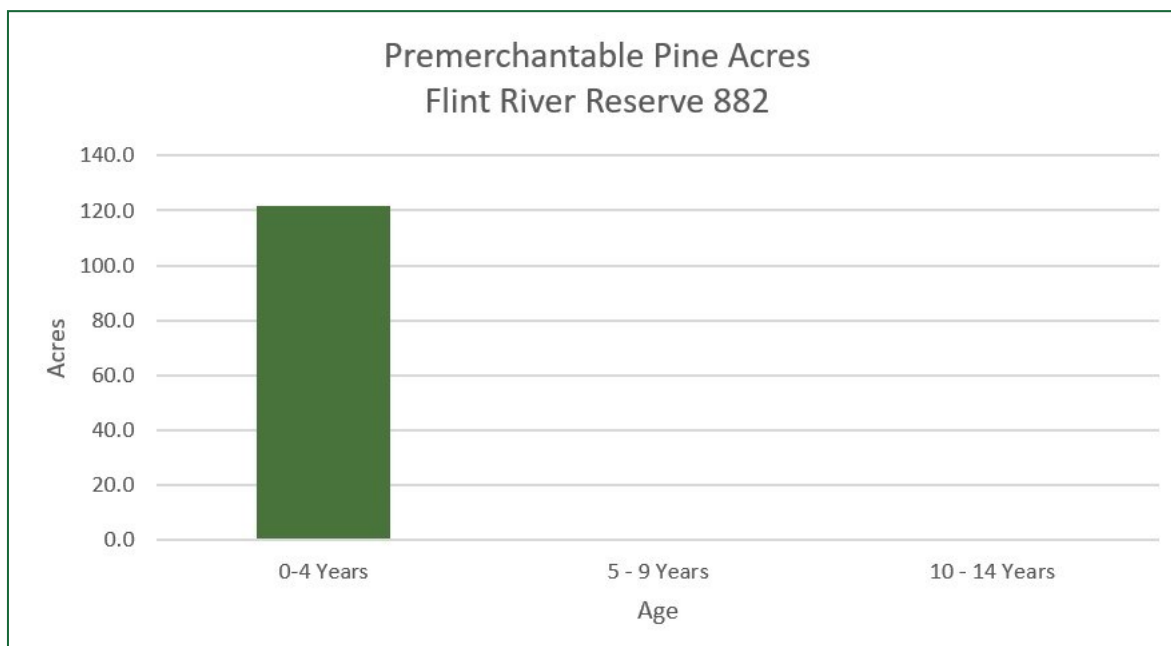
Flint River Reserve features 121.75 acres of recently planted loblolly pine and 105 acres of 29-year-old loblolly pine plantations. There is significant merchantable timber in the 29-year-old plantations, which have been selectively thinned to produce sawtimber and poles.

There are also 77 acres of mature hardwoods with significant merchantable timber detailed in the charts below. The remaining eight acres are in roads and wildlife food plots.



Recently harvested areas and replanted pine.

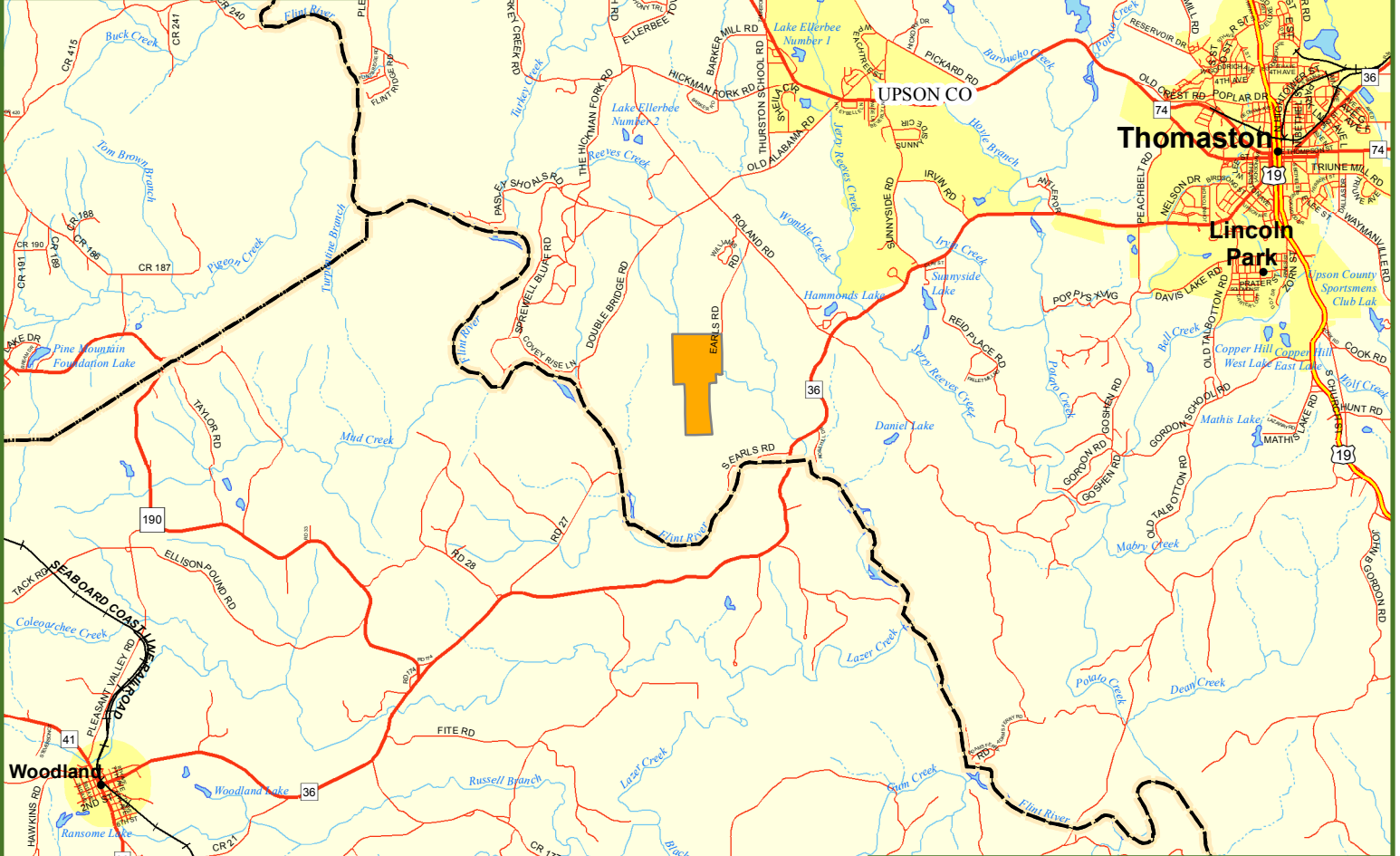
Flint River Reserve 882 - Timber Volumes					
Pine			Hardwood		Total
Pulpwood/ Topwood	Small Sawtimber	Large Sawtimber	Pulpwood	Sawtimber	
1,600	5,149	1,123	6,165	2,483	16,521



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# Locus Map Flint River Reserve 882 Upson County, GA 311.00 +/- Acres



**Legend**

- Flint River Reserve 882
- Secondary State or County Hwy
- Primary US or State Hwy
- Primary Limited Access or Interstate
- Railroads
- Counties

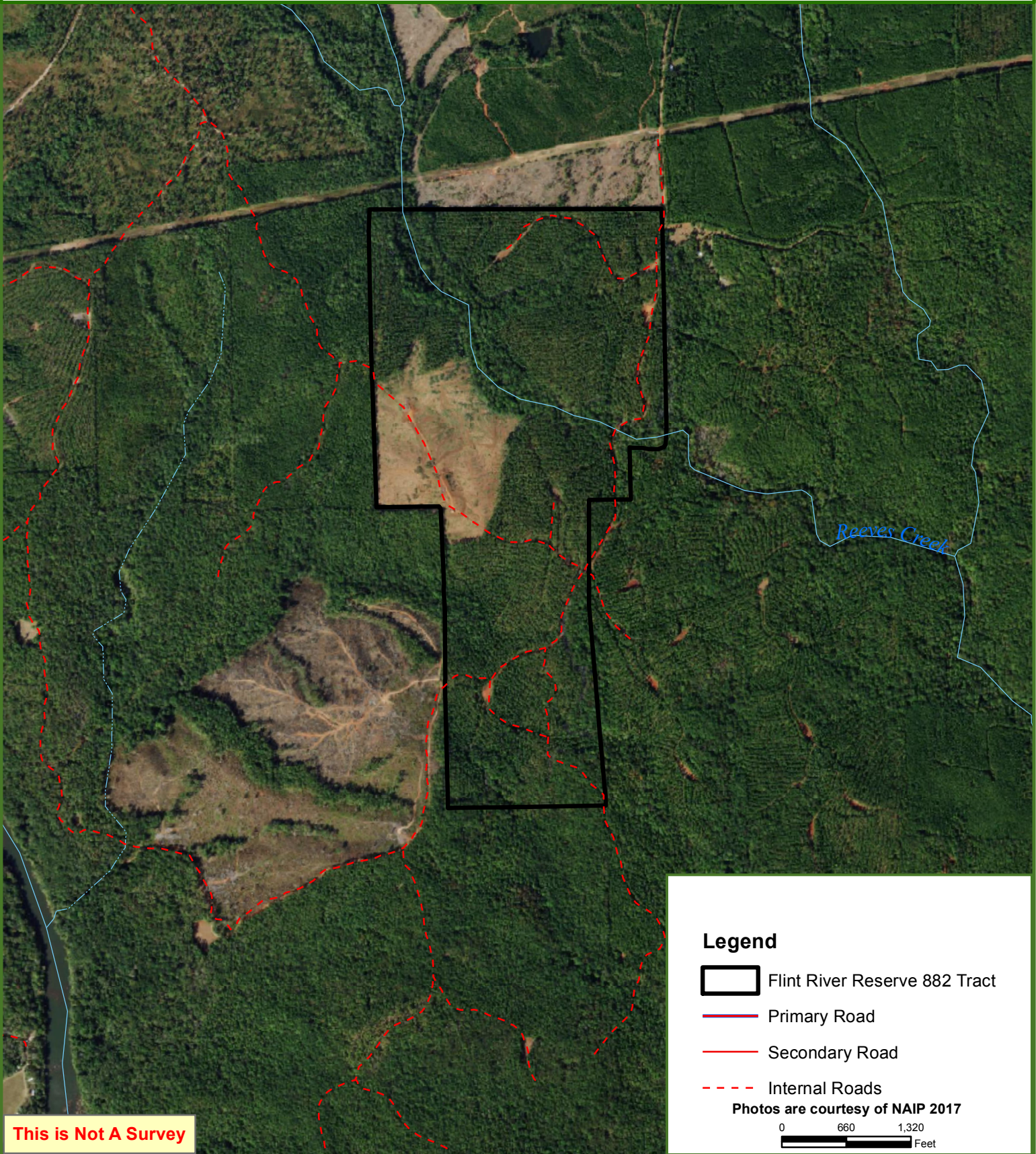
0 0.5 1 1.5 2 Miles



# Flint River Reserve 882 Tract

311 +/- Acres

Upson County, GA

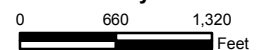


This is Not A Survey

### Legend

-  Flint River Reserve 882 Tract
-  Primary Road
-  Secondary Road
-  Internal Roads

Photos are courtesy of NAIP 2017



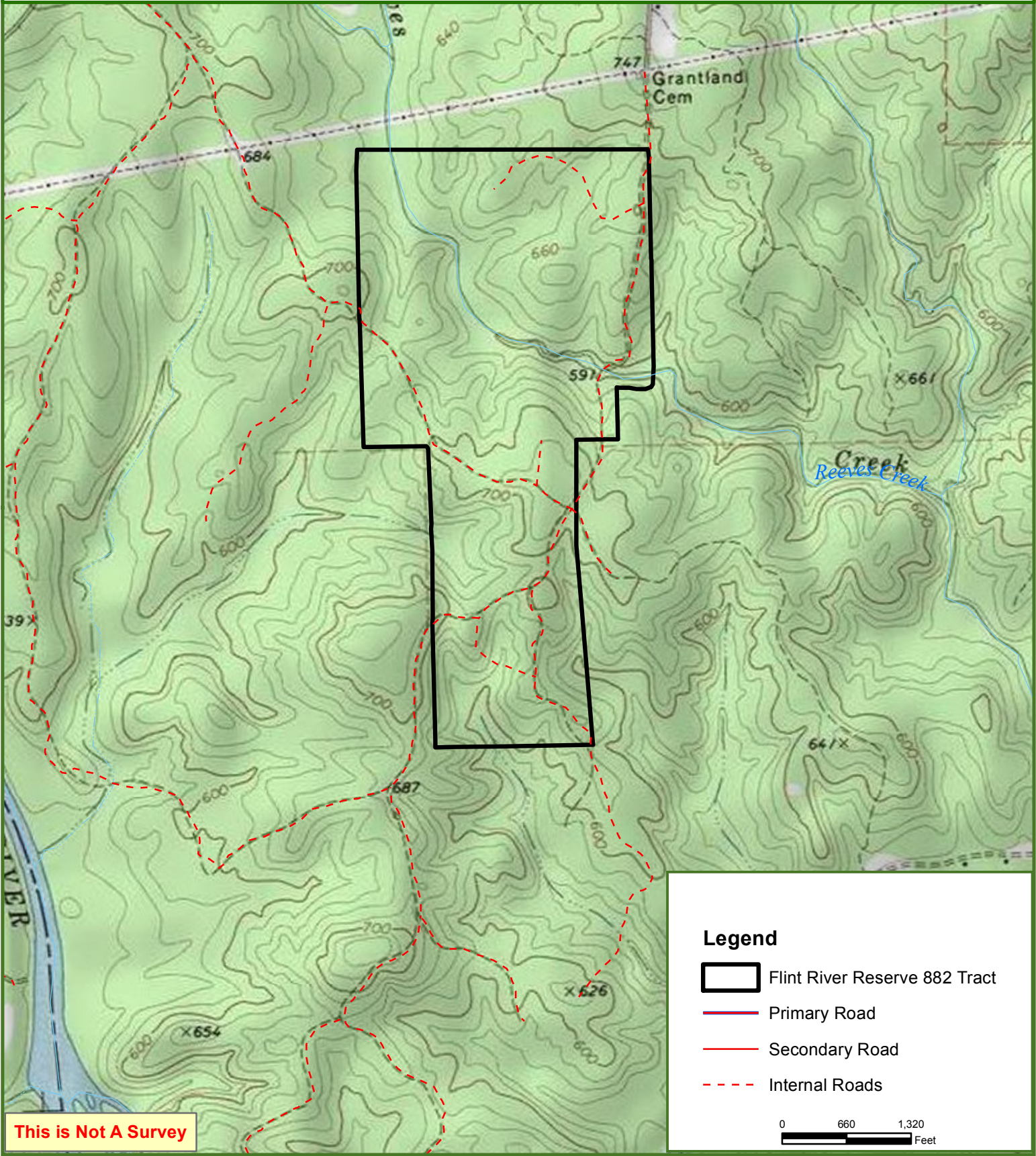
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



# Flint River Reserve 882 Tract

311 +/- Acres

Upson County, GA



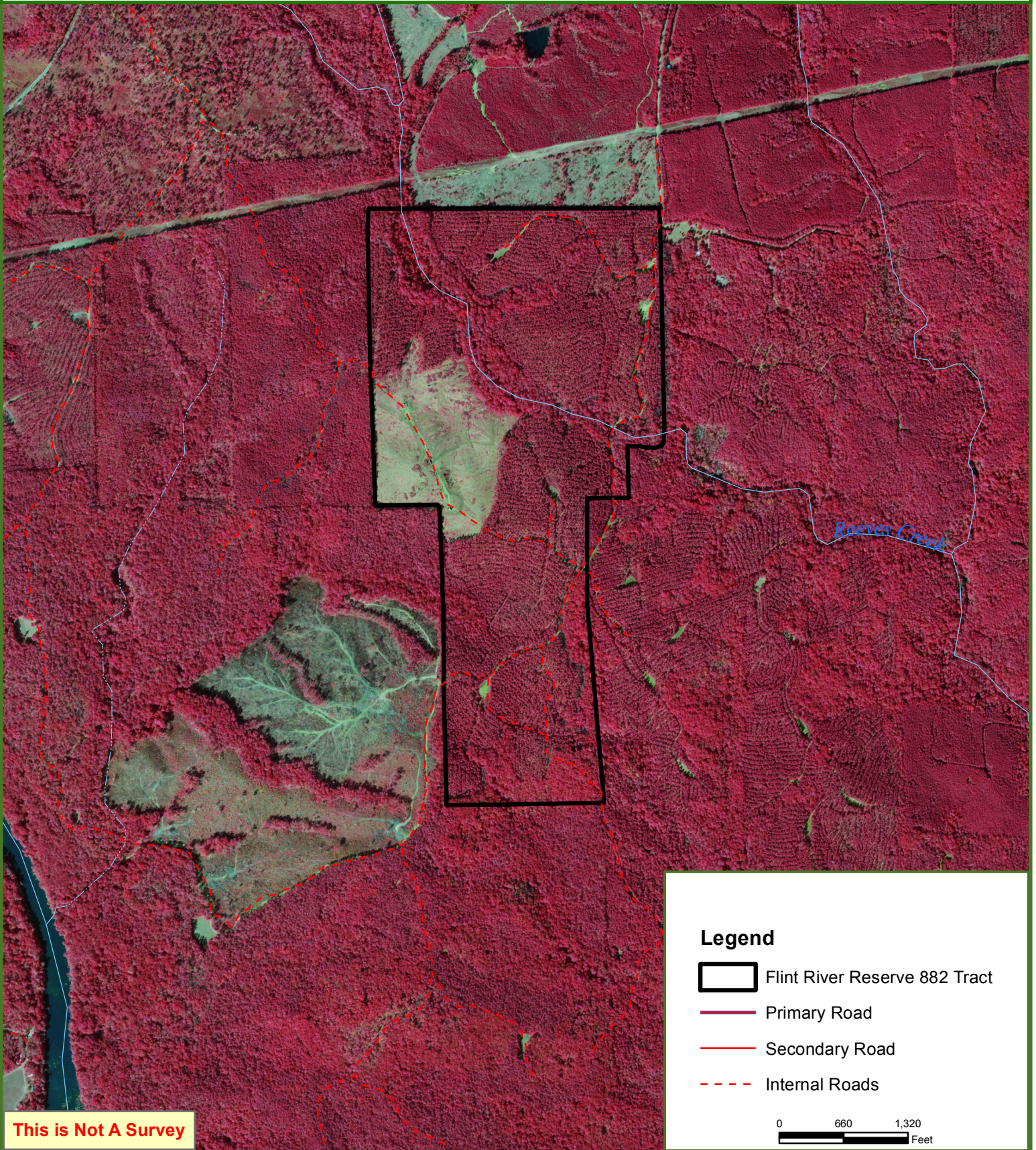
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# Flint River Reserve 882 Tract

311 +/- Acres

Upson County, GA



### Legend

-  Flint River Reserve 882 Tract
-  Primary Road
-  Secondary Road
-  Internal Roads

0 660 1,320  
Feet

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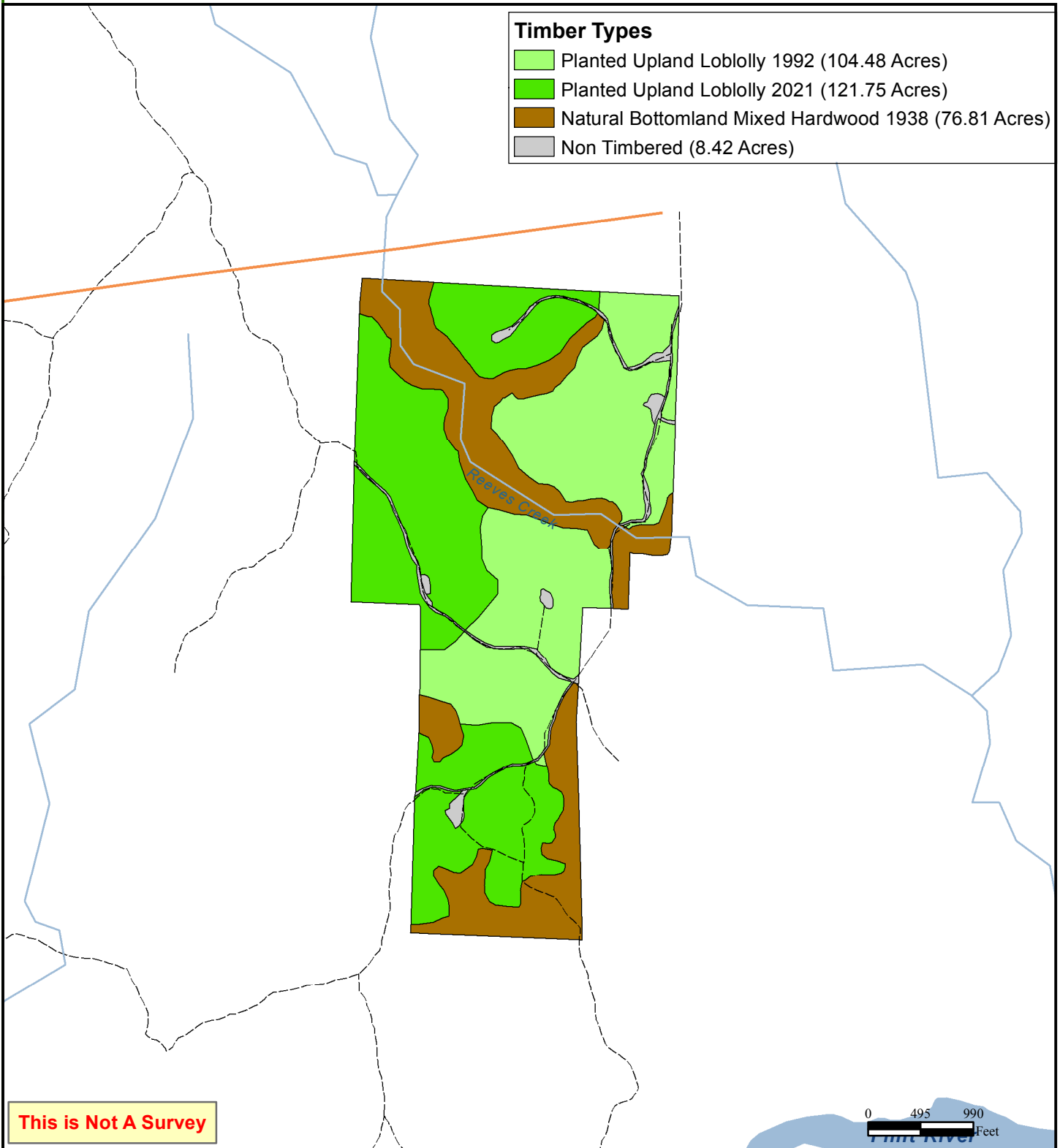


# Flint River Reserve 882 Tract

311 +/- Acres  
Upson County, GA

### Timber Types

-  Planted Upland Loblolly 1992 (104.48 Acres)
-  Planted Upland Loblolly 2021 (121.75 Acres)
-  Natural Bottomland Mixed Hardwood 1938 (76.81 Acres)
-  Non Timbered (8.42 Acres)



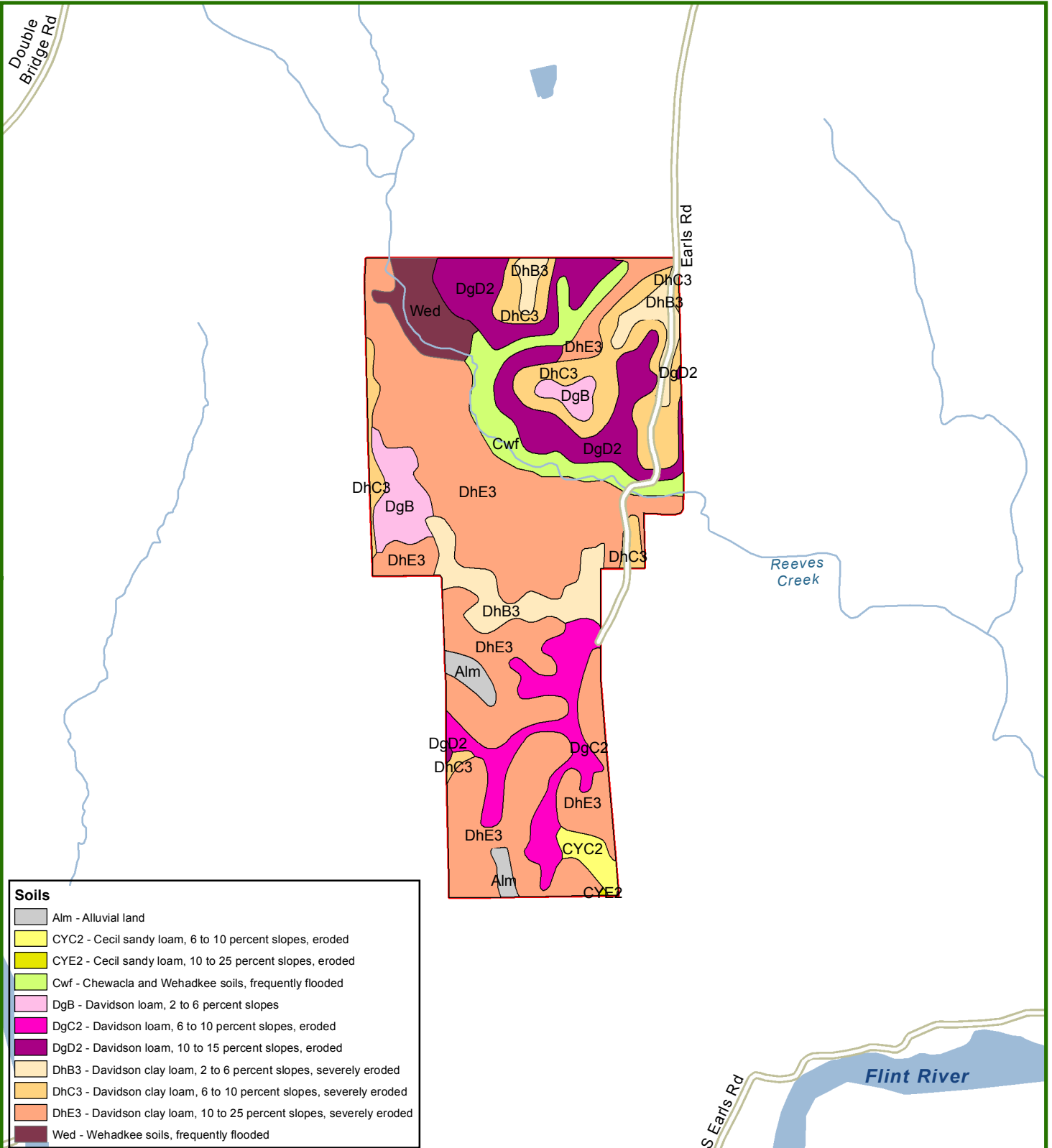
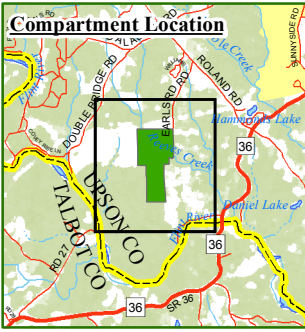
**This is Not A Survey**

0 495 990  
Feet

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**Soils**

Alm - Alluvial land
CYC2 - Cecil sandy loam, 6 to 10 percent slopes, eroded
CYE2 - Cecil sandy loam, 10 to 25 percent slopes, eroded
Cwf - Chewacla and Wehadkee soils, frequently flooded
DgB - Davidson loam, 2 to 6 percent slopes
DgC2 - Davidson loam, 6 to 10 percent slopes, eroded
DgD2 - Davidson loam, 10 to 15 percent slopes, eroded
DhB3 - Davidson clay loam, 2 to 6 percent slopes, severely eroded
DhC3 - Davidson clay loam, 6 to 10 percent slopes, severely eroded
DhE3 - Davidson clay loam, 10 to 25 percent slopes, severely eroded
Wed - Wehadkee soils, frequently flooded

