



Shoal Creek Tree Farm | 30ac—104ac

Marion County, GA

See price table on following page

Asking Price

- Merchantable Timber
- All Weather Internal Road Network
- Public Water and Electricity Available
- Excellent Utility
- Longleaf to be Planted in 2022
- Will Subdivide

ABOUT THE PROPERTY

Shoal Creek Tree Farm , is an excellent turnkey timberland and hunting opportunity. The property consists of upland soils supporting great timber production, hunting, and recreational endeavors. With nearly all the property in 3 age classes of timber, Shoal Creek Tree Farm is a fantastic opportunity for anyone looking for a great timberland investment with tremendous opportunity. In addition to the 2 year old and 12 year old planted Loblolly, 23 acres have been accepted in the EQUIP program through the NRCS to be replanted with Longleaf Pine in 2022. Both the Longleaf and Loblolly offer excellent revenue opportunities. The property's diversity provides great wildlife habitat as deer, turkey, and even quail are on the property.

Shoal Creek Tree Farm is located on Highway 127 just south of Oakland , Georgia, minutes from Mauk, less than an hour from Columbus, and under three hours from Atlanta. The property has access to public water, power is conveniently accessible, and has several ideal home sites.



A Land Brokerage &
Forestry Services Company

2044 Northside Road
Perry, Georgia 31069

Phone: 912-678-5920

Email: jack.frankhouser@ghland.com

The properties convenient access to power and electricity along with excellent road frontage on Highway 127, allow this property to be divided into 3 smaller 30+ acre parcels. The property is offered in several smaller plots that offer an excellent opportunity to have a mini farm, rural homesite, or affordable timber investment.

Call Jack Frankhouser at 912-678-5920 for additional information or to schedule a visit.

Property enrolled in CUVA in 2015. 2021 Property taxes were: 703.35

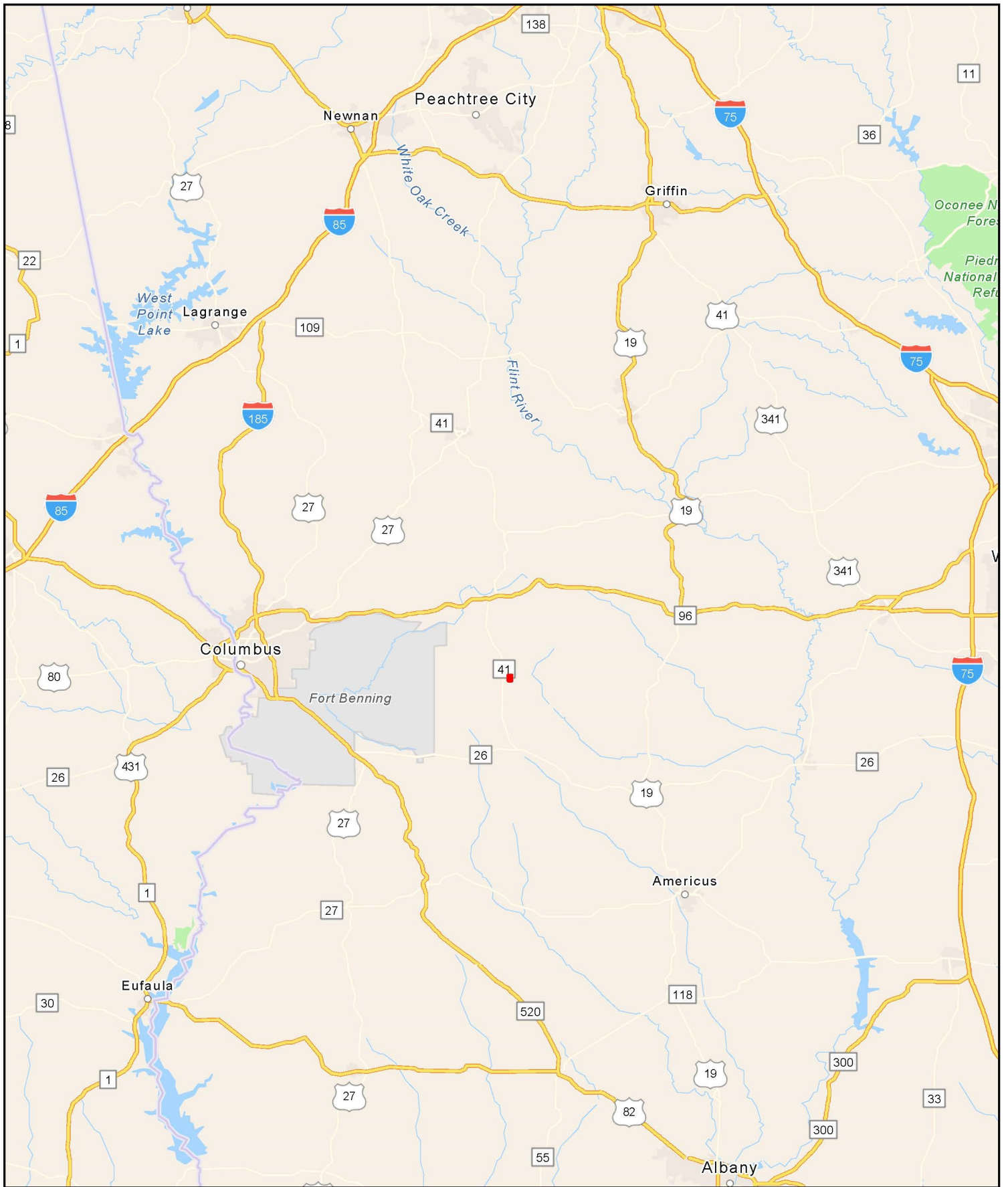
Tract	Acres	\$/Ac	Total Price
Tract 1	30	\$ 4,000	\$ 120,000
Tract 2	31	\$ 3,750	\$ 116,250
Tract 3	43	\$ 3,500	\$ 150,500



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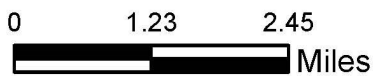
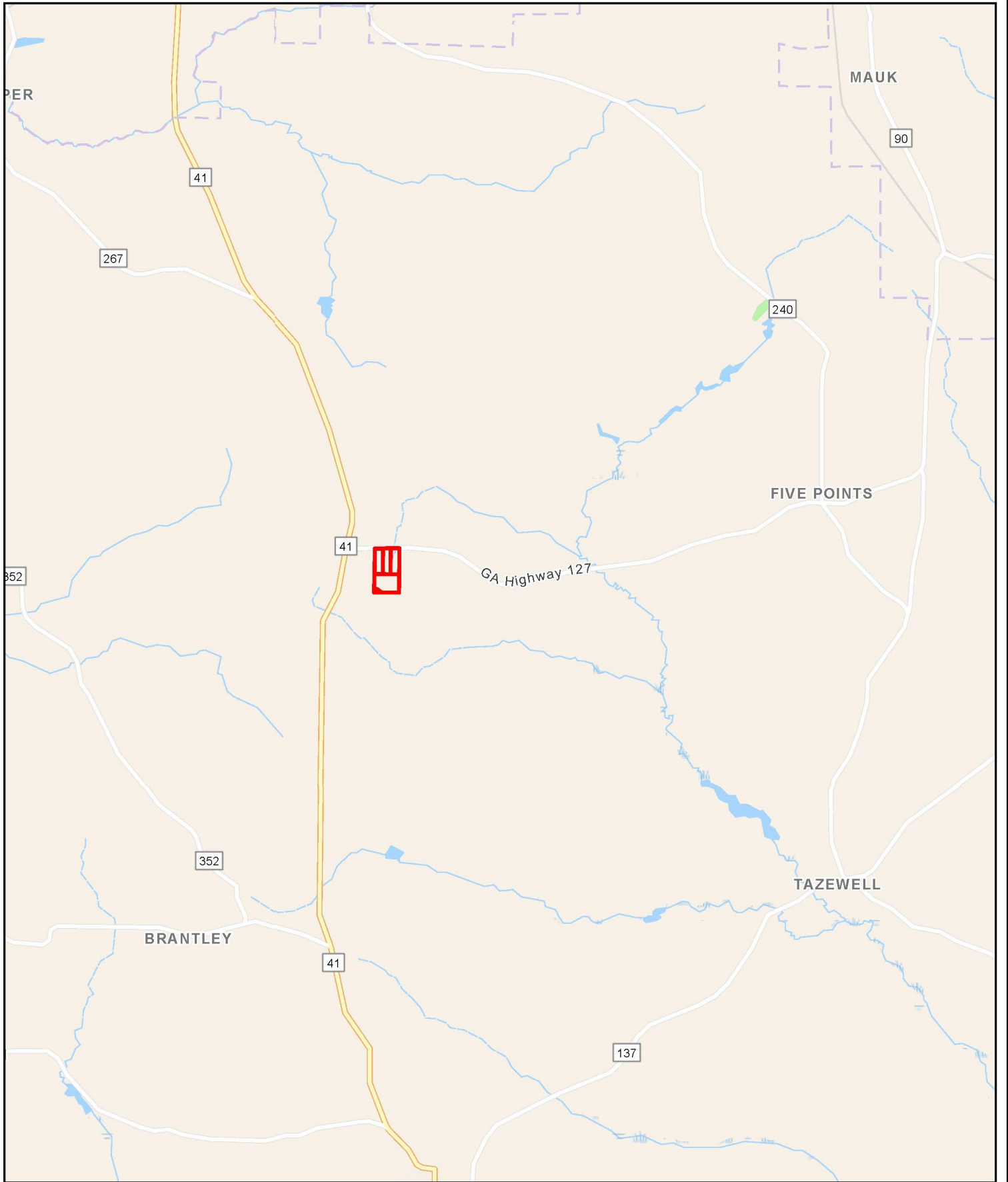


0 10.5 21
 Miles

Parcel: Tract 1 Tract 4 Tract 2 Tract 3

JACK R FRANKHOUSER, ALC
 912 -678-5920
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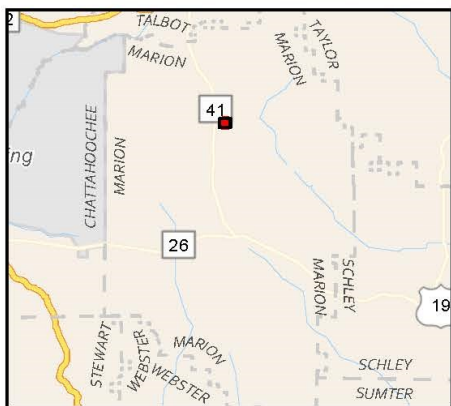
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APN: 38 22

Marion County, GA | 104 Acres +/-



Center: 84.5292°W 32.4403°N

1 inch equals 547 feet



GREEN HILL
LAND AND TIMBER
Foresters/Realtors



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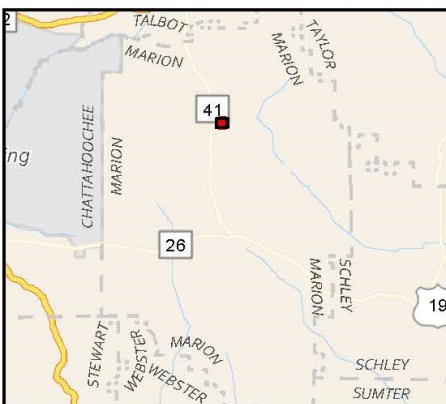
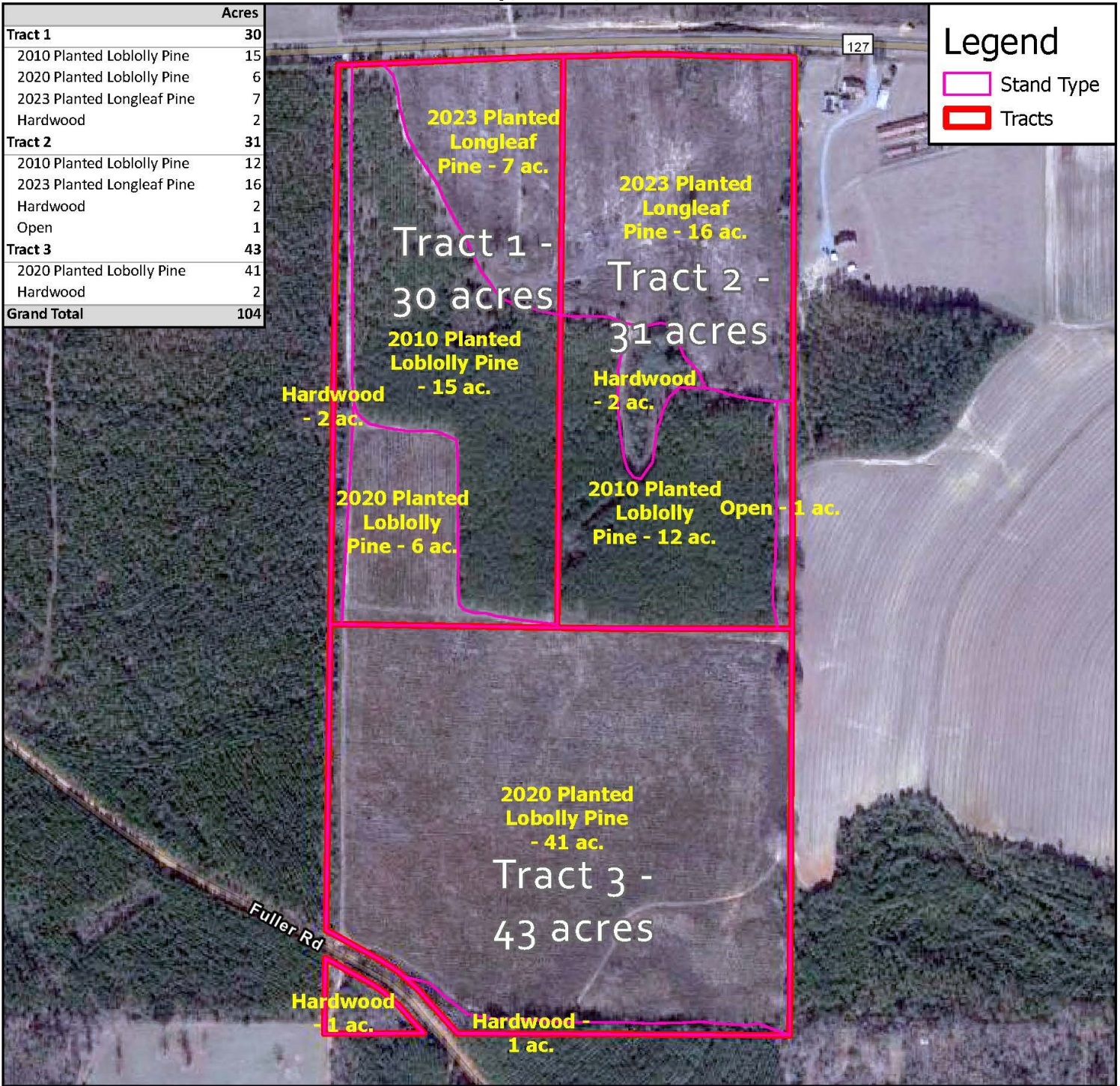
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Marion County, GA | 104 Acres +/-

	Acres
Tract 1	30
2010 Planted Loblolly Pine	15
2020 Planted Loblolly Pine	6
2023 Planted Longleaf Pine	7
Hardwood	2
Tract 2	31
2010 Planted Loblolly Pine	12
2023 Planted Longleaf Pine	16
Hardwood	2
Open	1
Tract 3	43
2020 Planted Lobolly Pine	41
Hardwood	2
Grand Total	104

Legend

-  Stand Type
-  Tracts



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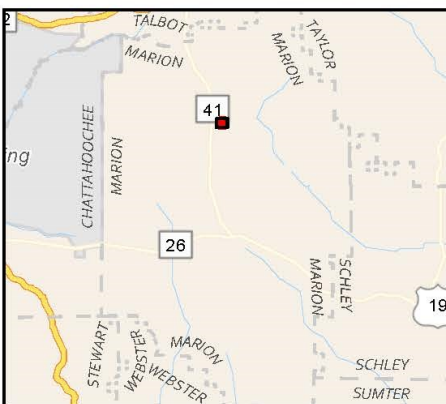
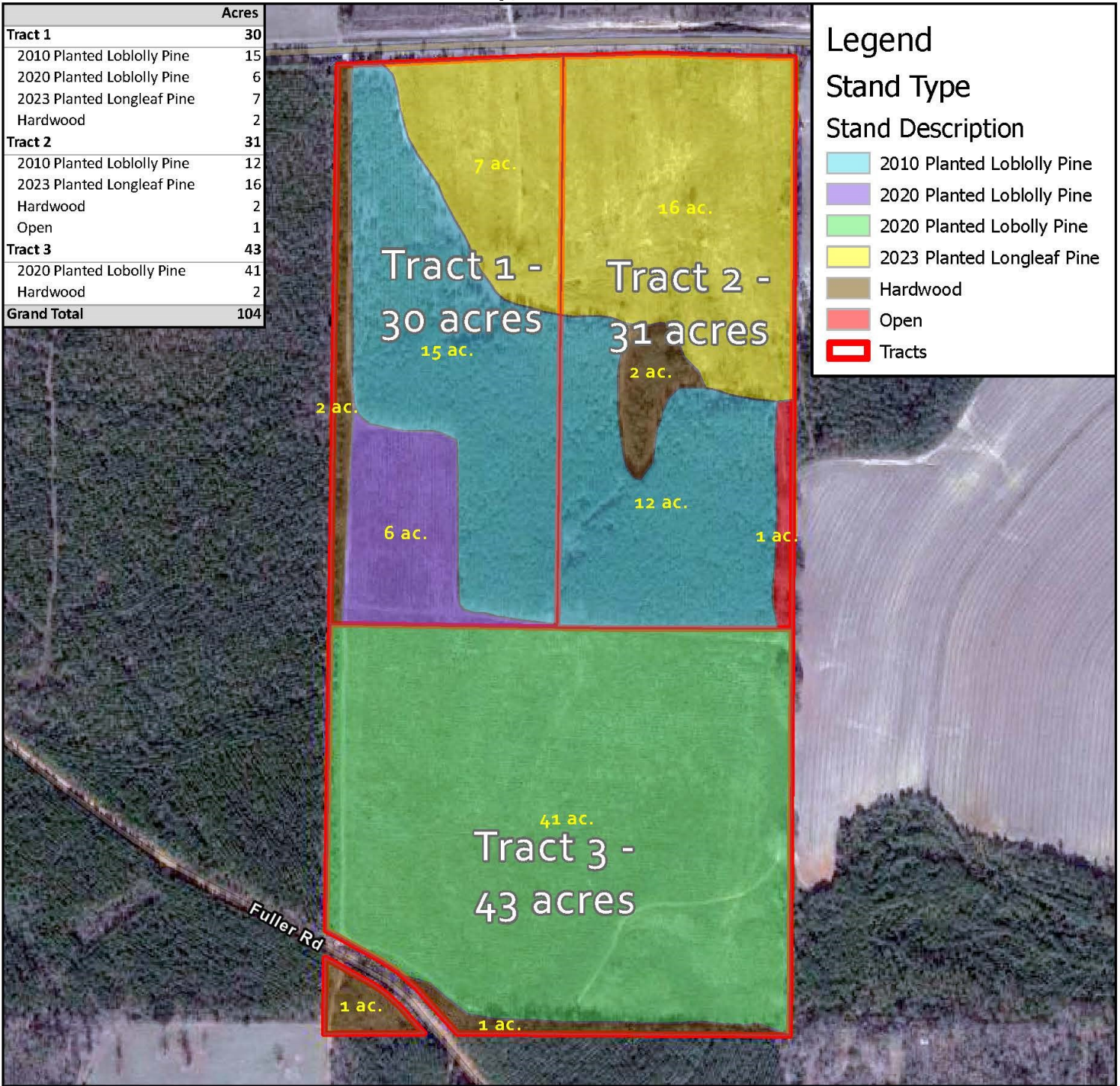
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Stand Description

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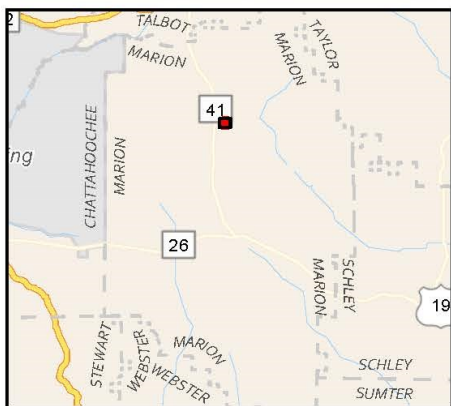
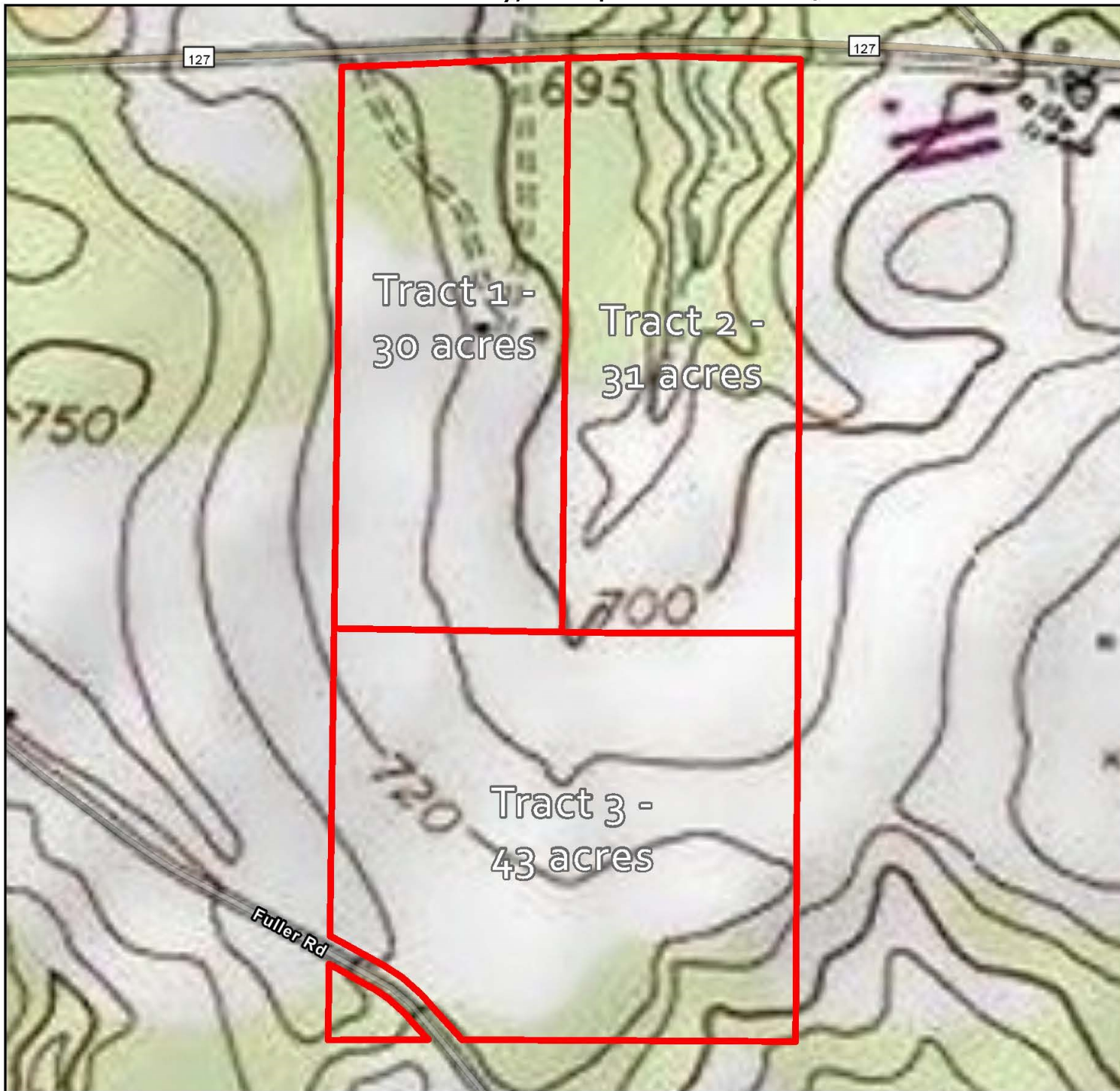
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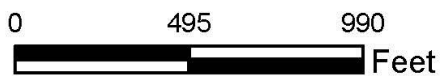
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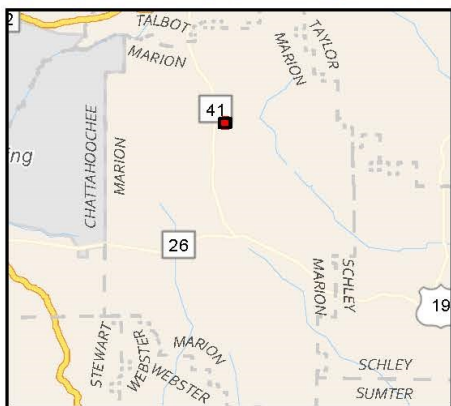


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