

320 acres in Stewart County

Matre Forestry Consulting, Inc. | 229-639-4973 | mike@matreforestry.com



Property Address

0 Red Hill Church Road
Richland, Georgia 31825

Property Highlights

- Price: \$399,680.00
- Acres: 320.00
- County: Stewart
- State: Georgia
- Closest City: Richland
- Property Type: Acreage

Property Description

The Hannahatchee Forest tract is truly a rare find, in that even the uplands are in mature hardwood. And amongst all of this gorgeous natural hardwood upland and cove timber are the Hannahatchee Creek and several clear water perennial tributaries that originate on the property! Wait: It gets better, a remote section of the the 5000+ acre Hannahatchee Wildlife Management Area is the adjoining neighbor on the other side of the creek, ideal for additional hunting land. Additionally, the seller leases much of the other adjoining lands, so there may be an opportunity to join that lease for even more hunting opportunities.

Natural Hardwood Timber! The +-320 acre Hannahatchee Forest tract +-295 acres of mature natural hardwood timber, with some pines. +-197 acres is upland that can be maintained as is for awesome upland hardwood hunting, or convert all or some of the upland to a productive loblolly or longleaf pine plantation for future income and pine habitat. +-99 acres is classified as cove hardwood, consisting of slopes along the Hannahatchee tributaries, and the creek bottoms. +-7.3 acres of the cove hardwood in the northeast corner is a geographically and ecologically unique canyon. There is a light timber cruise available, and the estimated timber value is north of \$600 per acre as of 10/28/14. **Timber Estimate Disclaimer:** The timber estimates are not guaranteed. The actual timber volume and value could be significantly more or less than the estimates, or could be very close to the estimate. If timber value is critical to a prospective buyer, buyer is encouraged to have their own timber inventory and appraisal performed.

Other features: Topography varies from flat to gently rolling to rolling to steep. There is +-24 acres of open land, most of which is established food plots. A hunting camp has been maintained by the owner since the 1980's, and is located on the east side of the property. The property is accessed by Red Hill Church Rd, which is a gated county road.

Property Taxes: +-\$2200 per year.

It is hard to find a "prime hunting tract" available for a price that makes sense as a "timber investment", but hey, you have found it. Contact Matre Forestry today!



Mike Matre
mike@matreforestry.com
229-639-4973
1231 Hilltop Drive
Albany, GA 31707
www.matreforestry.com

More details at
landsofgeorgia.com/listing/2059680

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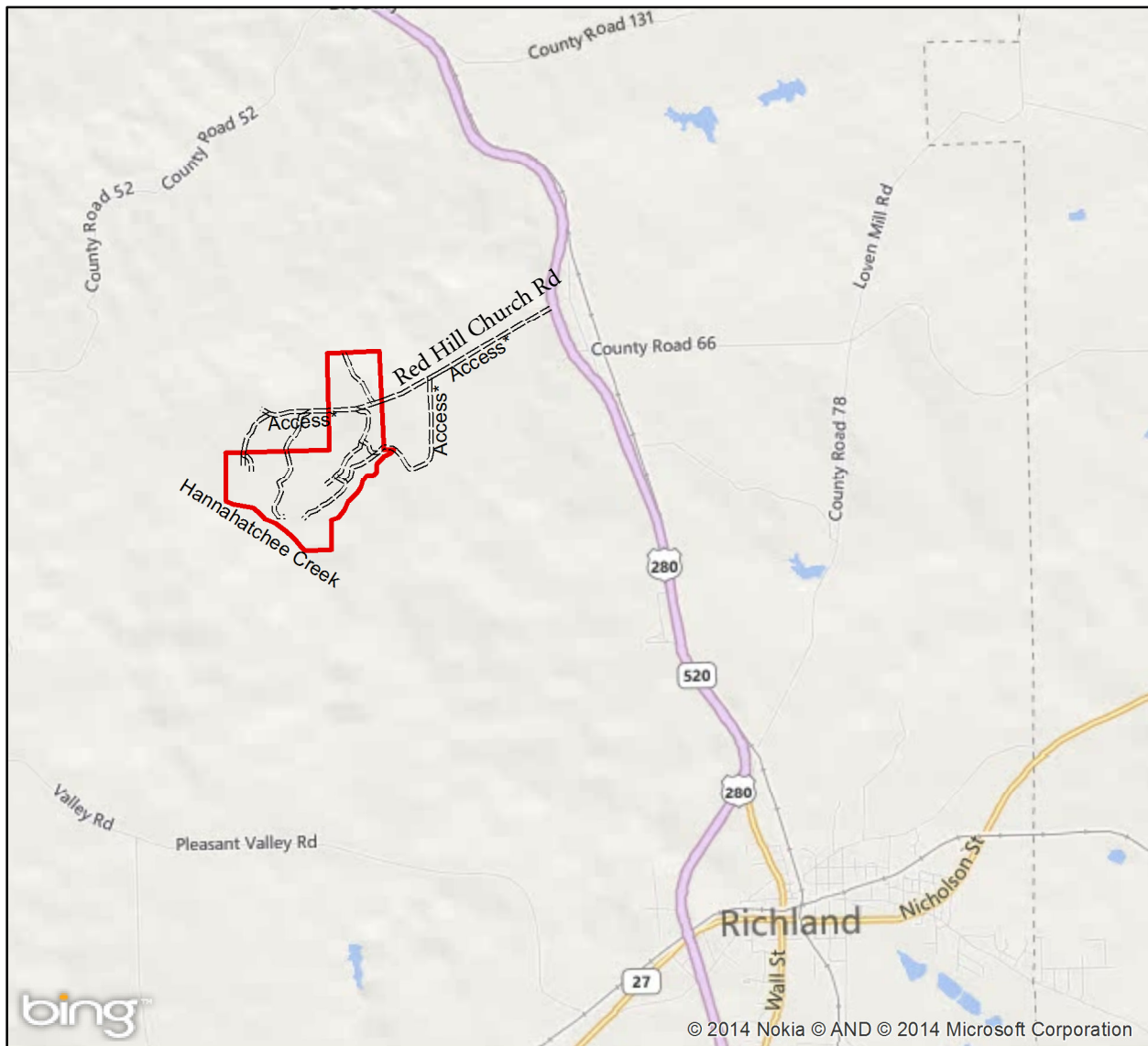


Hannahatchee Forest Tract

Beaver Creek Timber, Inc.
Stewart County, Georgia
Parcel 066 002
Land Lots 43, 53, 54
Land District 24
320 Total Taxed Acres



Location



Notes:

NonTimber: +-24.5 Acres* Open

Plantable: +-197 Acres* of Mature Upland Hardwood/Pine

Not Plantable: +-98.5 Acres* of Mature Cove Hardwood (Slope and Bottom).

*Above acreage estimates are based on topographic and cruise maps, and the acreage estimates are not guaranteed.

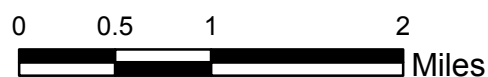
Legend

Lines

TractNum, Descrip

==== 910, Road Woods

 Tracts



1 inch = 1 miles

www.matreforestry.com

Disclaimer: Mapped by Mike Matre on 10/28/14 in ArcGIS 10.2.2. The map acreage and other info is not guaranteed. For more information contact Matre Forestry Consulting, Inc., 201 Baldwin Dr., Albany GA 31707. 229-639-4973. mike@matreforestry.com

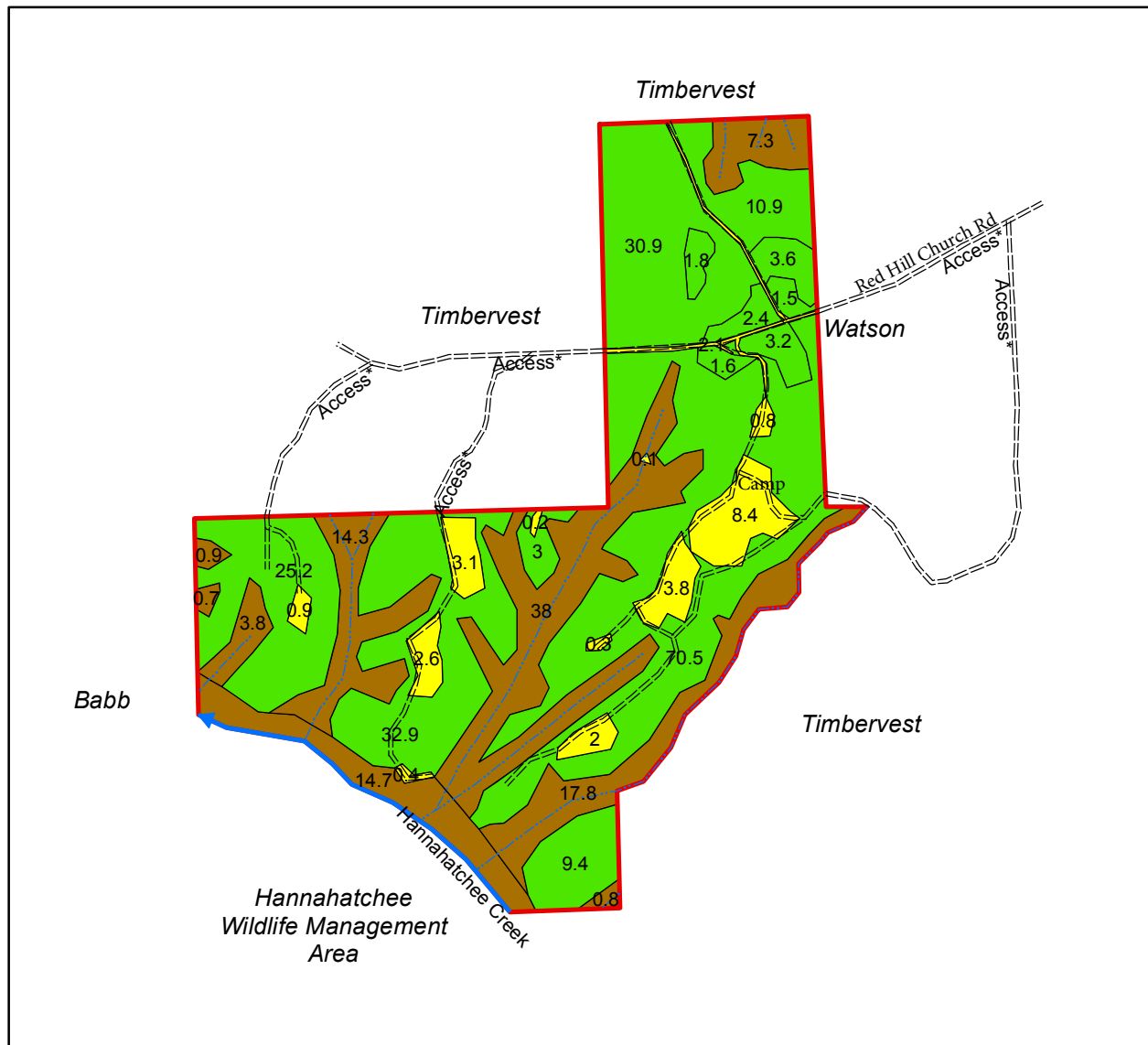


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Timber Map



Legend

Lines

TractNum, Descrip

==== 910, Road Woods

..... 910, Creek Perennial

→ 910, Creek Named

□ Tracts

■ NonTimber

Stands

TractNum, Stratum

■ 910, 1_Plantable

■ 910, 2_NotPlantable

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0 330 660 1,320

Feet

1 inch = 1,320 feet

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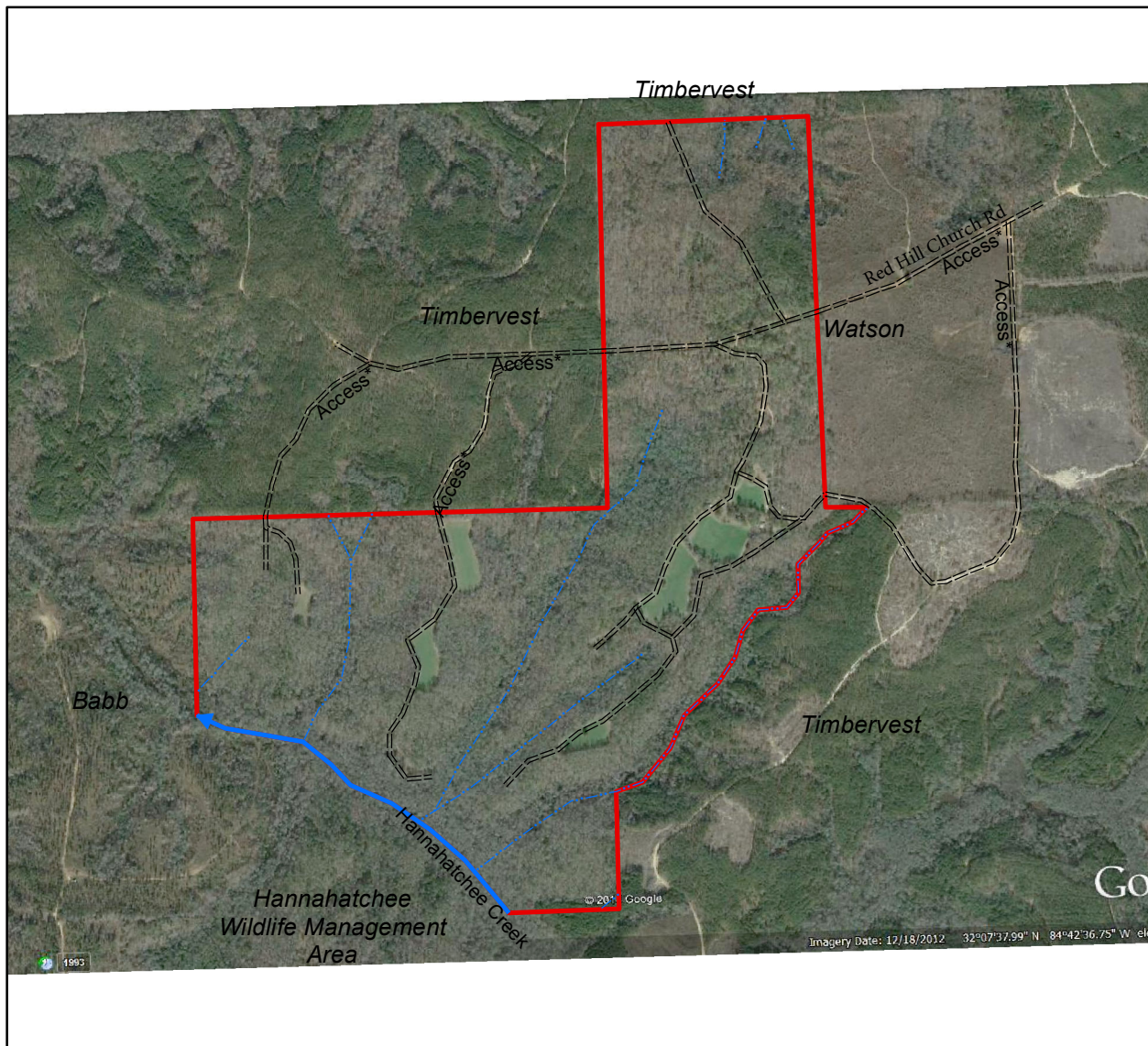


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2013 Aerial



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Legend

Lines

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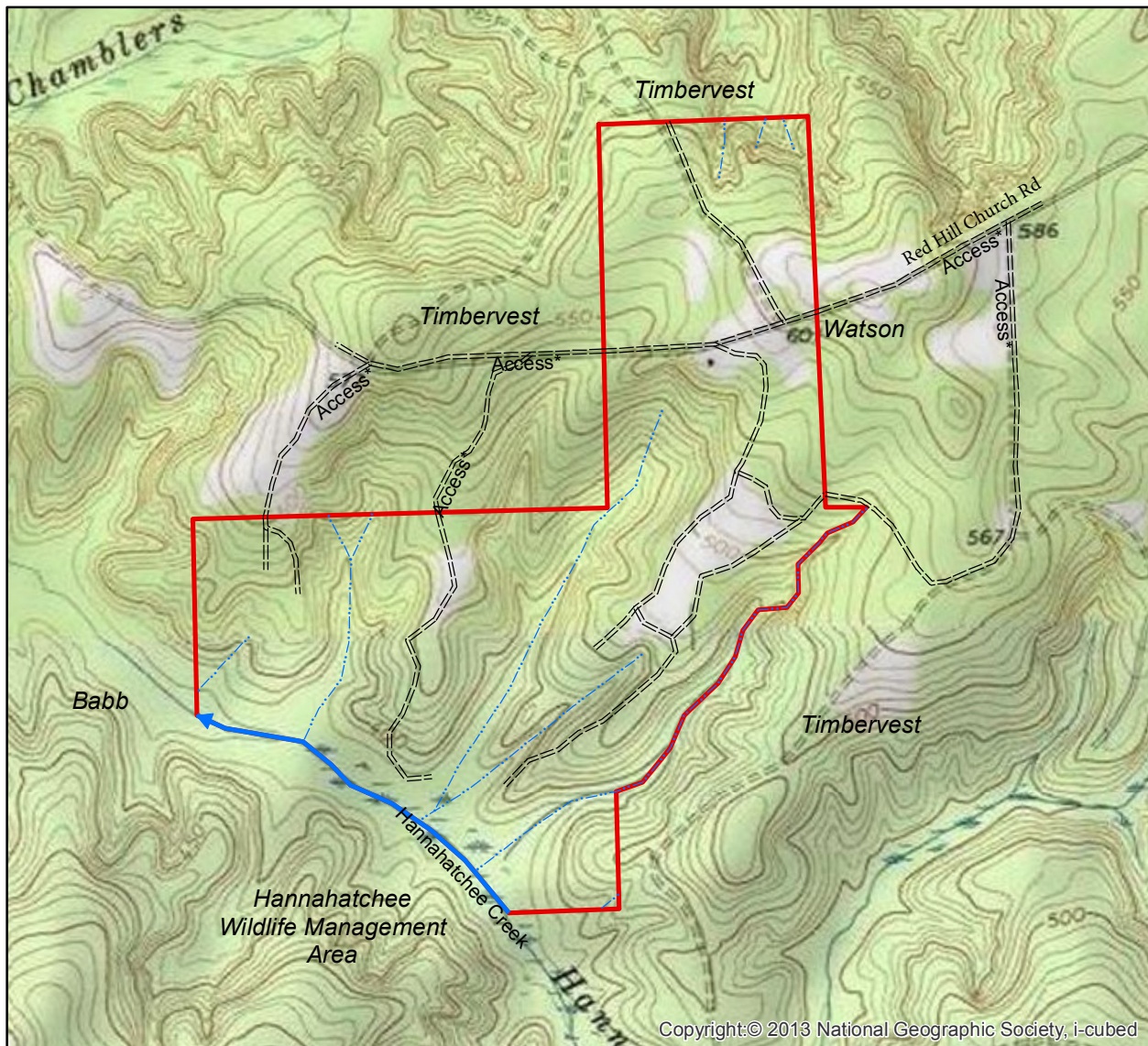


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Topo



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Legend

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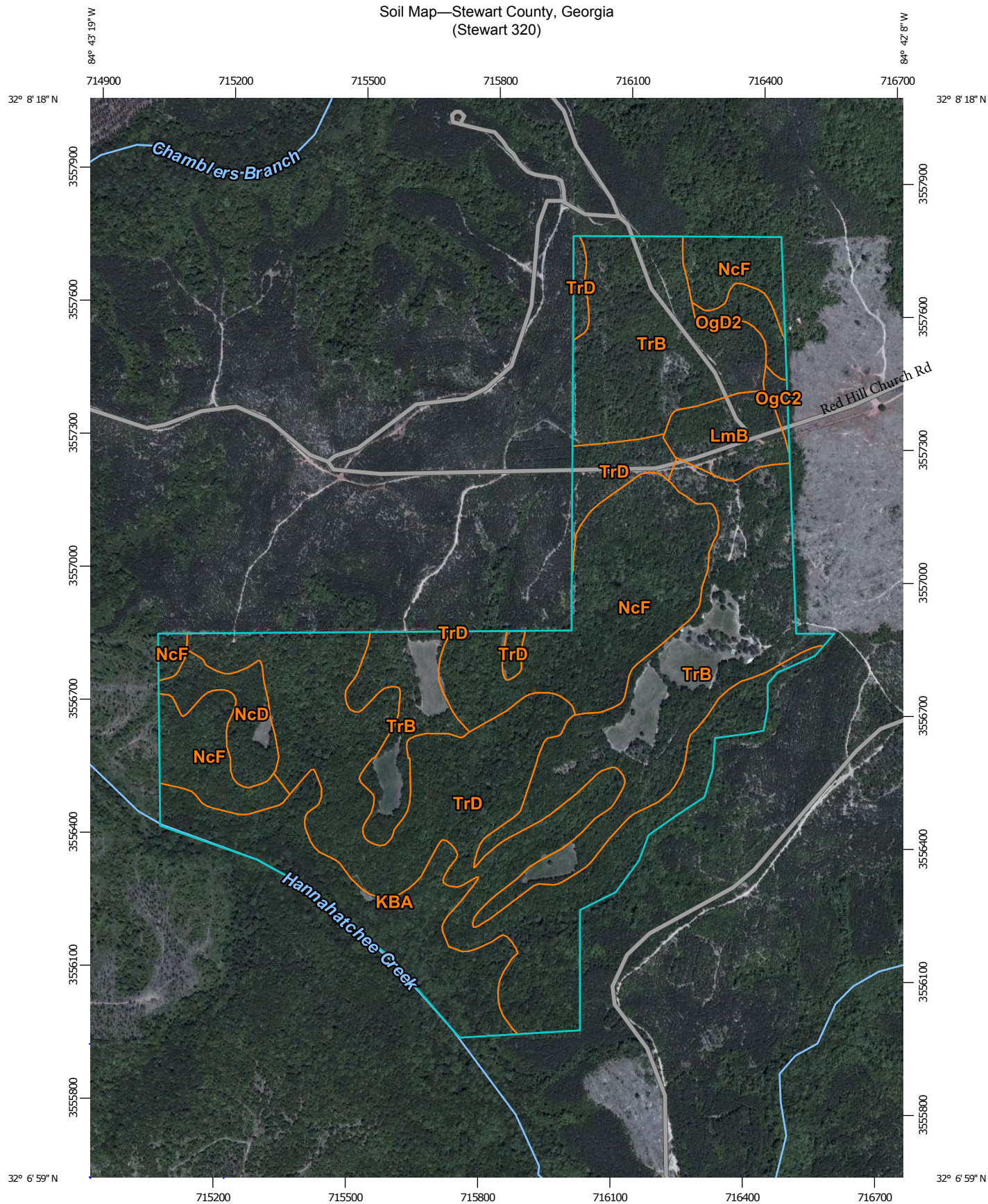
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□ Tracts

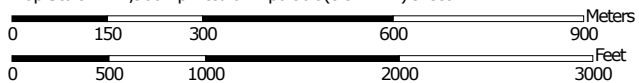
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Soil Map—Stewart County, Georgia (Stewart 320)



Map Scale: 1:11,900 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



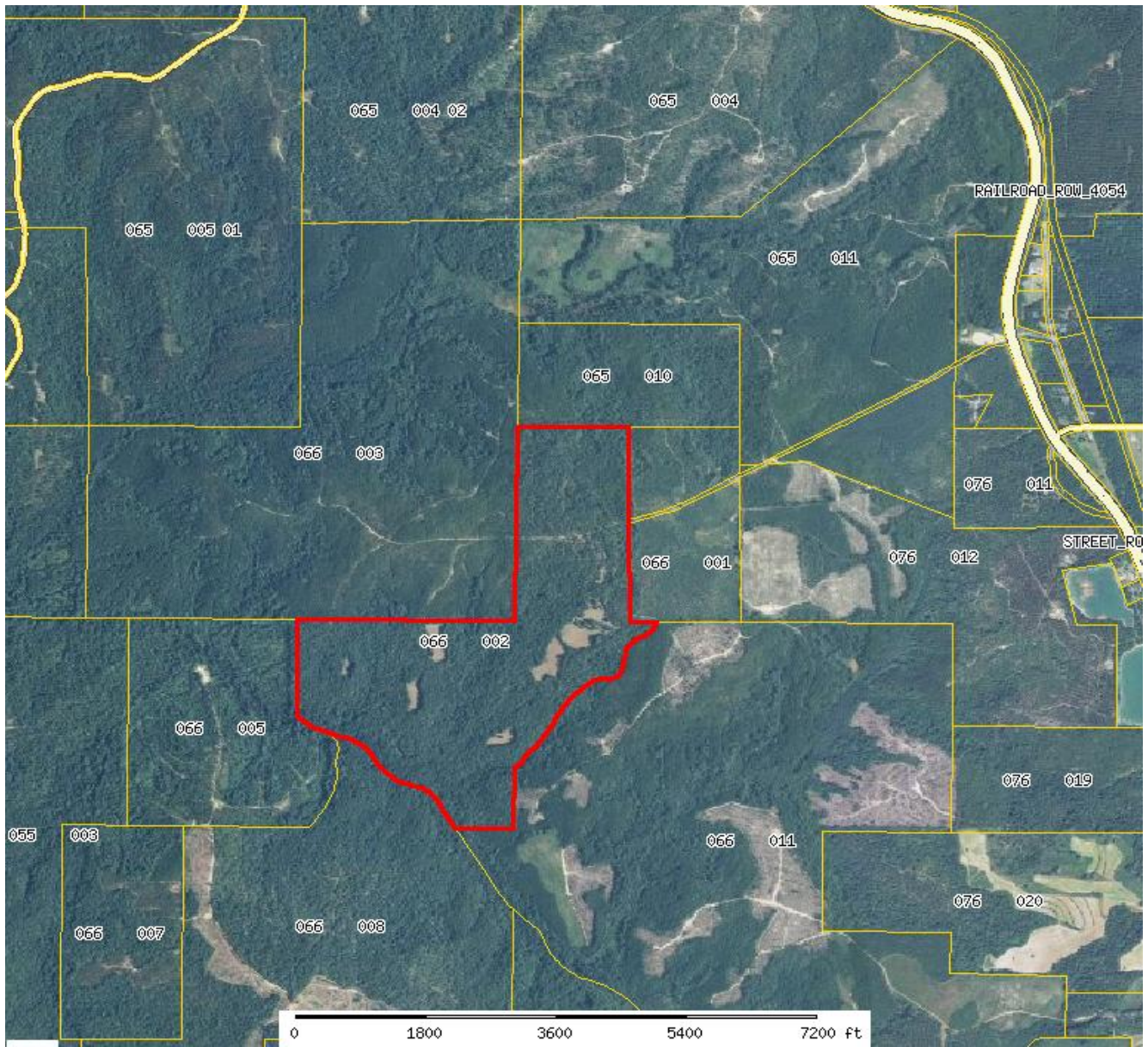
**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

10/28/2014
Page 1 of 3

Map Unit Legend

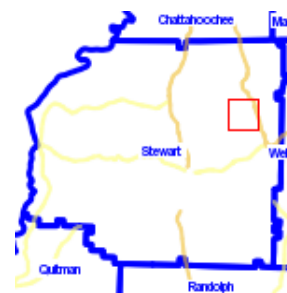
Stewart County, Georgia (GA259)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
KBA	Kinston and Bibb soils, 0 to 1 percent slopes, frequently flooded	31.3	9.8%
LmB	Lucy loamy sand, 0 to 5 percent slopes	10.0	3.1%
NcD	Nankin-Cowarts complex, 5 to 15 percent slopes	8.8	2.8%
NcF	Nankin-Cowarts complex, 15 to 35 percent slopes	61.7	19.3%
OgC2	Orangeburg sandy loam, 5 to 8 percent slopes, eroded	1.3	0.4%
OgD2	Orangeburg sandy loam, 8 to 15 percent slopes, eroded	4.1	1.3%
TrB	Troup loamy sand, 0 to 5 percent slopes	103.4	32.3%
TrD	Troup loamy sand, 5 to 15 percent slopes	99.3	31.0%
Totals for Area of Interest		319.9	100.0%



Stewart County Assessor

Parcel: 066 002 Acres: 320

Name:	BEAVER CREEK TIMBER INC	Land Value	\$186,600.00
Site:	0	Building Value	\$0.00
Sale:		Misc Value	\$0.00
Mail:	P O BOX 307 DE LEON SPRINGS, FL 32130	Total Value:	\$186,600.00



The Stewart County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER STEWART COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 12/02/14 : 12:28:47

Summary Report By Strata

Tract: Stewart 320 Cruiser: MWM Location: Stewart Co. GA Par. 066 002 Owner: Beaver Creek Timber Inc	Matre Forestry Consulting, Inc. 201 Baldwin Drive Albany, GA 31707 Phone: 229-639-4973 Fax: 229-255-2910 E-Mail: mike@matreforestry.com	Total Acres: 295.5 Number of Plots: 34 Cruise Method: Point BAF: 10 Cruise Date: 10/27/2014
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Stratum 1_Plantable **Acres** 197 **Plots:** 26

Pine											
Stratum Total					Average Acre					Average Tree	
Product	Trees	Tons	DMBF	SMBF	BA	Trees	Tons	DMBF	SMBF	DBH	MerchHt
Pine											
Pulpwood	4,281	704			5.8	22	4			6.9	32.2
Chip-N-Saw	1,582	551	43	52	4.6	8	3	0.217	0.263	10.2	27.5
Sawtimber	608	477	47	68	3.5	3	2	0.240	0.345	14.2	29.4
Sub-Total	6,472	1,732	90	120	13.8	33	9	0.457	0.609	8.4	30.8
Pine Topwood											
Topwood		257					1				
Pine Total	6,472	1,989	90	120	13.8	33	10	0.457	0.609	8.4	30.8

Hardwood											
Stratum Total					Average Acre					Average Tree	
Product	Trees	Tons	DMBF	SMBF	BA	Trees	Tons	DMBF	SMBF	DBH	MerchHt
Hickory											
Sawtimber	125	72	7	9	0.8	1	0	0.033	0.046	14.9	16.0
Sub-Total	125	72	7	9	0.8	1	0	0.033	0.046	14.9	16.0
Misc. Hardwood											
Pulpwood	14,428	3,830			29.6	73	19			8.2	30.8
Pallet	2,282	923	59	96	9.2	12	5	0.301	0.485	12.0	19.8
Sawtimber	534	313	26	38	3.1	3	2	0.131	0.195	14.4	20.0
Sub-Total	17,244	5,067	85	134	41.9	88	26	0.432	0.680	8.9	29.0
Oak											
Sawtimber	661	547	57	74	4.6	3	3	0.287	0.375	15.7	20.3
Sub-Total	661	547	57	74	4.6	3	3	0.287	0.375	15.7	20.3
Poplar											
Sawtimber	125	97	10	14	0.8	1	0	0.050	0.073	14.9	31.3
Sub-Total	125	97	10	14	0.8	1	0	0.050	0.073	14.9	31.3
Hardwood Topwood											
Topwood		1,068					5				
Hdwd. Total	18,155	6,850	158	231	48.1	92	35	0.802	1.174	9.2	28.6
Stratum Total	24,627	8,839	248	351	61.9	125	45	1.259	1.783	9.0	29.2

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Summary Report By Strata

Stratum 2_NotPlntble

Acres 98.5

Plots: 8

Pine

<i>Stratum Total</i>					<i>Average Acre</i>					<i>Average Tree</i>	
<i>Product</i>	<i>Trees</i>	<i>Tons</i>	<i>DMBF</i>	<i>SMBF</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>DMBF</i>	<i>SMBF</i>	<i>DBH</i>	<i>MerchHt</i>
Pine											
Sawtimber	88	74	9	12	1.3	1	1	0.091	0.120	16.0	24.0
Sub-Total	88	74	9	12	1.3	1	1	0.091	0.120	16.0	24.0
Pine Topwood											
Topwood		53					1				
Pine Total	88	127	9	12	1.3	1	1	0.091	0.120	16.0	24.0

Hardwood

<i>Stratum Total</i>					<i>Average Acre</i>					<i>Average Tree</i>	
<i>Product</i>	<i>Trees</i>	<i>Tons</i>	<i>DMBF</i>	<i>SMBF</i>	<i>BA</i>	<i>Trees</i>	<i>Tons</i>	<i>DMBF</i>	<i>SMBF</i>	<i>DBH</i>	<i>MerchHt</i>
Hickory											
Sawtimber	273	197	21	27	3.8	3	2	0.209	0.275	15.7	18.0
Sub-Total	273	197	21	27	3.8	3	2	0.209	0.275	15.7	18.0
Inop. Hardwood											
Pulpwood	8,511	3,172			45.0	86	32			9.2	33.2
Sub-Total	8,511	3,172			45.0	86	32	0.000		9.2	33.2
Misc. Hardwood											
Pulpwood	2,848	923			13.8	29	9			9.0	33.4
Pallet	1,304	531	33	59	8.8	13	5	0.335	0.594	11.0	23.6
Sawtimber	463	360	32	46	6.3	5	4	0.326	0.465	15.5	24.5
Sub-Total	4,615	1,814	65	104	28.8	47	18	0.661	1.059	10.2	29.7
Oak											
Sawtimber	454	440	49	61	7.5	5	4	0.498	0.624	17.0	20.9
Sub-Total	454	440	49	61	7.5	5	4	0.498	0.624	17.0	20.9
Poplar											
Sawtimber	632	448	57	73	10.0	6	5	0.583	0.739	16.7	19.2
Sub-Total	632	448	57	73	10.0	6	5	0.583	0.739	16.7	19.2
Hardwood Topwood											
Topwood		1,268					13				
Hdwd. Total	14,485	7,339	192	266	95.0	147	75	1.951	2.698	10.2	30.8
Stratum Total	14,573	7,466	201	278	96.3	148	76	2.042	2.818	10.3	30.8
Grand Total	39,201	16,305	449	629	73.4	133	55	1.520	2.128	9.3	29.6

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*"Inop. Hardwood" is either inaccessible hardwood, or hardwood that should not be harvested according to Georgia Best Management Practices (BMP) in order to leave adequate stocking within Streamside Management Zones. (SMZ).