

BUTLER PLANTATION 590-1

**A distinct and beautiful timberland
and recreational property just
south of Butler, Georgia.**



***+/- 746.09 GIS Acres
Butler, Taylor County, Georgia***

Price: \$1,790,624

OVERVIEW

Butler Plantation is a distinct timberland property ideally suited to the buyer seeking diversified attributes that include:

- 396.37 acres of 29-year-old pine plantations across lovely rolling terrain.
- Mature hardwood bottomland with heavy volumes of merchantable timber.
- 214.87 acres of 2020 planted pines.
- Four tributaries of Horse Creek flow through the property with a newly constructed dam and lake along one of these tributaries.
- Excellent soils for maximum timber production.
- 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.
- Three gated entrances along quiet Melody Lane.
- Excellent road network throughout the property.
- 59.55 acres of recently harvested pine plantations, suitable for reforestation, agricultural use, or large wildlife food plots.



Quiet and private lake on Horse Creek tributary.

LOCATION

Butler Plantation is located just 5 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 Plantation 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.



One of Butler Plantation's wildlife food plots.

The Fall Line Freeway is two minutes from the northern part of this property. Highway 19 is very close to the western boundary. The tract and wildlife are influenced by its proximity to the Flint River Basin, which is famous for trophy white-tail deer and turkey.

ACCESS

Butler Plantation is accessed from county-maintained Melody Lane. There are three well-maintained and attractive gated entrances to the property from this road. There are numerous roads throughout the property that provide access to all parts of the property, including easy access to the new lake.

Electric power has been provided to the property and underground wiring established to the compound area used by the hunting club that has leased the property for many years.

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 0.1 miles to the first gated entrance to the property.



Road frontage on Melody Lane.

SITE DESCRIPTION

Butler Plantation greets you with stately stands of 29-year-old pines on gently rolling terrain. These stands make up over 53 percent of the total acreage. Another 29 percent of the property has been harvested and replanted in 2020 with genetically improved loblolly pine.

There is also 8 percent of the property that was recently harvested and remains open for the possibility of reforestation, agricultural use, or large wildlife food plots. The remaining acreage is in natural hardwood bottomlands that are tributaries of Horse Creek. The terrains vary from level to gently rolling hills.



The tract features gently rolling terrain.

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 estimated prorated 2020 Ad Valorem taxes for this property would have been \$4,871 if it had been separated from a slightly larger parcel.

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



The tract features a shooting lane on the power line access.

TIMBER

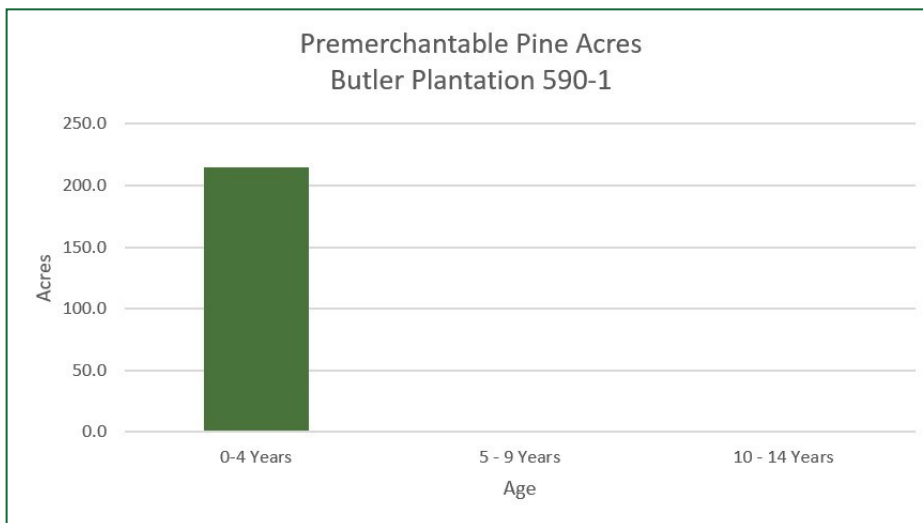
Butler Plantation features 214.9 acres of loblolly pine that was planted in 2020 and 396.37 acres of 29-year-old pine plantations. There is significant merchantable timber in the 29-year-old plantations, which have been selectively thinned to produce saw timber and poles.

There are 41.16 acres in mature hardwoods with significant merchantable timber detailed in the charts at the end of this report. Also, there are 59.55 acres of recently harvested pine plantations that are ready for conversion to other uses. The remaining 35.1 acres are in roads, wildlife food plots, a camping area, and a lake.



Wildlife food plot next to 29-year-old pine plantations.

Butler Plantation 590-1 Timber Volumes					
Pine			Hardwood		Total
Pulpwood/ Topwood	Small Sawtimber	Large Sawtimber	Pulpwood	Sawtimber	
4,683	13,858	5,661	1,867	533	26,602



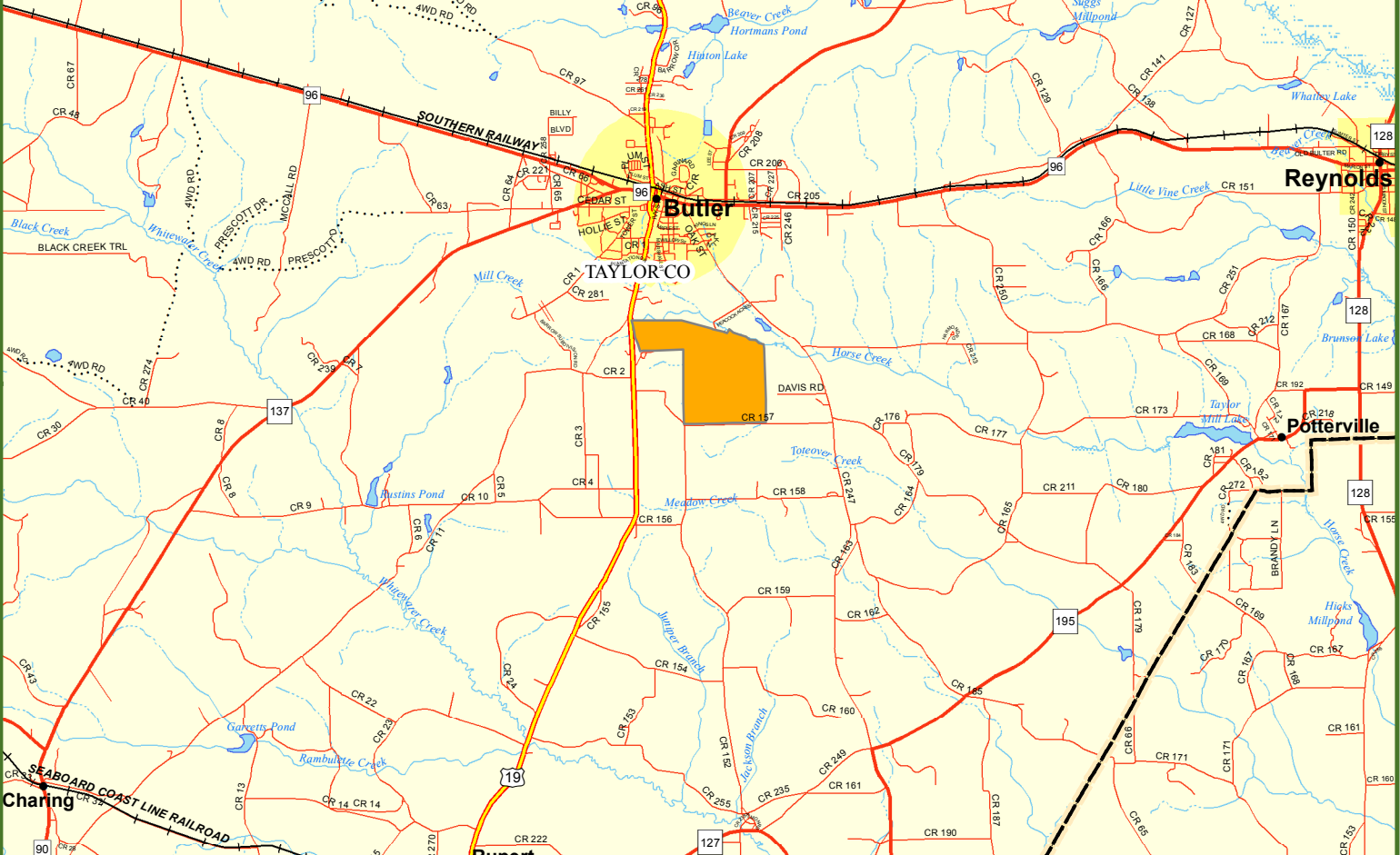
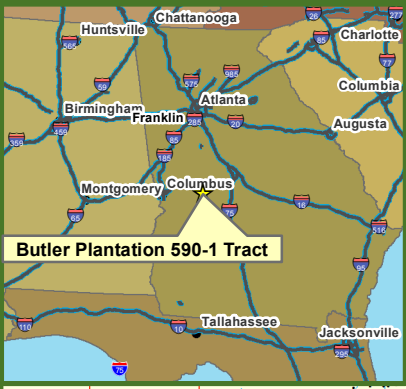
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Locus Map

Butler Plantation 590-1 Tract

Taylor County, GA

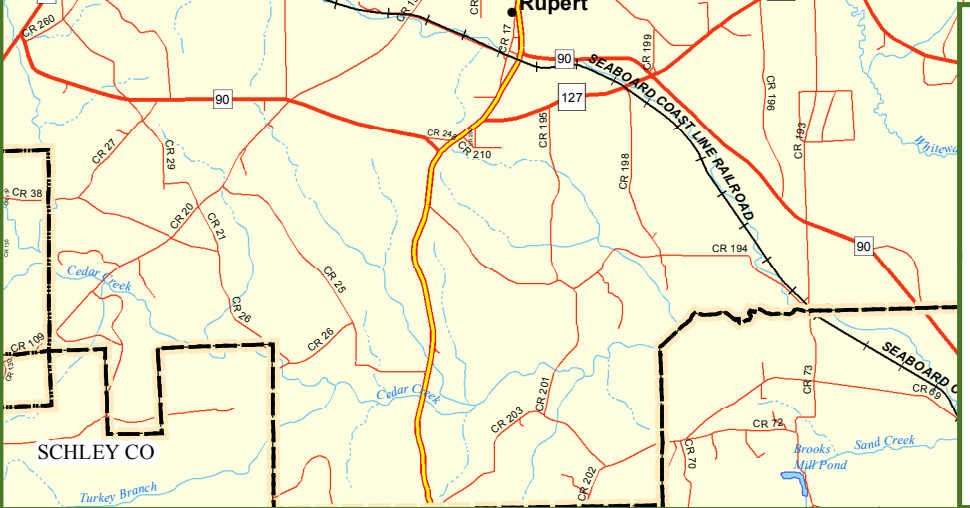
746.00 +/- Acres



Legend

- Butler Plantation 590-1 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





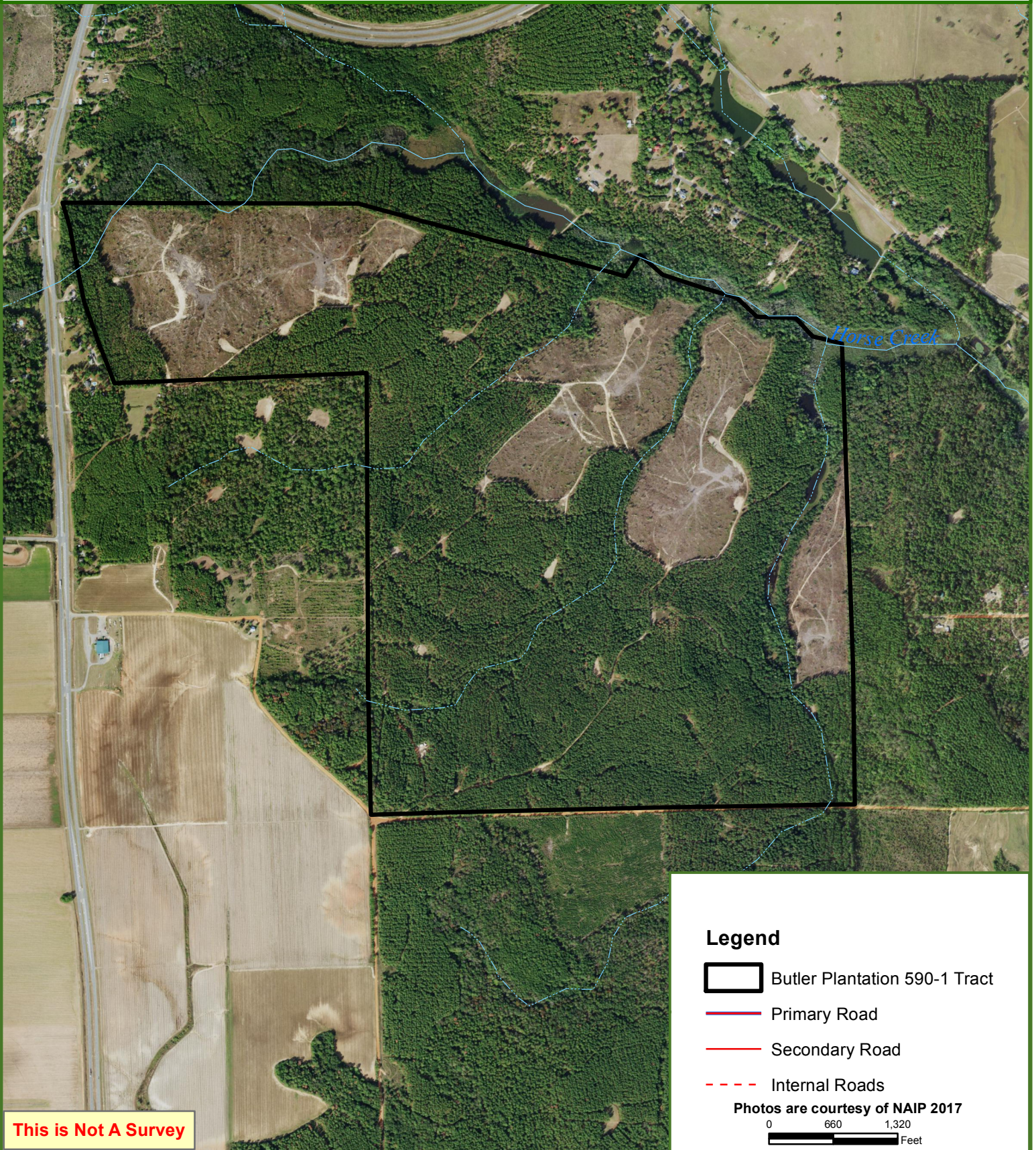
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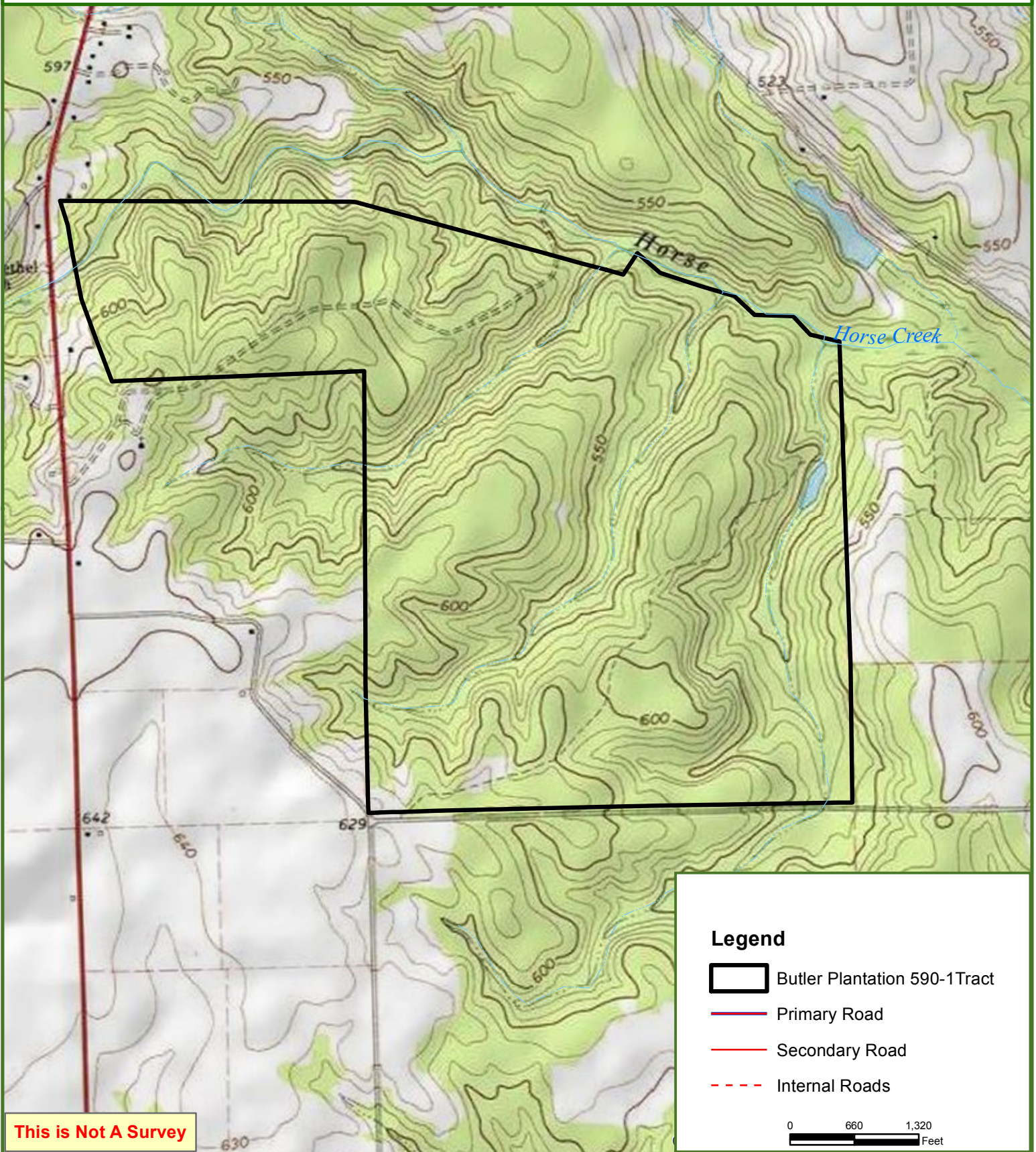
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Butler Plantation 590-1 Tract

746 +/- Acres

Taylor County, GA



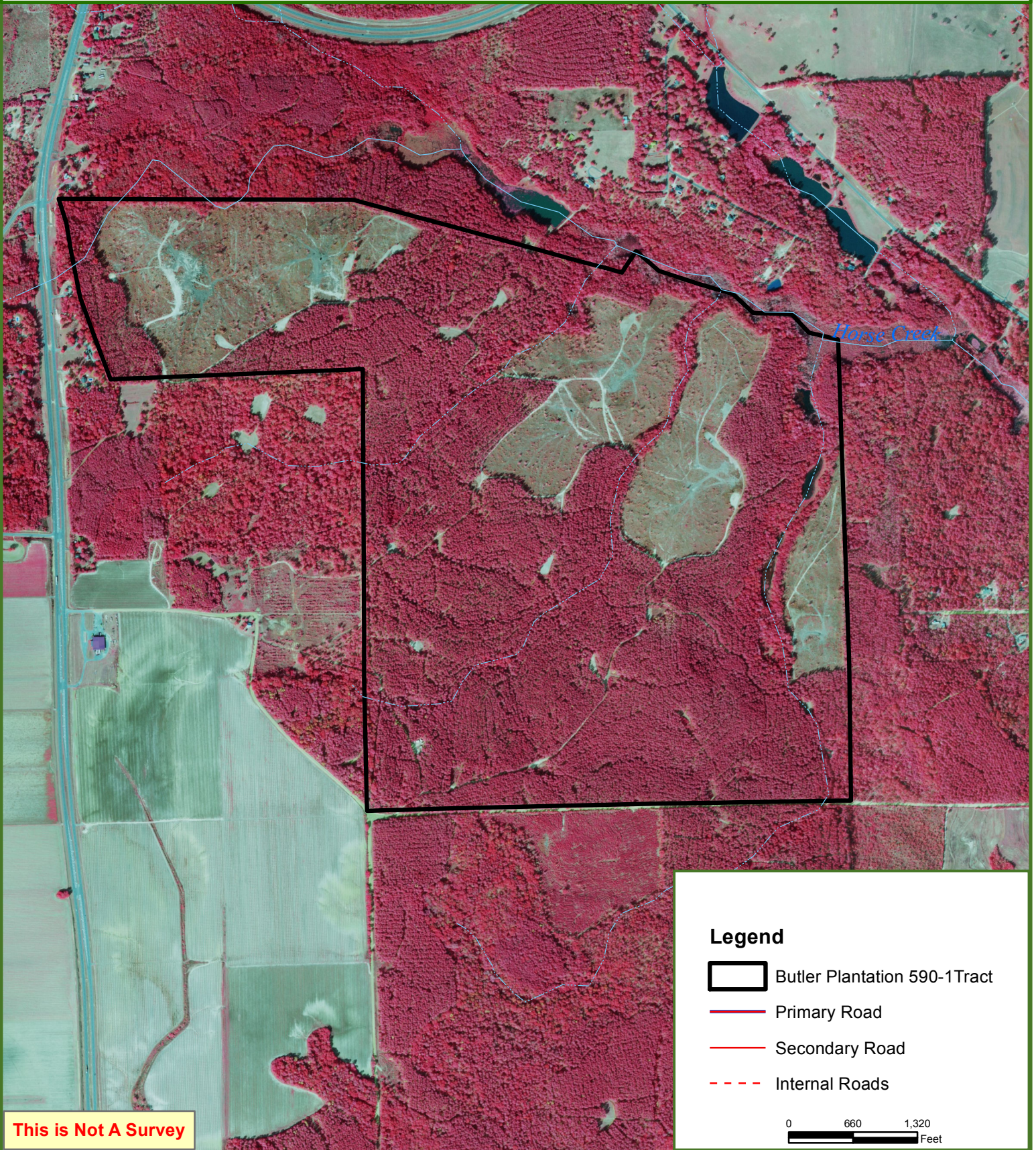
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This is Not A Survey

Legend

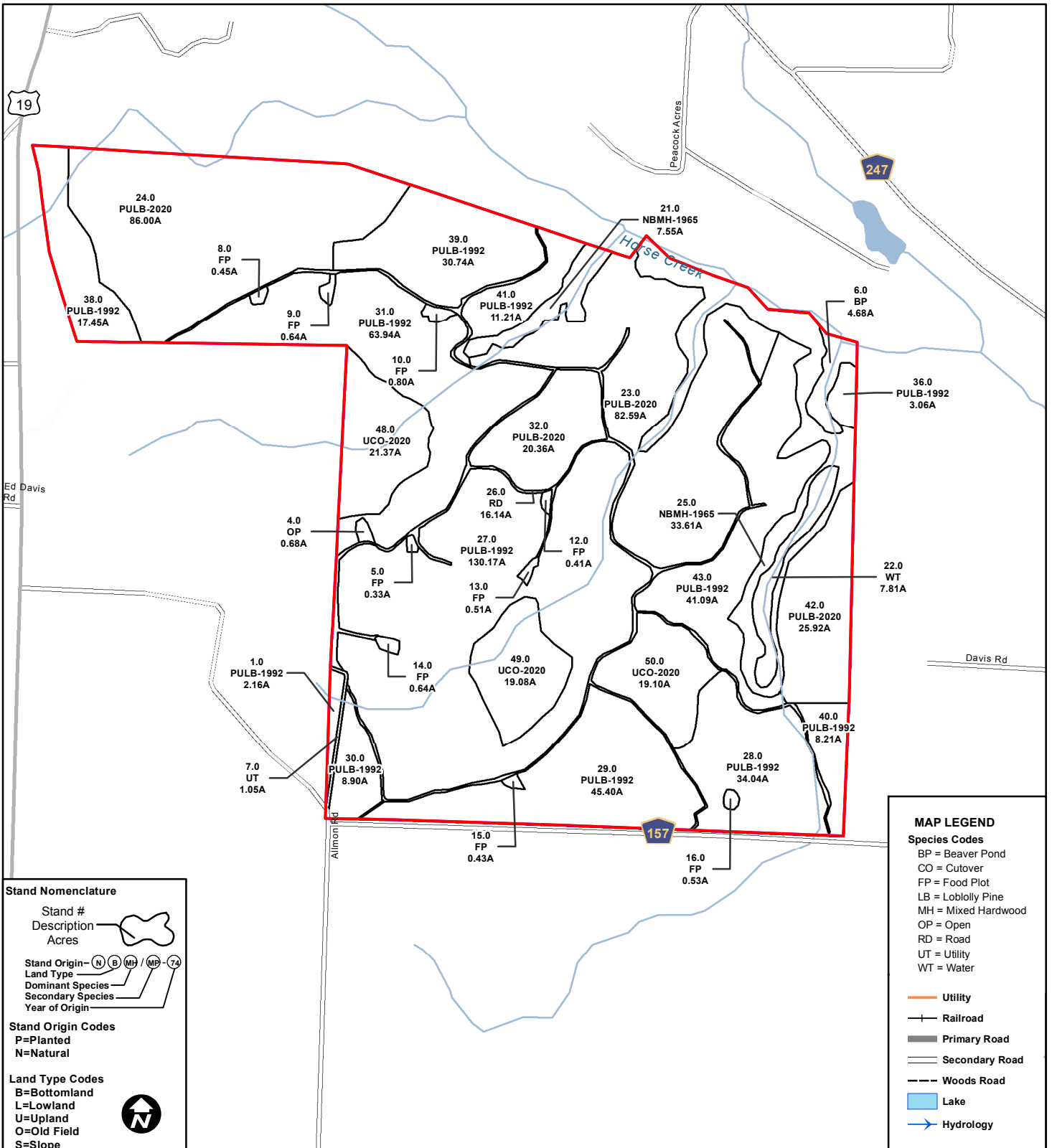
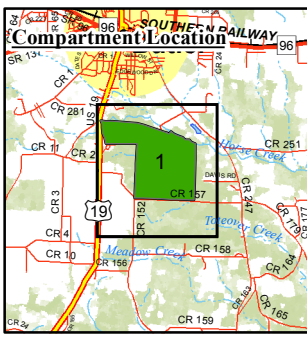
-  Butler Plantation 590-1 Tract
-  Primary Road
-  Secondary Road
-  Internal Roads

0 660 1,320
Feet

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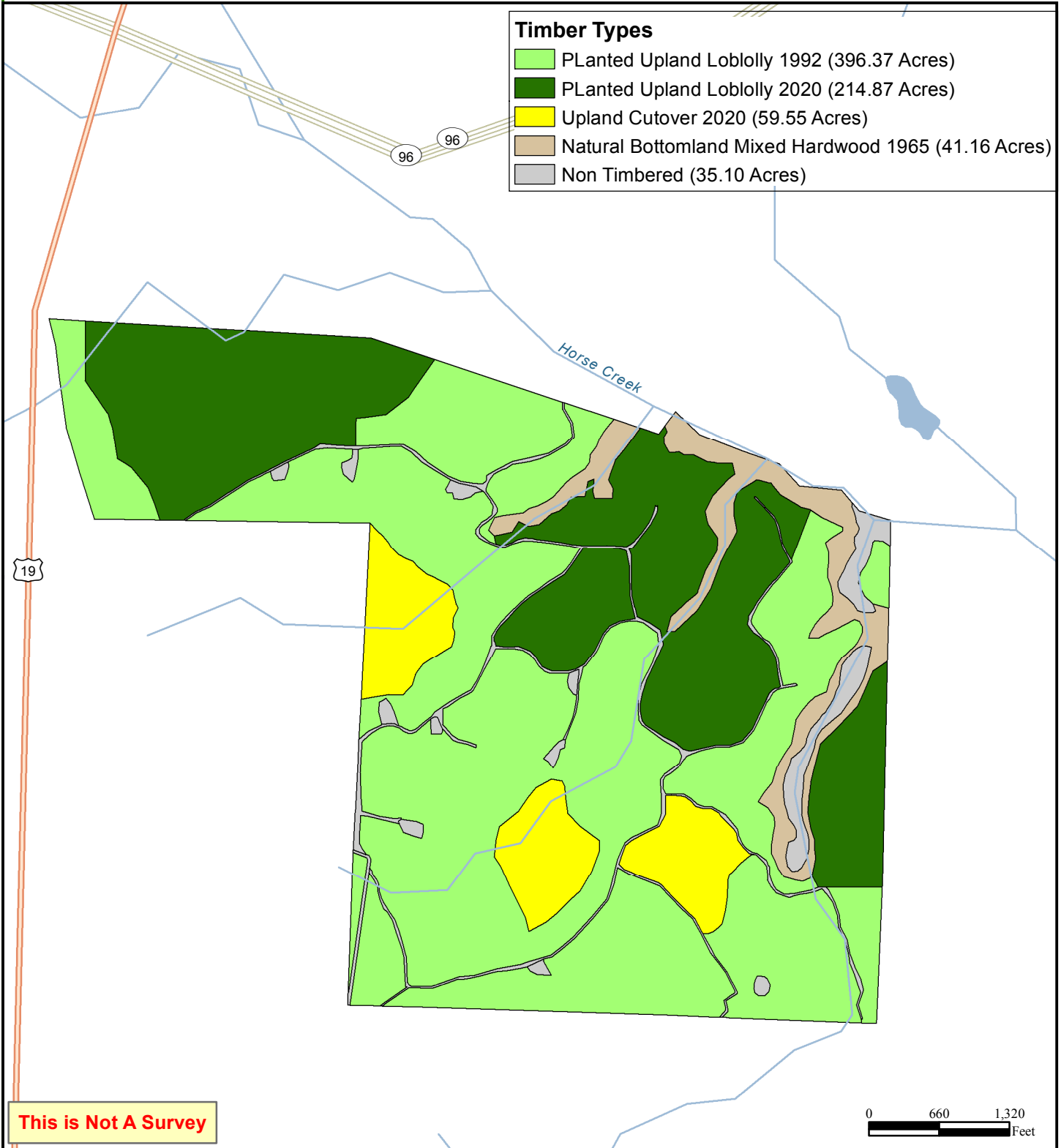
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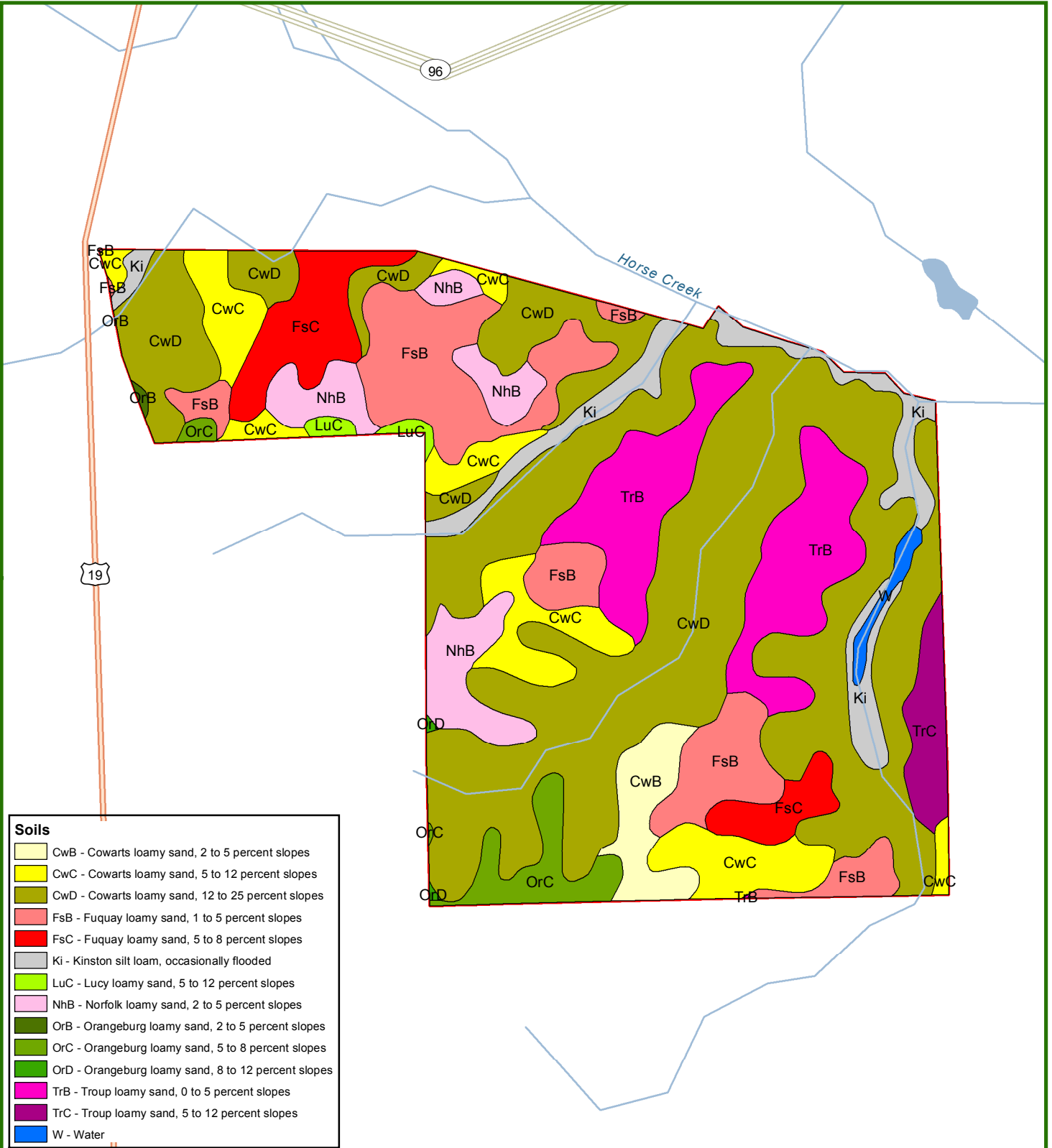
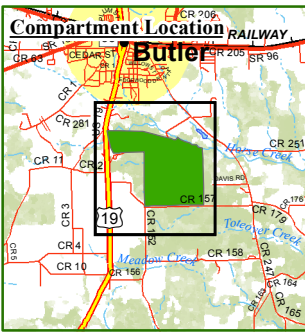
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Soils

- CwB - Cowarts loamy sand, 2 to 5 percent slopes
- 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
- FsC - Fuquay loamy sand, 5 to 8 percent slopes
- Ki - Kinston silt loam, occasionally flooded
- LuC - Lucy loamy sand, 5 to 12 percent slopes
- NhB - Norfolk loamy sand, 2 to 5 percent slopes
- OrB - Orangeburg loamy sand, 2 to 5 percent slopes
- OrC - Orangeburg loamy sand, 5 to 8 percent slopes
- OrD - Orangeburg loamy sand, 8 to 12 percent slopes
- TrB - Troup loamy sand, 0 to 5 percent slopes
- TrC - Troup loamy sand, 5 to 12 percent slopes
- W - Water

