

**Matre Forestry Consulting, Inc.**

2549 Lafayette Plaza Dr

Suite 204

Albany GA 31707

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

[www.matreforestry.com](http://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 47 acres in southeast Sumter County GA, on Bone Road below Leslie and Desoto. This property has a lake, and Tifton soil old field 2002 Planted Slash Pines that were first thinned in 2015. The balance is bottomland hardwood and open. The property is a great hunting property, has numerous homesites, has a well, and has road frontage on two paved roads (Desoto Seed Farm Rd and Foster Ball Rd. Visit

<http://www.matreforestry.com/sumter-ga-47-southwest-georgia-land-for-sale.html> for more info on this property and others. As of the date above, the asking price is \$105,000, or \$2234 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 &amp; Alabama Registered Forester (GA# 2486, AL# GA2486)

Georgia &amp; Alabama Licensed Real Estate Broker

Mobile (229) 869-1111

[mike@matreforestry.com](mailto: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: +-4 acre lake during severe drought

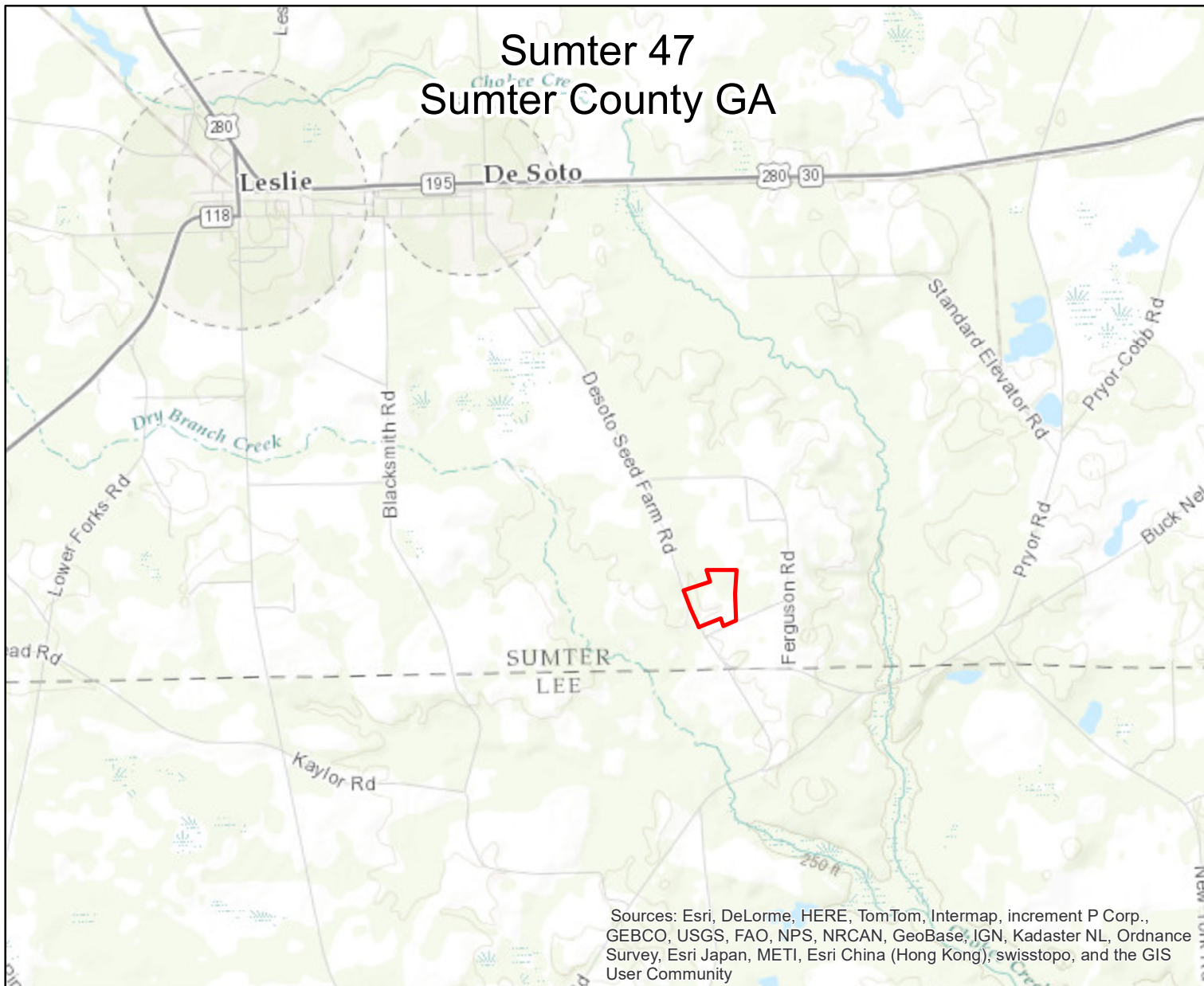


Above: thinned 2002 Planted Slash



Above: One of several open areas ideal for food plots

# Sumter 47 Sumter County GA



#	Description	Acres +/-	Percent
1	02OFPSLth16	27.1	58.2%
2	Natural Timber	10.1	21.7%
3	Lake	4.2	9.0%
4	Open	5.2	11.2%
	Total	46.6	100.0%

\*Acres are from GIS mapping, not survey plat

\*1 = 2002 Old Field Planted Slash thinned 2016

## Legend

TractNum, TractName

2000, Sumter GA 47



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

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

1:56,538

1 in = 4,712 ft

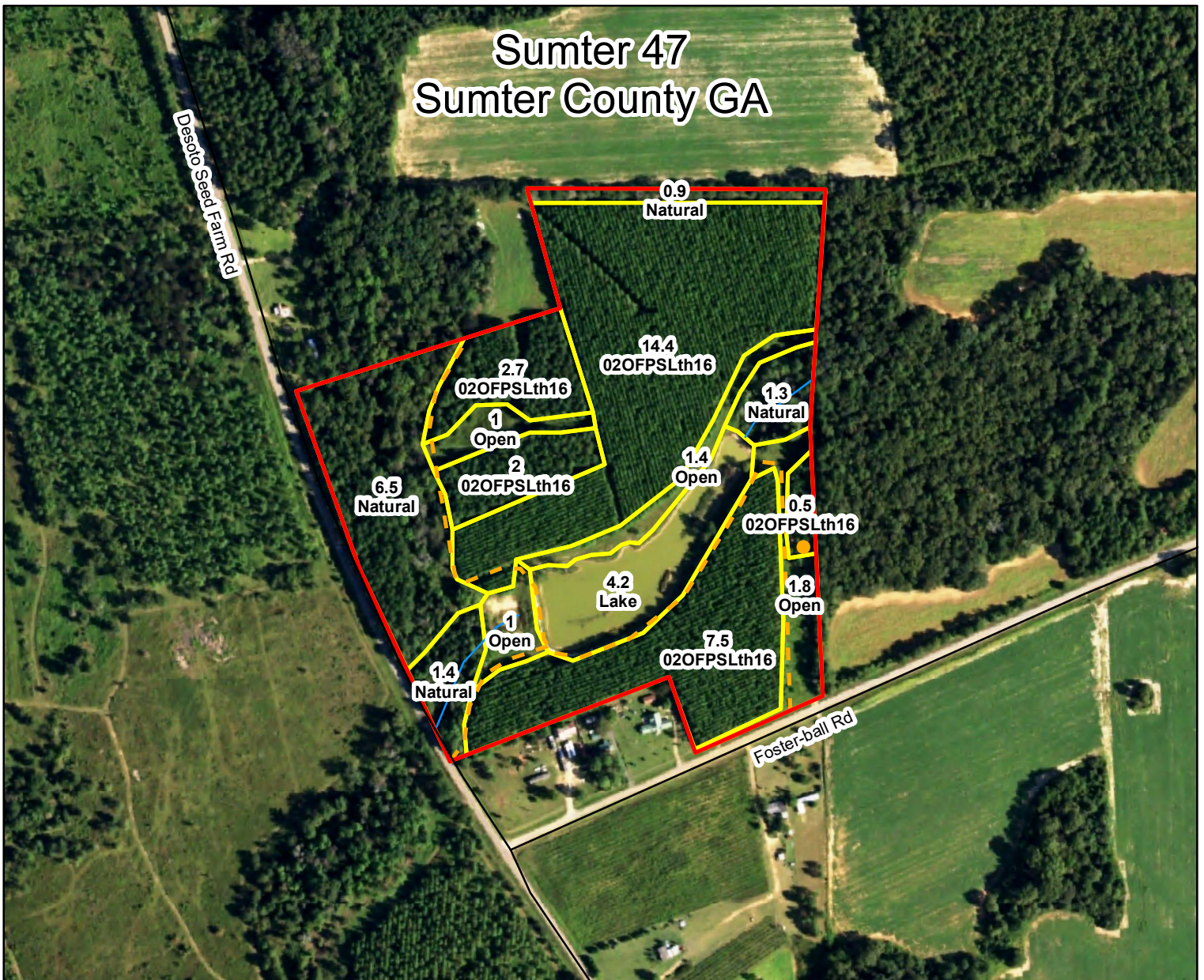
1 inch equals 0.89 miles

330 Feet



Date: 11/8/2016

# Sumter 47 Sumter County GA



## Legend

TractNum, TractName

2000, Sumter GA 47

TractNum, Descrip

2000, Well

Lines

TractNum, Descrip

2000, Stream

2000, Private Roads

TractNum

2000

TractNum

2000

#	Description	Acres +/-	Percent
1	02OFPSLth16	27.1	58.2%
2	Natural Timber	10.1	21.7%
3	Lake	4.2	9.0%
4	Open	5.2	11.2%
	Total	46.6	100.0%

\*Acres are from GIS mapping, not survey plat

\*1 = 2002 Old Field Planted Slash thinned 2016



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

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

1:5,582

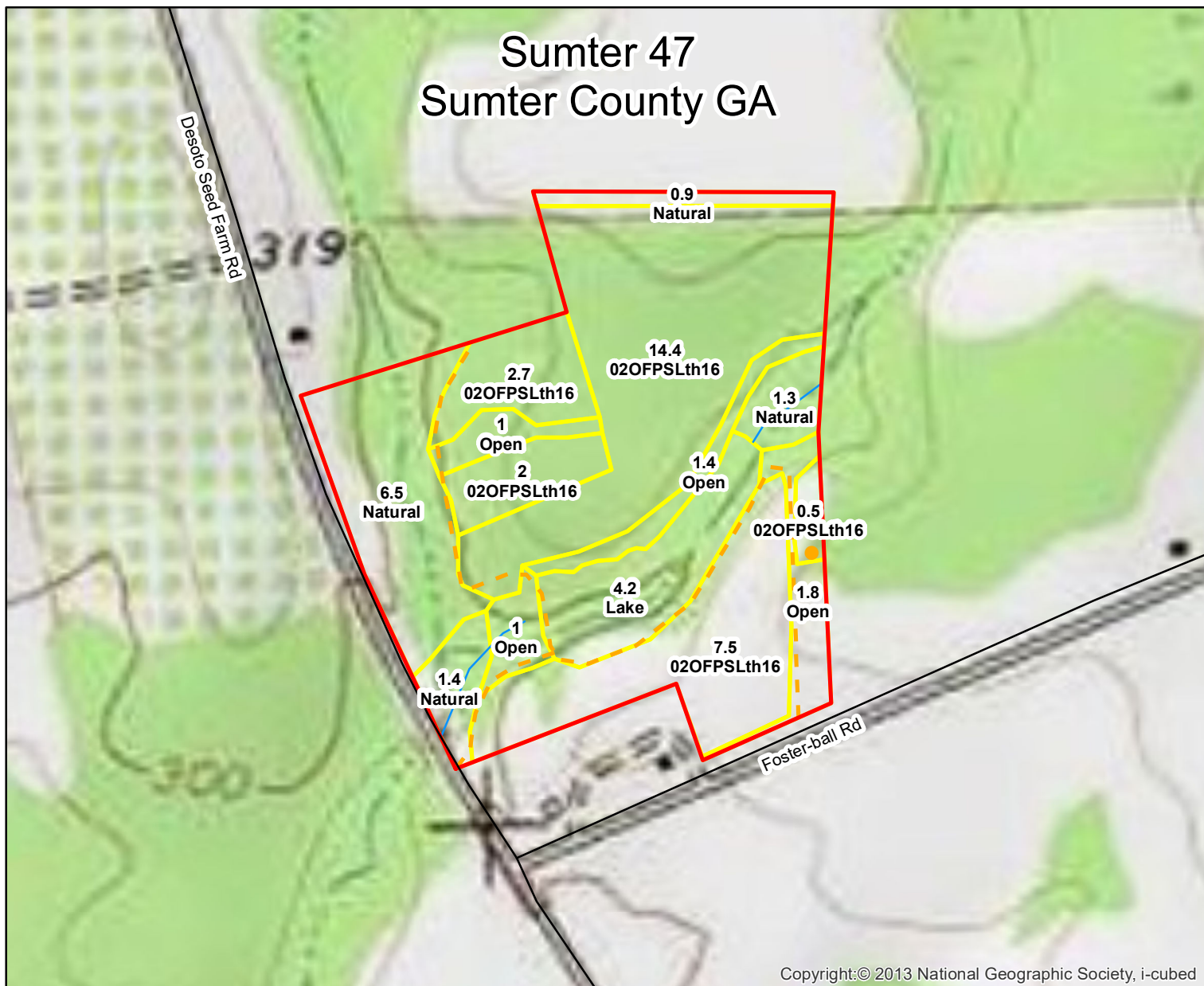
1 in = 465 ft

1 inch equals 0.09 miles

0 330 660 1,320 Feet

Date: 11/8/2016

# Sumter 47 Sumter County GA



Copyright:© 2013 National Geographic Society, i-cubed

## Legend

### TractNum, TractName

2000, Sumter GA 47

### TractNum, Descrip

2000, Well

### Lines

### TractNum, Descrip

2000, Stream

2000, Private Roads

### TractNum

2000

### TractNum

2000

#	Description	Acres +/-	Percent
1	02OFPSLth16	27.1	58.2%
2	Natural Timber	10.1	21.7%
3	Lake	4.2	9.0%
4	Open	5.2	11.2%
	Total	46.6	100.0%

\*Acres are from GIS mapping, not survey plat

\*1 = 2002 Old Field Planted Slash thinned 2016



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

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

1:5,582

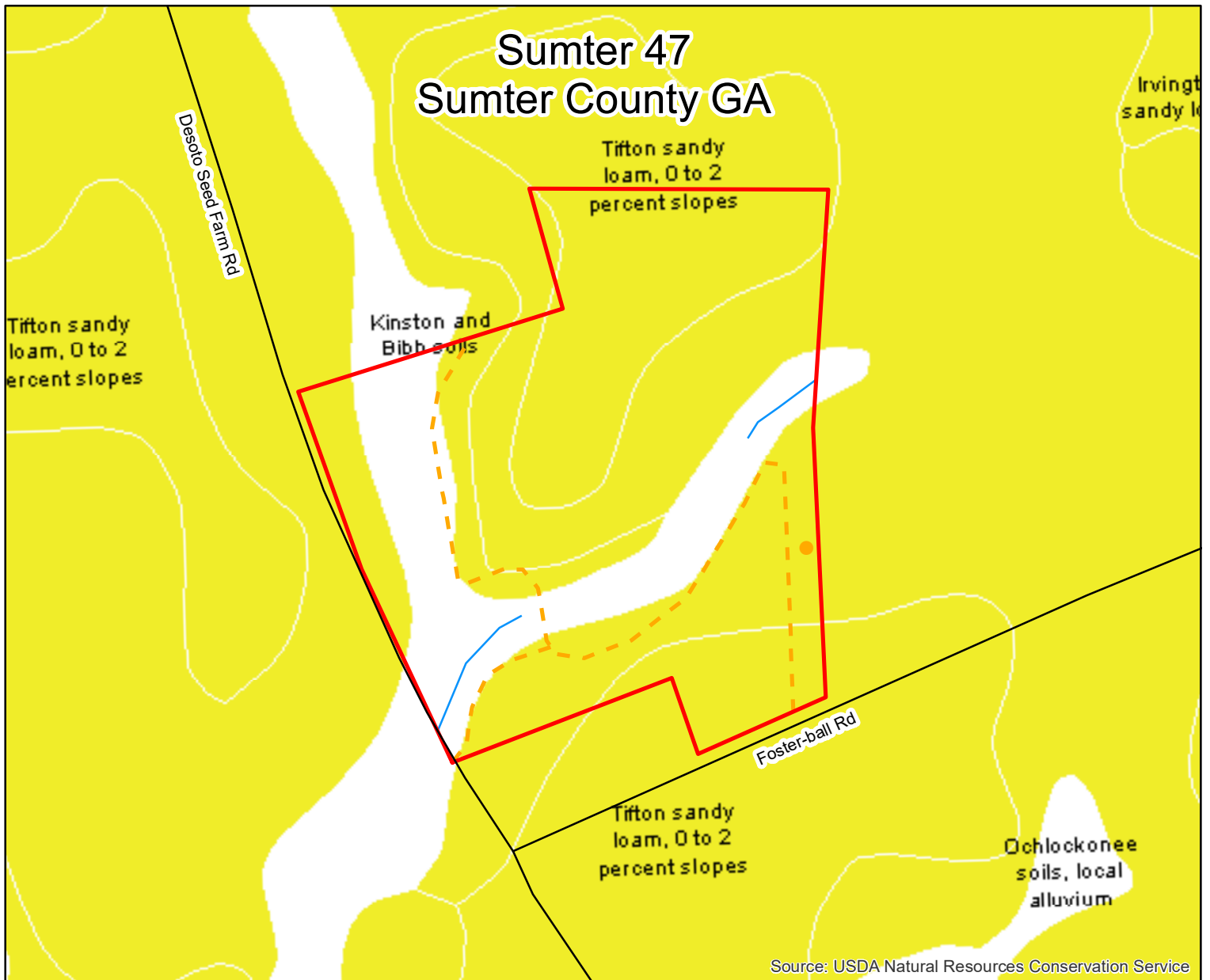
1 in = 465 ft

1 inch equals 0.09 miles

0 330 660 1,320 Feet

Date: 11/8/2016

# Sumter 47 Sumter County GA



#	Description	Acres +/-	Percent
1	02OFPSLth16	27.1	58.2%
2	Natural Timber	10.1	21.7%
3	Lake	4.2	9.0%
4	Open	5.2	11.2%
	Total	46.6	100.0%

\*Acres are from GIS mapping, not survey plat

\*1 = 2002 Old Field Planted Slash thinned 2016

## Legend

TractNum, TractName

2000, Sumter GA 47

TractNum, Descrip

2000, Well

## Lines

TractNum, Descrip

2000, Stream

2000, Private Roads



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

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

1:5,582

1 in = 465 ft

1 inch equals 0.09 miles

0 330 660 1,320 Feet

Date: 11/8/2016