



STEPHENS CREEK- \$1,197,000
FARM +/- 264 Acres \$4,534/Acre
Taliaferro County, GA Asking Price

- Merchantable Timber
- Multiple Creeks
- Mast Producing Hardwood
- Minutes from I-20
- Pond
- Cabin

ABOUT THE PROERTY

Stephens Creek Farm is an incredibly diverse property with many desirable attributes including the multiple streams that flow year-round, fertile bottomland Hardwood, mature commercial pine plantations, beautiful oak ridges, cabin, and Pond. With a prime location outside of Crawfordville GA, minutes from Interstate 20, this property is a great multipurpose timberland and recreational investment.

Uncharacteristic in today's market, most of the property consists of mature timber. The property has tremendous utility and potential as a commercial timber investment as much of the property is either already in pine plantation or can be converted to commercial pine



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2044 Northside Road
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plantation. High utility and significant merchantable timber on this property not only provide landowners with a solid foundation for timber management and immediate and future cash flow, but also allow for a host of silviculture options ranging from various types of commercial thinnings to final harvest.

Additionally, the multiple timber stands and species on this property provide tremendous wildlife habitat. The upland Oak Ridges and hardwood bottoms are loaded with red and white oaks and perennial streams throughout the property only amplify the habitat. Not to mention the thinned pine plantations provide significant browse and cover. Eight game patches/wildlife openings are managed throughout the property to increase habitat.

Stephens Creek Farm has two cabins on the property, one of which is the original plantation house, and the other is a single bedroom cabin overlooking the one-acre pond.

Overall, this is a fantastic investment property with merchantable timber, multiple water sources, and great diversity.

Property was enrolled in CUVA in 2020. 2021 property taxes were \$2,440.51

Destination	Distance	Stand Type	Acres
Augusta	58 min	1990 Planted Pine	121
Athens	49 min	Game Patch	5
Atlanta	1 hour 23 min	Home Plane	5
Macon	1 hour 32 min	Mature Hardwood	91
		Mature Hardwood/Pine	41
		Pond	1
		Total	264



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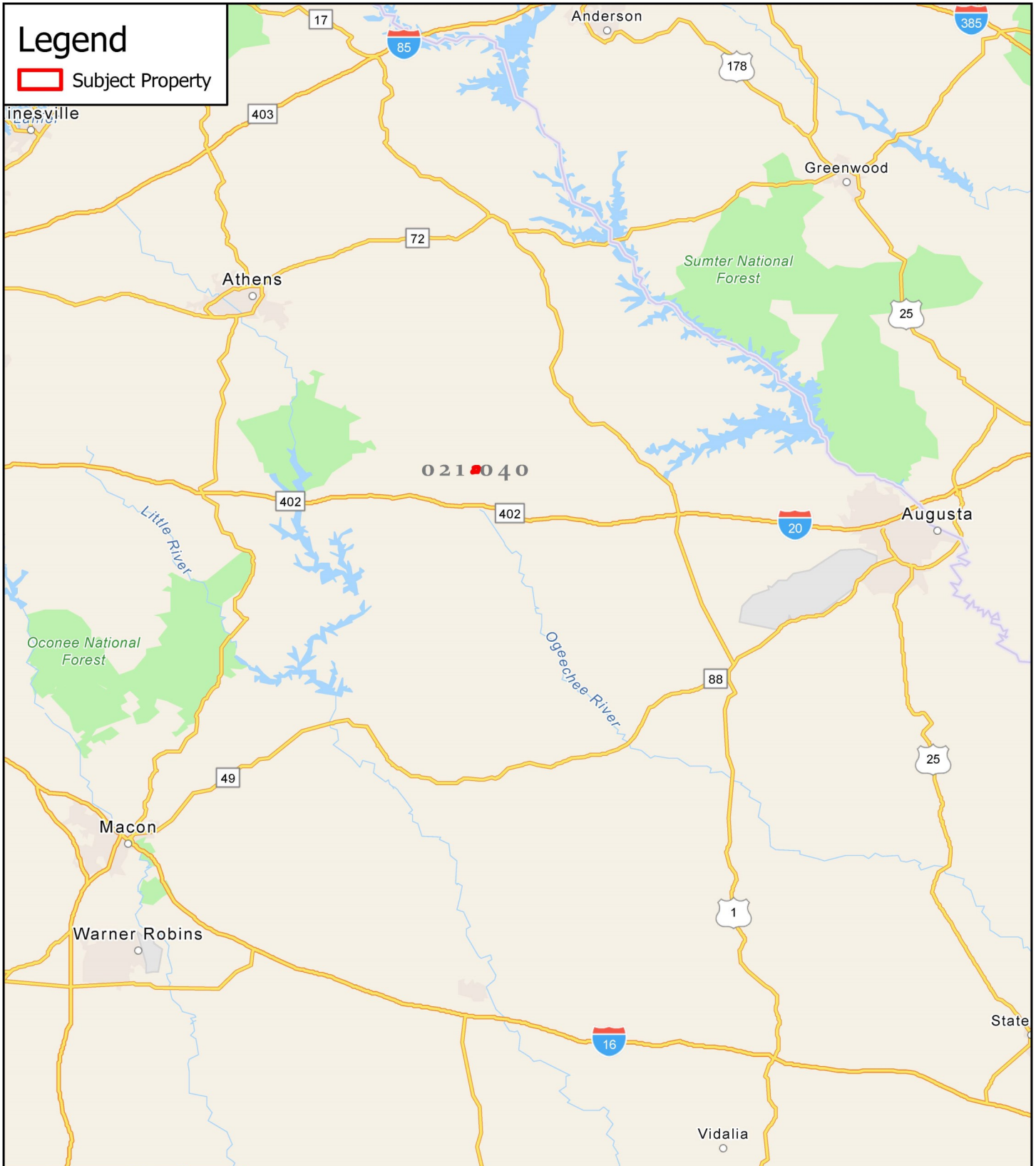
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Legend

 Subject Property



Taliaferro County GA | 264 Ac +/- Location Map

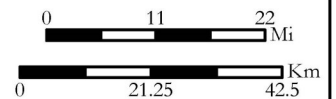


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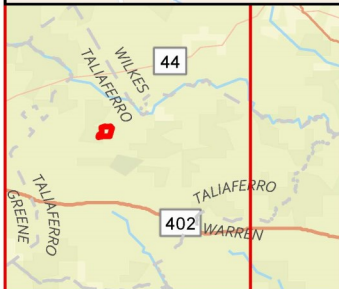
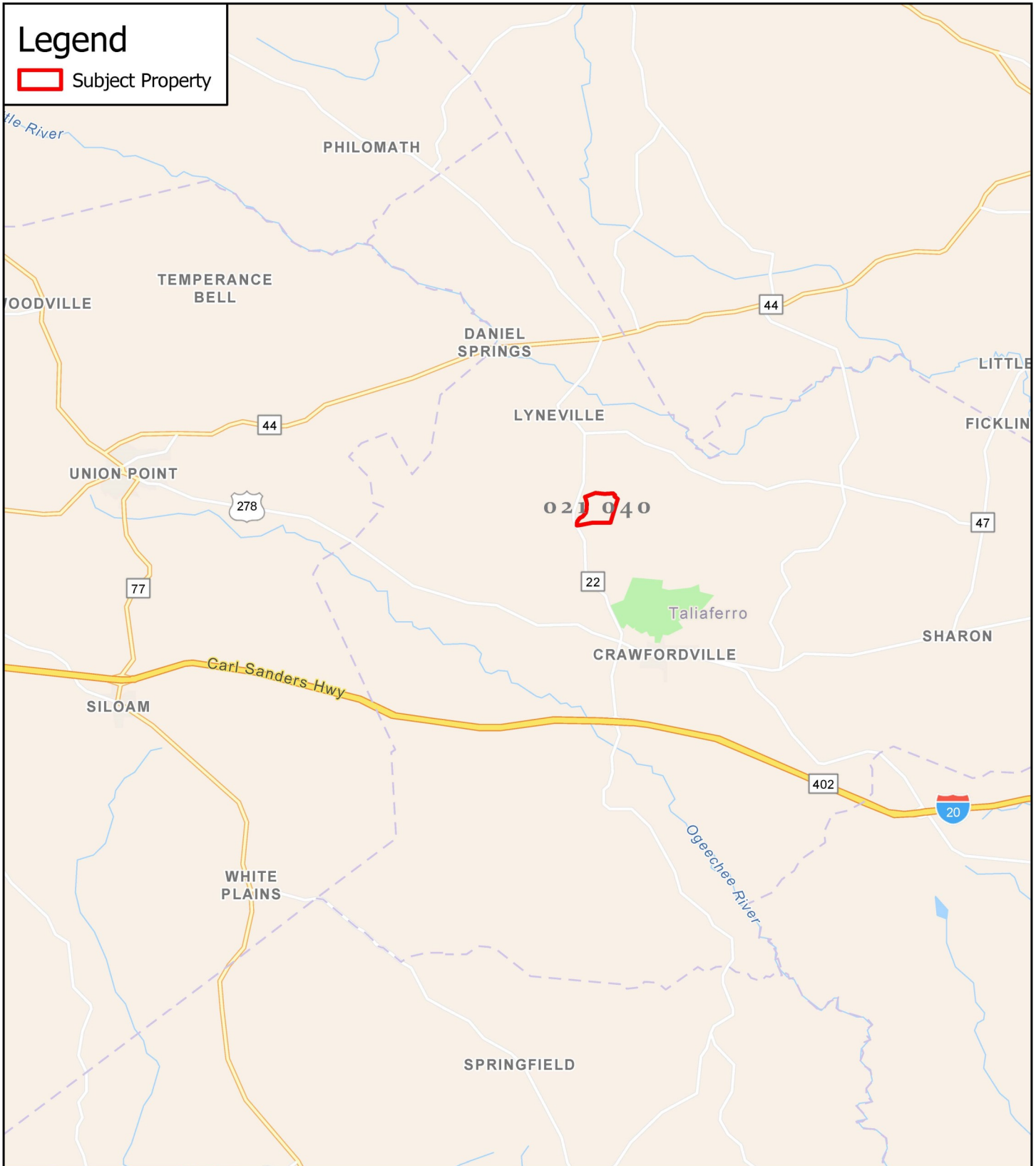
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Legend

 Subject Property



Taliaferro County GA | 264 Ac +/- Location Map

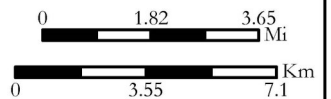


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Coordinate System: GCS WGS 1984

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Legend

 Subject Property

Category

 Primary Woods Road

 Secondary Woods Road



Taliaferro County GA | 264 Ac +/- Tract Map

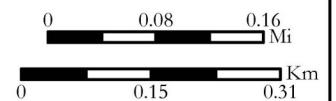


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Coordinate System: GCS WGS 1984

Center: 82.9167°W 33.6026°N



Legend

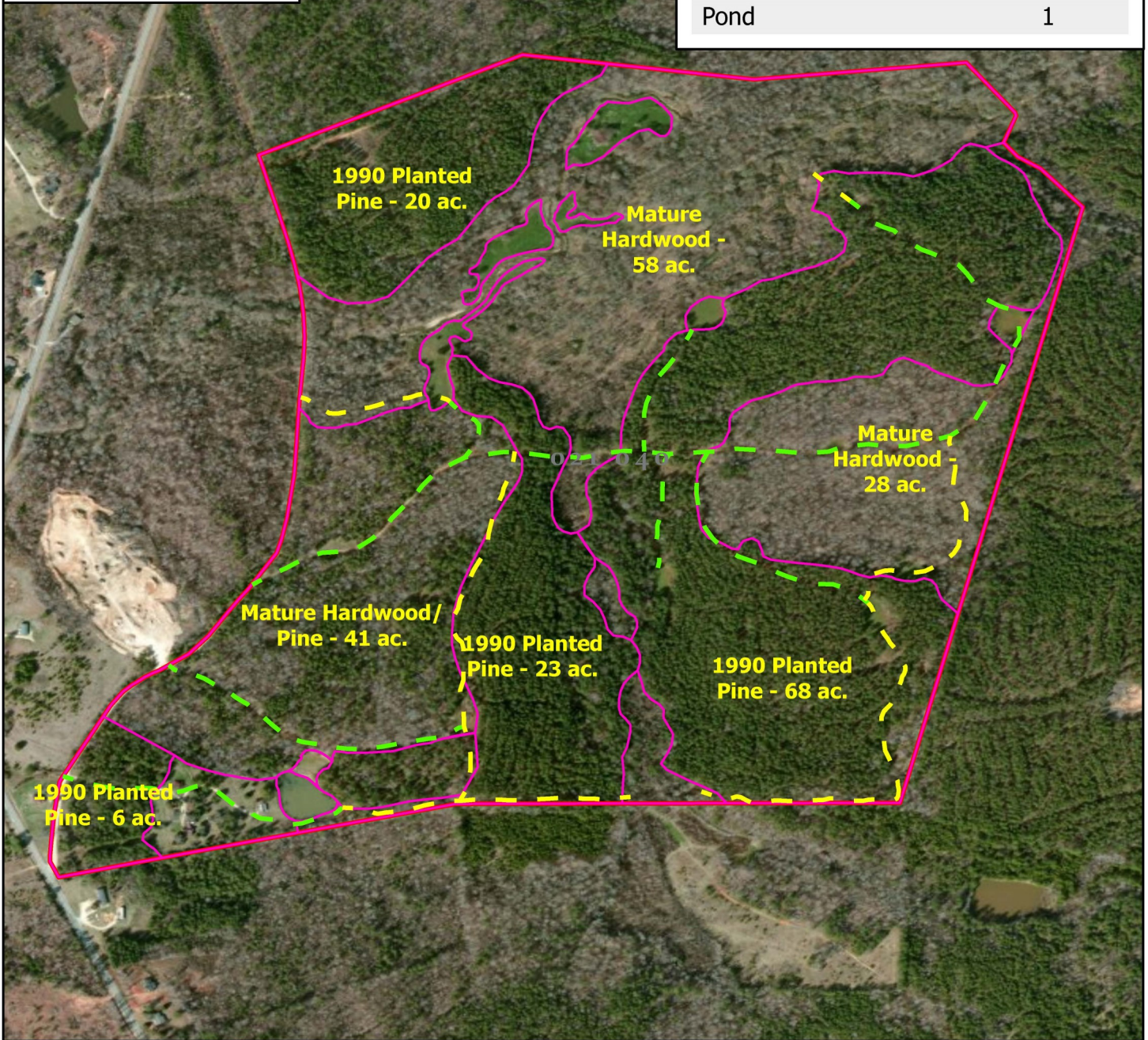
- Stand Type
- Subject Property

Category

- Primary Woods Road
- Secondary Woods Road

Stand Description GIS Acres

Stand Description	GIS Acres
1990 Planted Pine	121
Game Patch	5
Home Place	5
Mature Hardwood	91
Mature Hardwood/ Pine	41
Pond	1



Taliaferro County GA | 264 Ac +/-
Stand Type Map

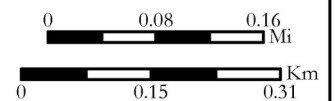


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Legend

Stand Type

Stand Description

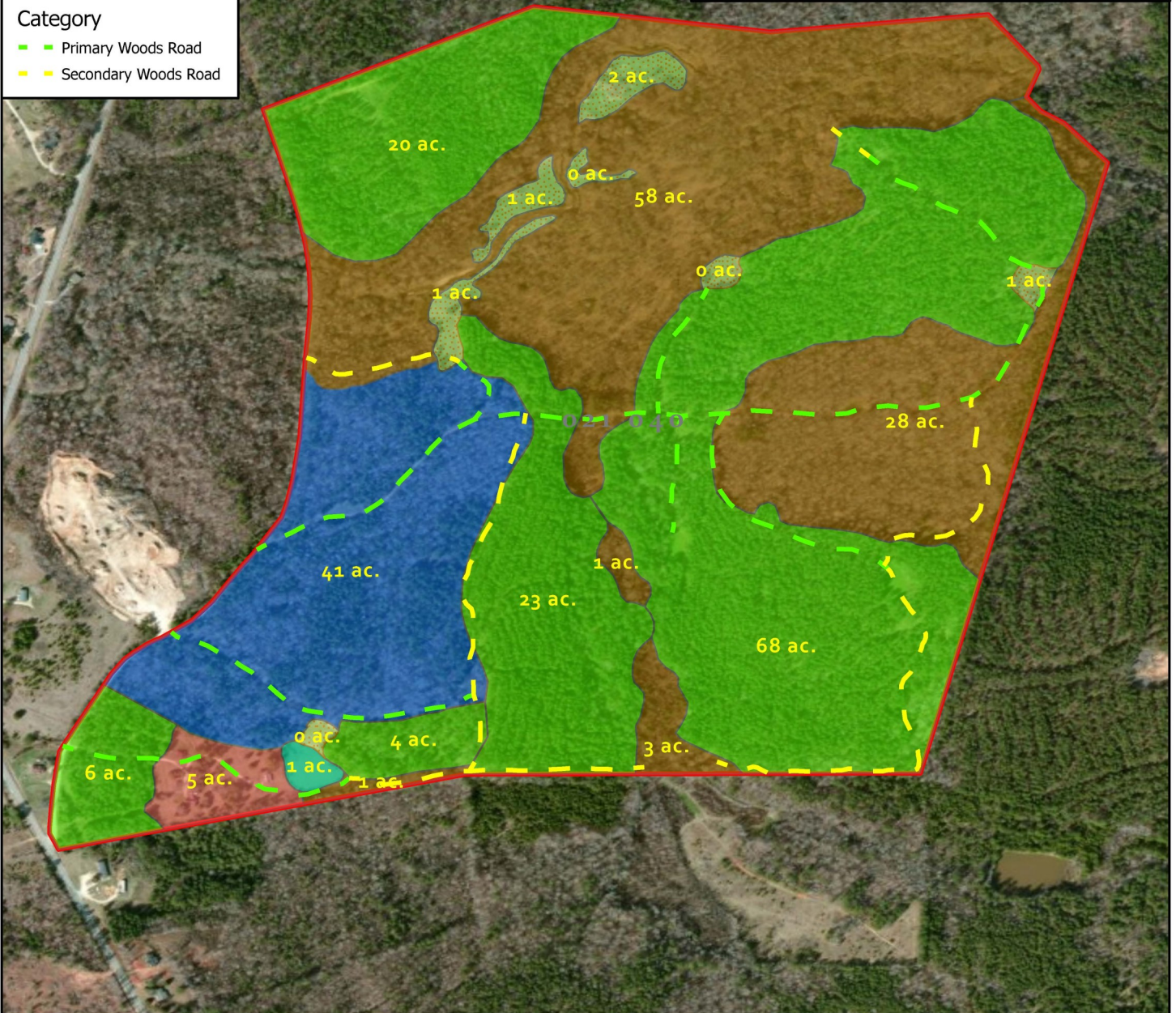
- 1990 Planted Pine
- Game Patch
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- Subject Property

Category

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Taliaferro County GA | 264 Ac +/- Stand Type Map

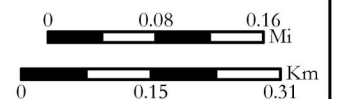


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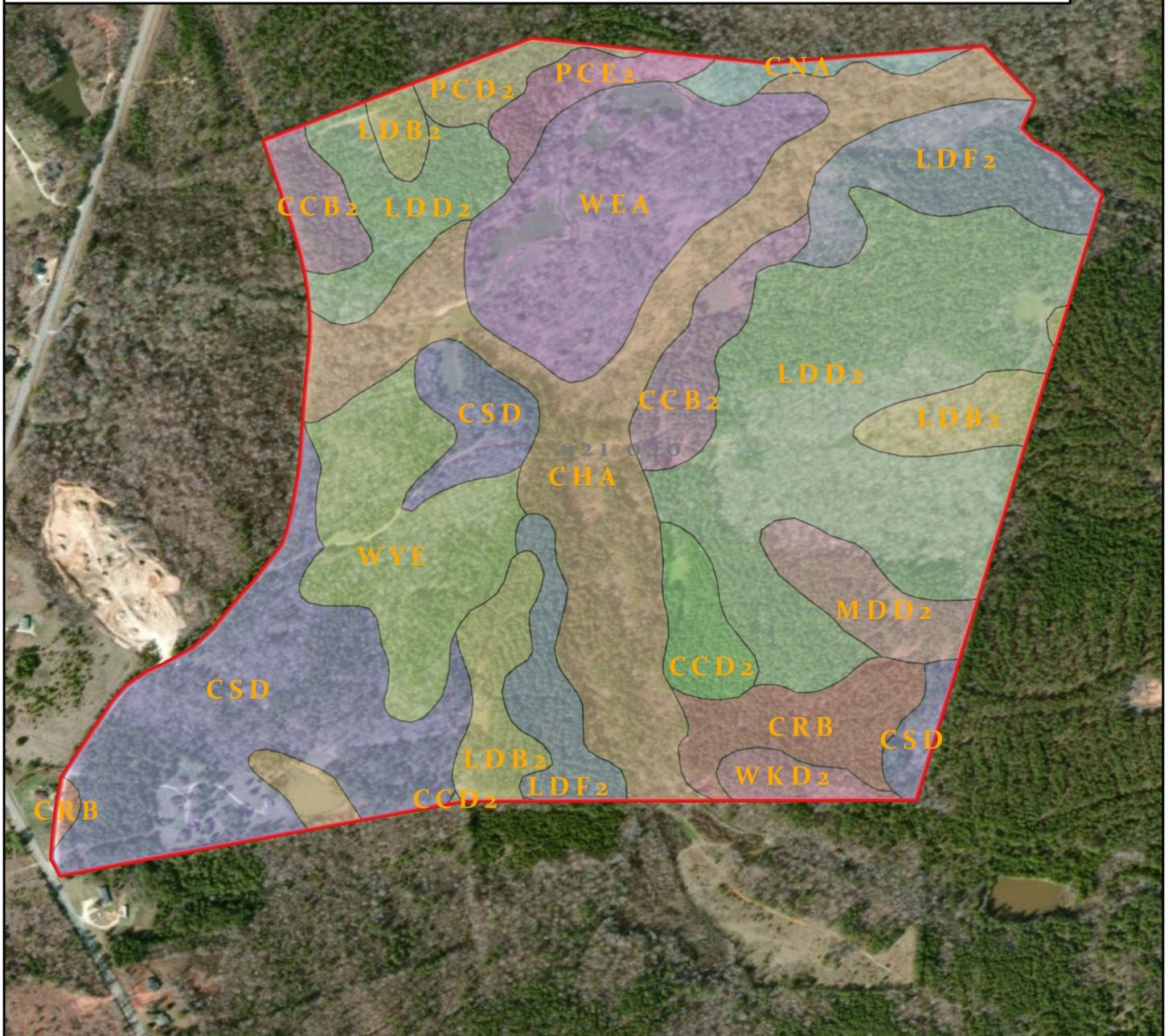
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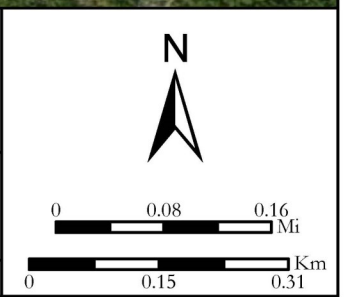
MUSYM, MapunitName

- LdF2, Lloyd gravelly loam, 15 to 30 percent slopes, moderately eroded
- Mdd2, Madison-Bethlehem complex, 2 to 15 percent slopes, moderately eroded
- Pcd2, Pacolet sandy loam, 6 to 15 percent slopes, moderately eroded
- Pce2, Pacolet sandy loam, 15 to 25 percent slopes, moderately eroded
- WeA, Wehadkee loam, 0 to 2 percent slopes, frequently flooded
- Wkd2, Wynott-Wilkes-Enon complex, 2 to 15 percent slopes, moderately eroded
- Wye, Wynott-Wilkes-Winnsboro complex, 15 to 25 percent slopes
- Subject Property
- CcB2, Cataula-Cecil complex, 2 to 6 percent slopes, moderately eroded
- CcD2, Cataula-Cecil complex, 6 to 15 percent slopes, moderately eroded
- ChA, Chewacla silt loam, 0 to 2 percent slopes, frequently flooded
- CnA, Congaree silt loam, 0 to 3 percent slopes, occasionally flooded
- CrB, Crawfordville loamy sand, 2 to 6 percent slopes
- CsD, Crawfordville-Sedgefield complex, 6 to 15 percent slopes
- LdB2, Lloyd gravelly loam, 2 to 6 percent slopes, moderately eroded
- LdD2, Lloyd gravelly loam, 6 to 15 percent slopes, moderately eroded



Taliaferro County GA | 264 Ac +/-
Gridded Soil Survey - Map Units

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Legend

GeorgiaGriddedSoilSurvey

DrainageClass

Moderately well drained

Poorly drained

Somewhat poorly drained

Well drained

Subject Property



Taliaferro County GA | 264 Ac +/-
Gridded Soil Survey - Drainage Class

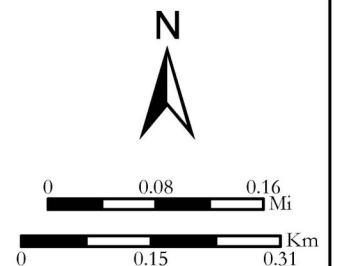


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









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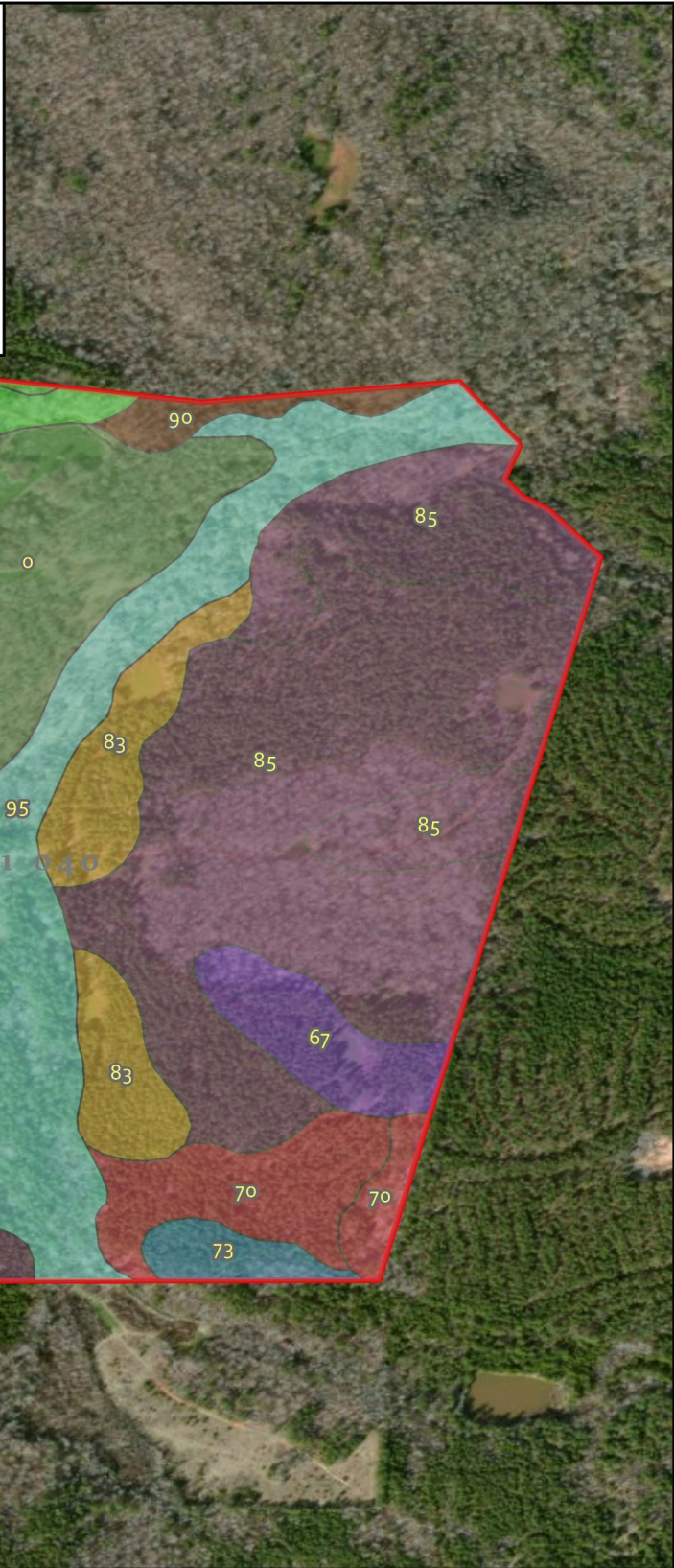
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Legend

- | | | |
|---|---|------------------|
| GeorgiaGriddedSoilSurvey |  | 74 |
| |  | 83 |
| LoblollySiteIndex |  | 85 |
| |  | 90 |
| |  | 95 |
|  | | 0 |
|  | | 67 |
|  | | 70 |
|  | | 73 |
| |  | Subject Property |



Taliaferro County GA | 264 Ac +/- Gridded Soil Survey - Site Index

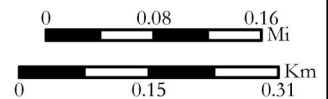


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Legend

- Subject Property
- Normal Index Contours
- Normal Intermediate Contours
- Normal Index Contours
- Normal Index Contours
- Normal Intermediate Contours



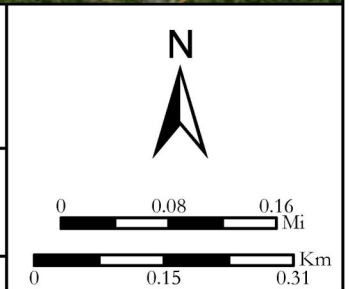
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Contour Map

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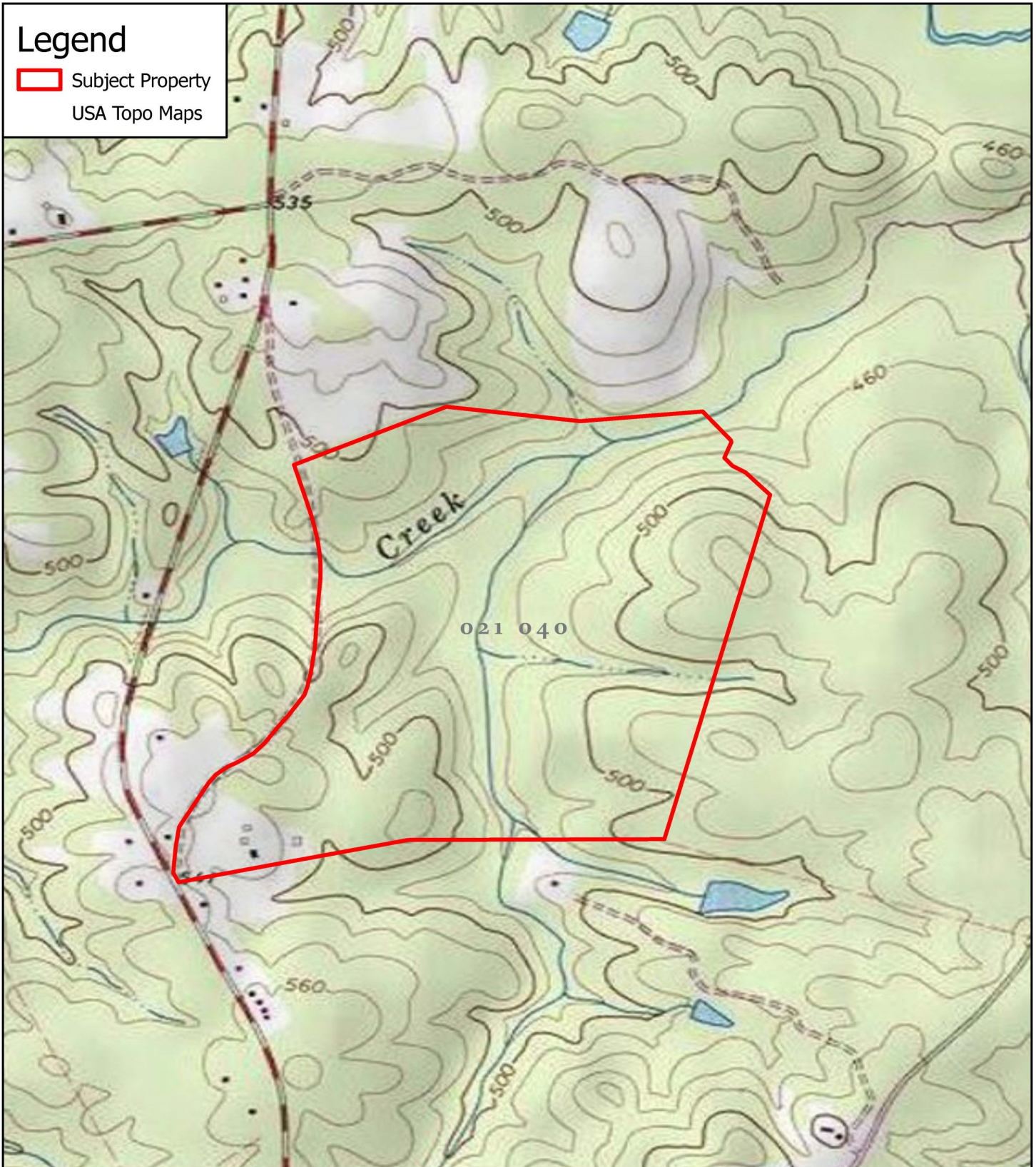
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Legend

-  Subject Property
- USA Topo Maps



Taliaferro County GA | 264 Ac +/- Topo Map

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