

Matre Forestry Consulting, Inc.

2549 Lafayette Plaza Dr

Suite 204

Albany GA 31707

Office (229) 639 4973 Fax (229) 255 2910

www.matreforestry.com

11/13/2016**Re: 85 Acres Available in Sumter County GA**

Dear Interested Parties,

Matre Forestry Consulting, Inc is pleased to exclusively offer for sale 85 acres in southeast Sumter County GA, on Bone Road between Americus and Leslie. This property has Tifton soil old field 2006 Planted Slash Pine ready for pine straw production and will soon be ready for a first thinning. The balance is bottomland. The property is a great hunting property, and has numerous homesites. Visit <http://www.matreforestry.com/properties.html> for more info on this property and others. As of the date above, the asking price is \$148,000, or \$1741 per acre.

Following are select pictures and maps (see complete pictures and additional info at the above web address). Contact us anytime if you are interested in the property, or if we can ever assist you with selling land, acquiring land, and/or managing land and timber. Thank you very much for your consideration.

Sincerely,

Mike Matre, ALC, ACF, RF

President, Matre Forestry Consulting, Inc.

Georgia & Alabama Registered Forester (GA# 2486, AL# GA2486)

Georgia & Alabama Licensed Real Estate Broker

Mobile (229) 869-1111

mike@matreforestry.com

Established in 1999, Matre Forestry Consulting, Inc. of Albany, Georgia is a full service forestry consulting company and real estate brokerage. On behalf of our clients, our services include timber sales & management, land sales and acquisitions, timber inventories/cruising, appraisals, marking, prescribed burning, reforestation, GPS & GIS mapping, investment & market analysis, contract forestry services, wildlife habitat improvement, and hunting plantation development.



Above: Tifton soil old field 2006 Planted Slash Pine ready for pine straw production and will soon be ready for a first thinning.

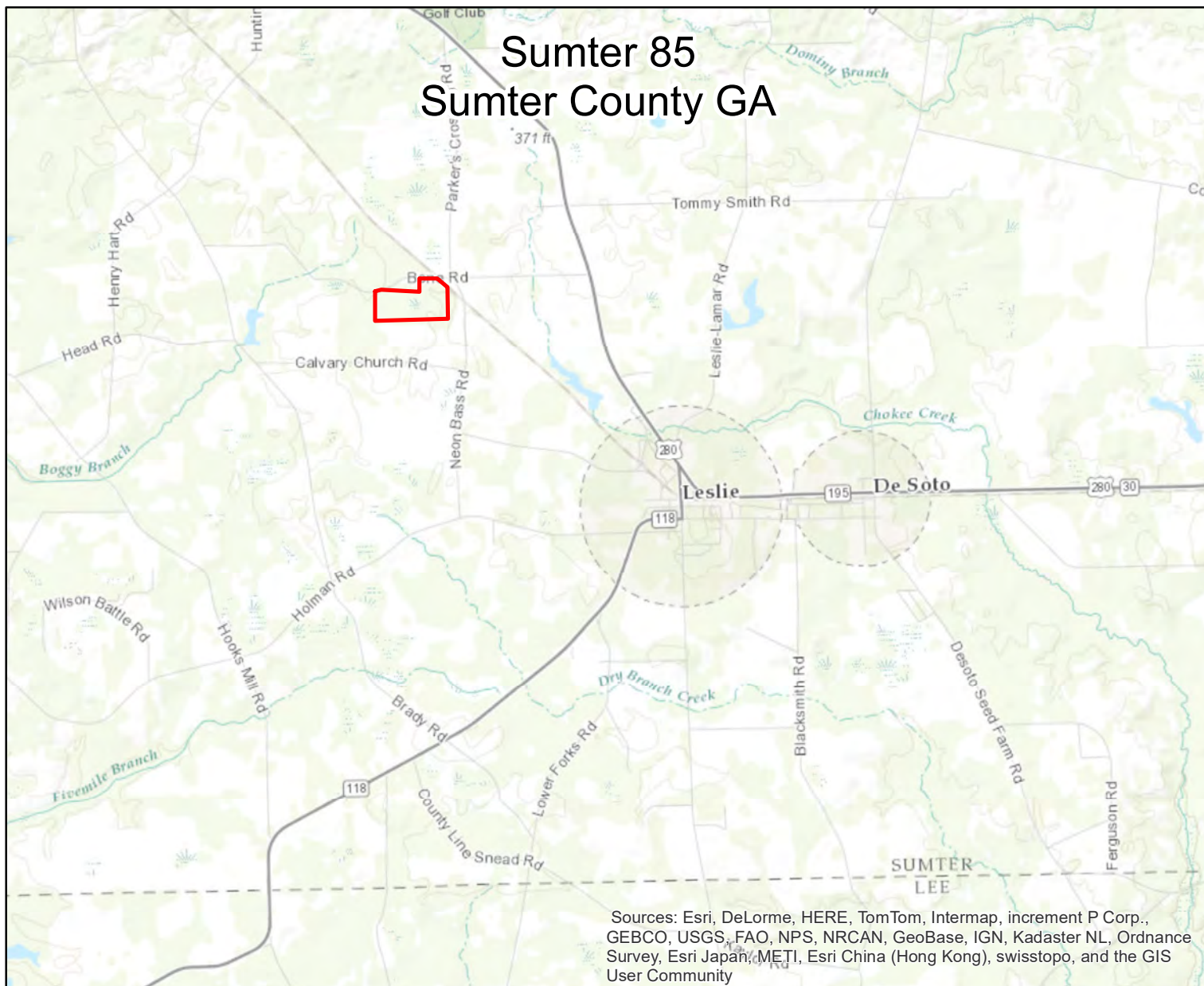


Above: A Transmission line that cuts through the property, providing excellent open areas for food plots.



Above: One of several great open areas for food plots, 2006 Planted Pines on right and bottomland on left

Sumter 85 Sumter County GA



#	Description	Acres +/-	Percent
1	06OFPSL	41.4	48.6%
2	Natural Regen	33.9	39.8%
3	R/W Transmission Line	5.9	6.9%
4	Open/Misc NonTimber	3.9	4.6%
Total		85.1	100.0%

Legend

TractNum, TractName

1099, Sumter GA 85

*Acres are from GIS mapping, not survey plat

*1 = 2006 Old Field Planted Slash



www.matreforestry.com
Albany, Georgia
229-639-4973

Mapped by Mike Matre in ArcGIS.
Disclaimer: Map information is not
guaranteed.

1:72,235

1 in = 6,020 ft

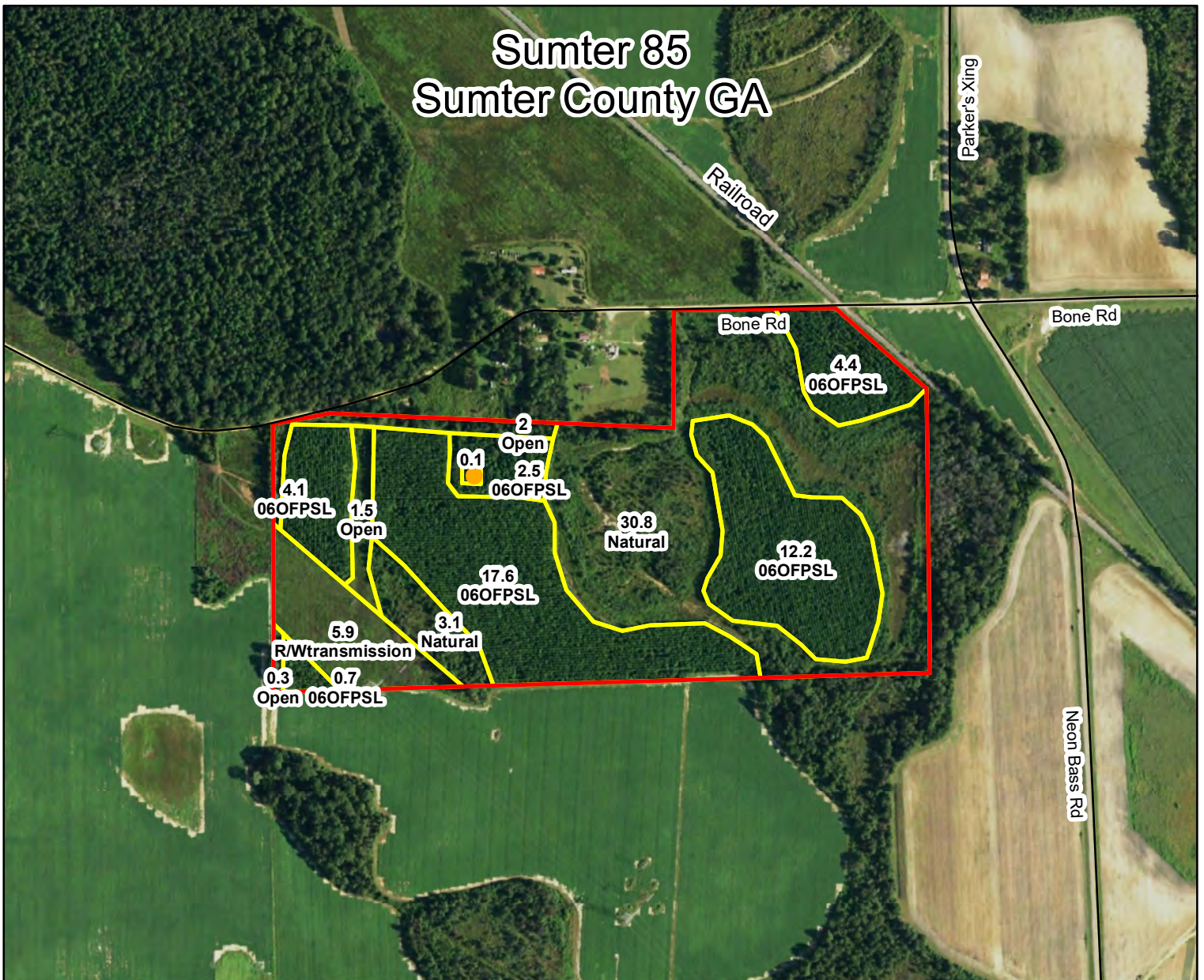
1 inch equals 1.14 miles

3600 Feet



Date: 11/9/2016

Sumter 85 Sumter County GA



Legend

TractNum, TractName

1099, Sumter GA 85

TractNum, Descrip

1999, Old Homesite

TractNum

1099

TractNum

1099

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1:7,920

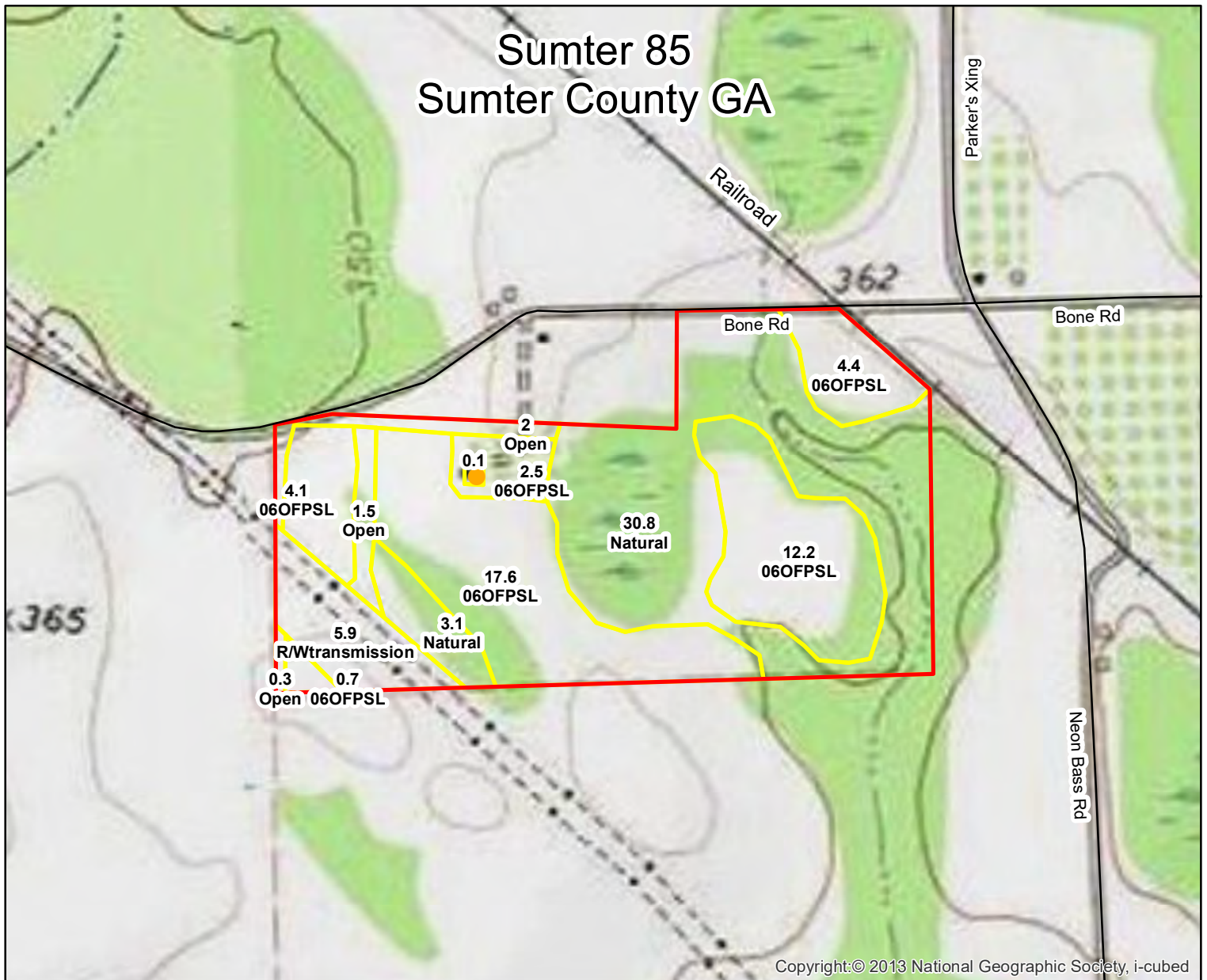
1 in = 660 ft

1 inch equals 0.13 miles

0 330 660 1,320 Feet

Date: 11/9/2016

Sumter 85 Sumter County GA



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Legend

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1099, Sumter GA 85

TractNum, Descrip

1999, Old Homesite

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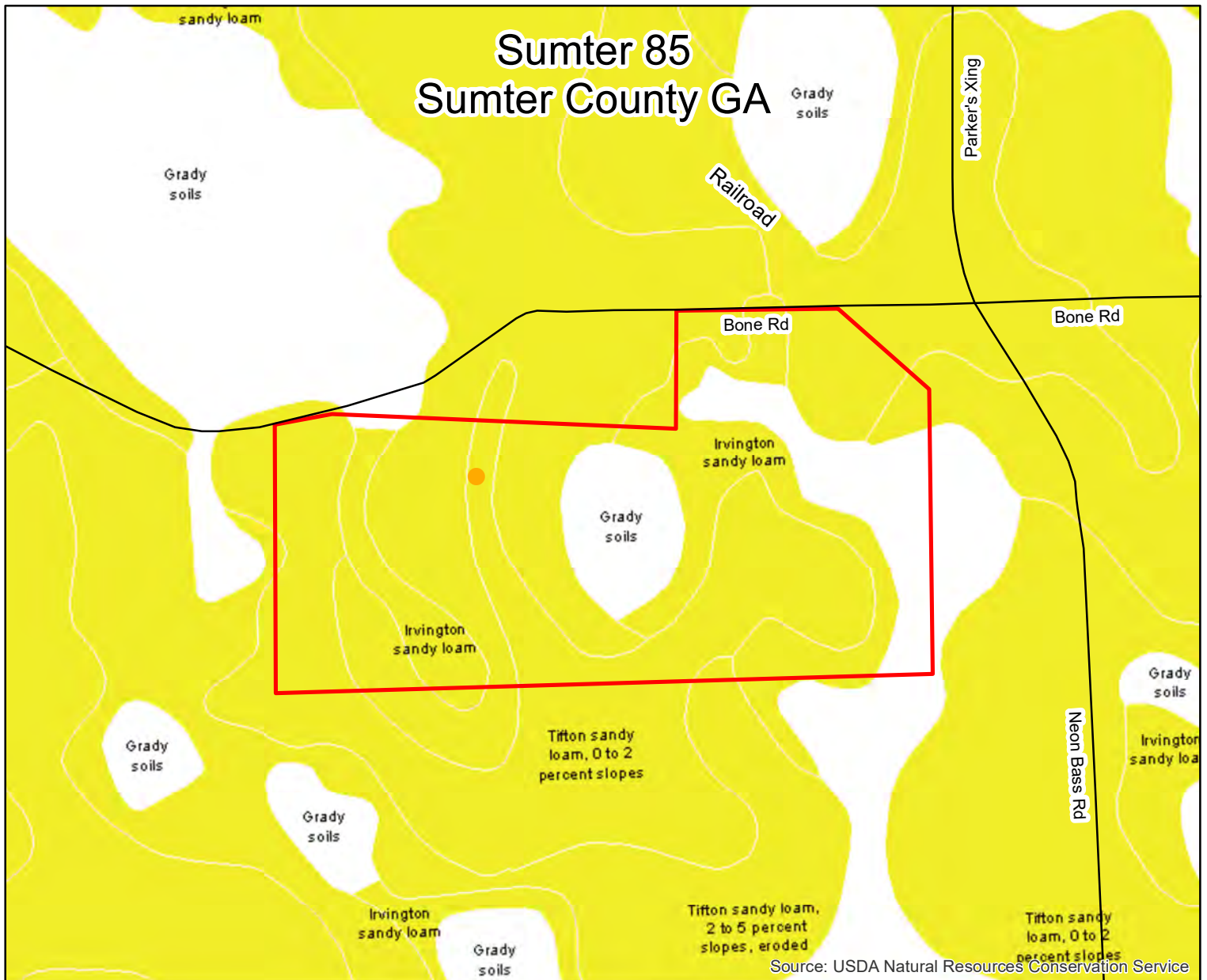
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Sumter 85 Sumter County GA



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