

208 acres in Berrien County

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



Property Address

3581 Spurlock Road
Alapaha, Georgia 31622

Property Highlights

- Price: \$769,000.00
- Acres: 208.00
- County: Berrien
- State: Georgia
- Closest City: Alapaha
- Property Type: Hunting Land, Recreational Property, Timberland, Lakefront Property

Property Description

ATTENTION: South Central Georgia Land for Sale

DISCLAIMER All information is believed to be reliable and from reliable sources, but the information is not guaranteed.

LAST UPDATED: 6/11/2017

NOTICES: Shown by appointment only. Do not enter without permission. Property under video surveillance. The property is for sale, not for lease. See attached files/documents for more info.

TRACT: Berrien GA 208, Alapaha Tract

LISTING BROKER: Matre Forestry Consulting, Inc. of Albany GA. Established in 1999, Matre Forestry assists clients with land sales, acquisitions, and management. Contact us today.

LISTING AGENT: Mike Matre, Broker, Accredited Land Consultant, Association of Consulting Foresters

COUNTRY: US **STATE:** GA **COUNTY:** Berrien

ACRES +/-: 208

ASKING PRICE PER ACRE: \$3697

ASKING PRICE TOTAL: \$769,000

PRIMARY USE: House, Hunting, Fishing, Timber, Farming Potential

LEGAL DESCRIPTION: Par 027 1 000; LL 320; 5th LD

ZONING: Ag

RESTRICTIONS: 10 Year Conservation Use Valuation Assessment (cuva) (enrolled 2016). See Georgia Department of Revenue for CUVA information, or contact broker.

ESTIMATED ANNUAL PROPERTY TAX: \$2700

IMPROVEMENTS: 2612 square foot lake house built 1970; Two steel frame barns built 2012; three steel Equipment Shelters built 2012; Two lakes; gated and fenced entrance; roads and trails throughout. House has a great open floor plan with Kitchen, living room, dining room, sitting areas all with great views of lake; nice laundry/mud



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landsofgeorgia.com/listing/4265050

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room and closet space (one closet space large enough for small office or play room), 4 bathrooms and 4 bedrooms (the upstairs bedroom has a sectioned off area, almost making it two bedrooms in one).

TIMBER: 72 acres of 1996 Old-Field Planted Slash Pine thinned in 2011; 28 acres of 2006 Planted Slash Pine; 77 acres of natural timber (natural timber includes bottomland and upland sites, hardwood and pine, mature timber and regeneration).

OPEN/NON-TIMBER: 12.2 acres upland open, 15.8 acre lake; 3.3 acre lake

AGRICULTURE: +-9 acre field suitable for a ag. +-72 acres is 1996 Planted Slash on old field sites, that could be converted to ag. There is a small patch of irrigated blueberries.

GAME/HABITAT: Deer, turkey, dove, quail, hog, bass, bream. The property has good diverse habitat including upland pine plantations, natural upland and creek bottom timber, open areas, lakes.

NEIGHBORS: The neighbors are mostly private tracts with a nice mix of timberland and farmland in the immediate area. Most landowners in the area and all adjoining landowners are local.

SOILS: Mostly loamy sand

WATER RESOURCES: Well; 15.8 acre lake; 3.3 acre lake

TOPOGRAPHY: Mostly flat to gently rolling. 0% to 8% slope.

ELEVATION: 250' - 288'

LOCATION/ACCESS: Just 18 miles from Tifton GA and I-75. 1500' road frontage on Spurlock Rd (county graded). The property is about 3.5 miles from 4 lane US 82, and about 1.8 miles to US 129. Good network of roads and trails throughout the property.

COMMENTS: On behalf of the seller, Matre Forestry is pleased to offer the +-208 acre Alapaha Tract in Berrien County GA. This hard to find great hunting and timber tract with large lake and house is fully ready to hunt and enjoy since all furnishings, a John Deere 5055E tractor, a Polaris Ranger, tandem axle trailer, implements, tools, stands, feeders, and two john boats are all included. The 2600 square foot two story house has great window and deck views of the 15.8 acre lake that is full of bass and bream. There is also a second lake that is 3.3 acres and is full of bream and some bass. Google Earth historical imagery dating back to 1993 shows both lakes usually full, sometimes mostly full, never dry. Great, reliable water, and plentiful bass and bream.

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