

# 93 acres in Randolph County

Matre Forestry Consulting, Inc. | 229-639-4973 | [mike@matreforestry.com](mailto:mike@matreforestry.com)



## Property Address

County Road 68  
Coleman, Georgia 31736

## Property Description

A cut above the rest and back on the market! On the secluded Caney Branch +-93 acre tract, mature white oaks abound throughout the +-28 acre upland hardwood stand on the north end of the tract, with Caney Branch ever flowing through with clear, cold water. +-52 Acres of healthy, growing, and aesthetic 1994 planted pines thinned in 2009; and +-10 acres of open land perfect for food plots, pasture, or hobby farm round out this diverse, prime hunting tract and land/timber investment. The southern half of the tract has a gentle roll with some relatively flat land, while the northern half has a beautiful roll to it. White oak ridges along Caney Branch offer panoramic views that will take the breath away of any avid deer or turkey hunter!

## Driving Directions

Southwest of Coleman GA on County Road 68

## Property Highlights

- Price: \$172,050.00
- Acres: 93.00
- County: Randolph
- State: Georgia
- Closest City: Coleman
- Property Type: Acreage

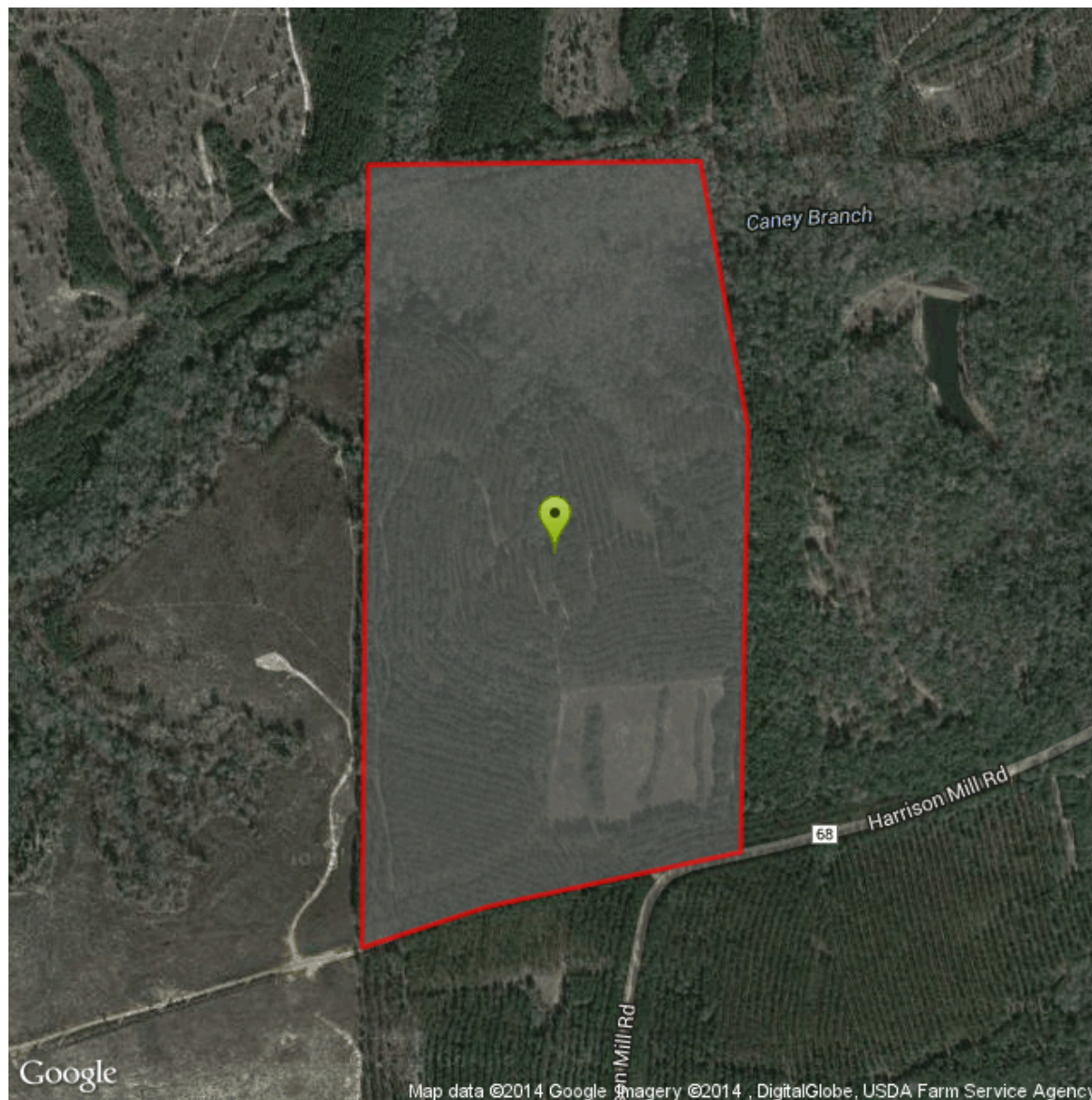


Mike Matre  
[mike@matreforestry.com](mailto:mike@matreforestry.com)  
229-639-4973  
1231 Hilltop Drive  
Albany, GA 31707  
[www.matreforestry.com](http://www.matreforestry.com)

More details at [landsofgeorgia.com/listing/1064431](http://landsofgeorgia.com/listing/1064431)

# 93 acres in Randolph County

Matre Forestry Consulting, Inc. | 229-639-4973 | [mike@matreforestry.com](mailto:mike@matreforestry.com)





Darden Tract  
Randolph County, GA  
92.66 Taxed Acres  
Land Lots 15 & 16 of the 7th District  
Tax Map 6 Parcel 14A

**Legend**

**Streams**

**strata**

— Perennial Streams

--- Intermittent Streams

— Woods Roads, +4.3ac

▭ Tracts

▭ Non-Timbered/Open, +-10.7ac

▭ 1. 94UPLbTh09, +-52.0ac

▭ 2. MaUHP, +-28.2ac

Key:

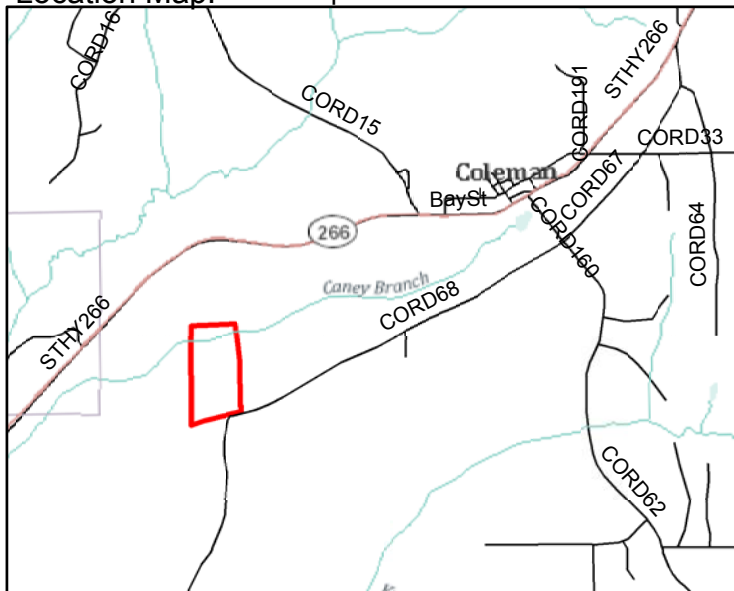
94UPLbTh09 = +-1994 Upland Planted Loblolly  
Thinned in +-2009

MaUHP = Mature Upland Hardwood (Mostly Oak)  
with some pine (mostly shortleaf and spruce)

Notes:

Woods Road acreage is not included in  
the timbered acres. Timbered acreage  
is "net", not including road acreage.

Location Map: 1 inch equals 1.1 miles



0 330 660 Feet

1:7,920

1 inch = 660 feet

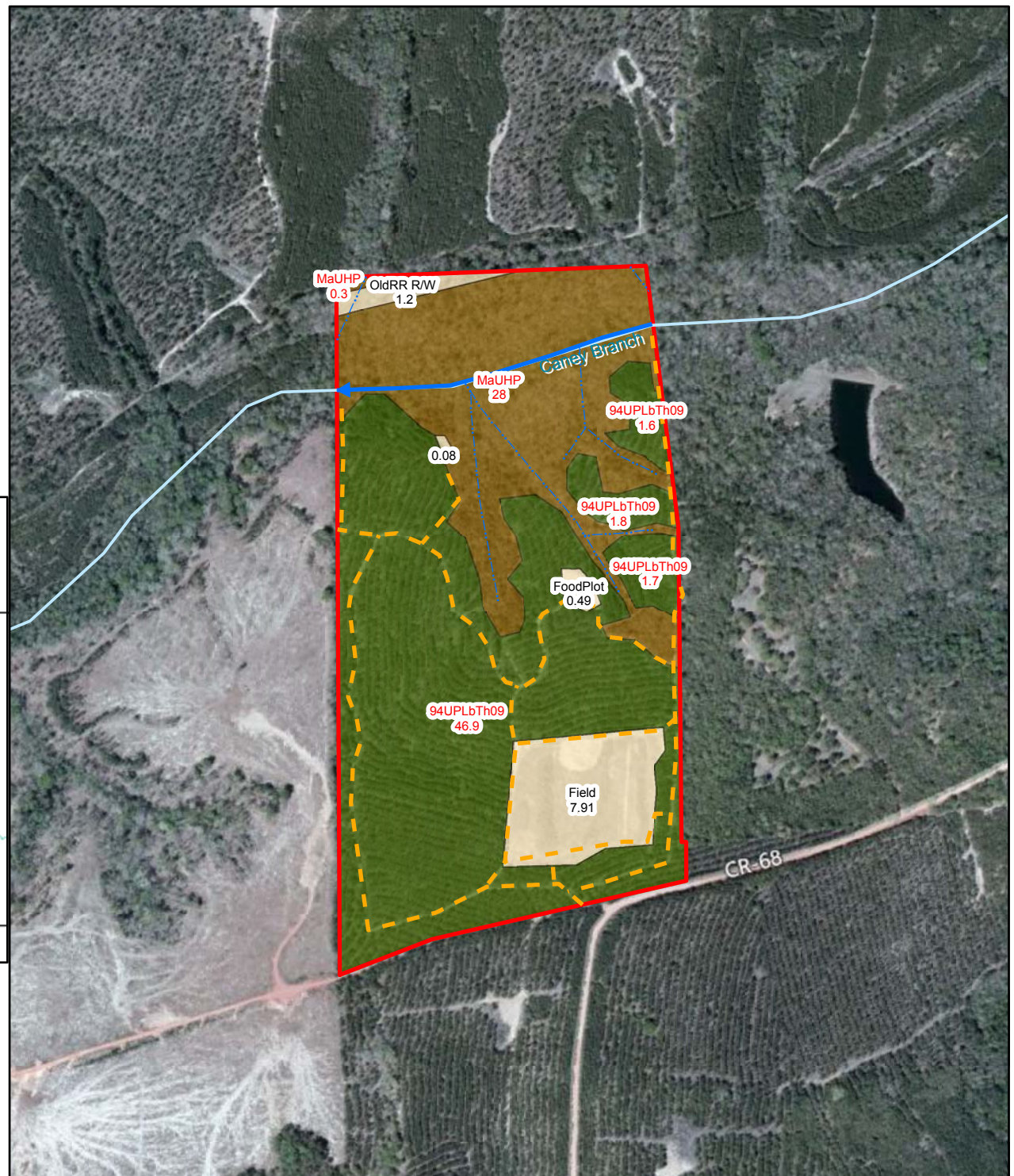
1 inch equals 0.13 miles



[www.matreforestry.com](http://www.matreforestry.com)

Mapped by Mike Matre in ArcView 9.3  
on 3/18/12. The map is  
believed to be an accurate representation  
of the property, however, the map acreage  
and other data are not guaranteed.

1231 Hilltop Dr. Albany GA 31707  
(229) 639-4973 Fax (229) 255-2910







aneyBranch93\_WhiteOakHug



eyBranch93\_CaneyBranchSho



neyBranch93\_1994PinesFlat2



neyBranch93\_1994PinesSlope



CaneyBranch93\_FoodPlot.jpg



aneyBranch93\_OldRailroad.jp



aneyBranch93\_CaneyBranch.



aneyBranch93\_1994PinesFlat



3CaneyBranch93\_Field.jpg



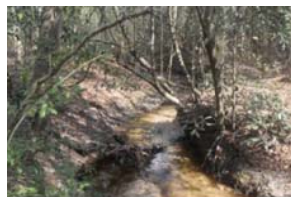
CaneyBranch93\_WhiteOakHill.jj



5CaneyBranch93\_Turkey.JPG



eyBranch93\_Entrance1994Pin



Branch93\_CaneyBranchClear



Branch93\_CountyRoad1994P

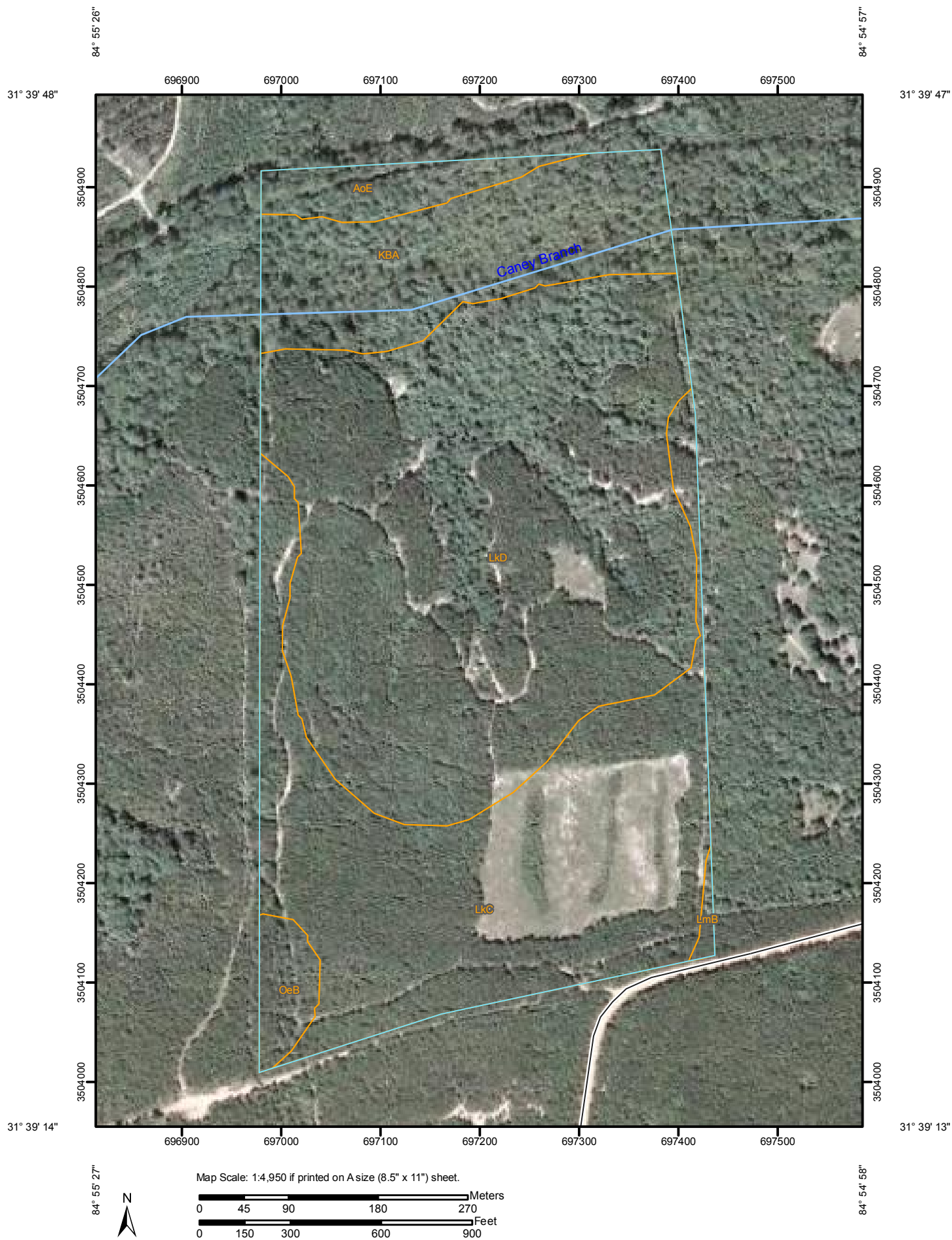


9CaneyBranch93\_Deer.jpg



aneyBranch93\_Road1994Pine

# Soil Map—Randolph County, Georgia



## Map Unit Legend

Randolph County, Georgia (GA243)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AoE	Ailey-Cowarts complex, 8 to 25 percent slopes	3.0	3.3%
KBA	Kinston and Bibb soils, 0 to 1 percent slopes, frequently flooded	12.7	13.7%
LkC	Lakeland sand, 0 to 8 percent slopes	29.3	31.5%
LkD	Lakeland sand, 8 to 15 percent slopes	45.7	49.2%
LmB	Lucy loamy sand, 0 to 5 percent slopes	0.3	0.3%
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	1.8	2.0%
<b>Totals for Area of Interest</b>		<b>92.9</b>	<b>100.0%</b>