



[www.matreforestry.com](http://www.matreforestry.com) , 2549 Lafayette Plaza Dr Ste 204, Albany GA 31707, 229-639-4973

## **PROPERTY OVERVIEW**

### **+35 ACRE SUMTER GA 35 TRACT**

### **SUMTER COUNTY GA**

**NARRATIVE (see property and offering specifications below narrative):** Hard to find small tract near in Sumter County GA. This +-35 acres is an old field site with fertile Tifton soils. +-32 acres was just planted in elite slash pines in December of 2017. This property is ideal for a small hunting property, timber investment, and a great property to build a home on. Would make a nice minifarm. +-1868 feet of frontage on graded Roy Vaughn Rd, just +-4 miles southwest of Americus. Only +-542 feet to paved Fox Stephens Rd.

**TRACT WEBSITE:** <http://www.matreforestry.com/sumter-35-southwest-ga-land-for-sale.html>

**ATTENTION:** Southwest georgia land for Sale; old field timber timberland hunting land; ideal for ag conversion; homesites

**DISCLAIMER** All information is believed to be reliable and from reliable sources, but the information is not guaranteed. The offering is subject to change.

**LAST UPDATED:** 2/18/2018

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

**TRACT:** Sumter GA 35

**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. Licensed in GA & AL.

**LISTING AGENT:** Mike Matre, Broker, Accredited Land Consultant, Association of Consulting Foresters. 229-869-1111 [mike@matreforestry.com](mailto:mike@matreforestry.com)

**COUNTRY:** US **STATE:** GA **COUNTY:** Sumter

**ACRES +/-:** 35.5 acres

**ASKING PRICE PER ACRE:** \$1,831 per acre **ASKING PRICE TOTAL:** \$65,000

**PRIMARY USE:** Small tract timber investment, hunting

**PROPOSED/POTENTIAL USE:** Place to build a country home, minifarm

**LEGAL DESCRIPTION:** Par 2617 210 5; LL 210 of the 26th LD

**ZONING:** Ag/Forestry

**TEMPORARY CONSERVATION USE ASSESSMENT:** Yes. Enrolled in Conservation Use Value Assessment (CUVA) in 2017, expires 2027

**PERMANENT CONSERVATION EASEMENT:** No.

**ESTIMATED ANNUAL PROPERTY TAX:** \$362

**CURRENT ANNUAL FARM RENT:** \$0

**ESTIMATED TIMBER VALUE:** Planted in elite slash pine December 2017

**SOILS:** Tifton sandy loam, prime farmland

**TOPOGRAPHY:** Level

**LOCATION/ACCESS:** +-1870' of frontage on graded Roy Vaughn Rd in Sumter County GA.  
Only +-600 feet to paved Fox Stephens Rd.







# Sumter GA 35

Plains

Roy Vaughn Road, Plains, GA, USA

35.26 Acres

\$65,000.00



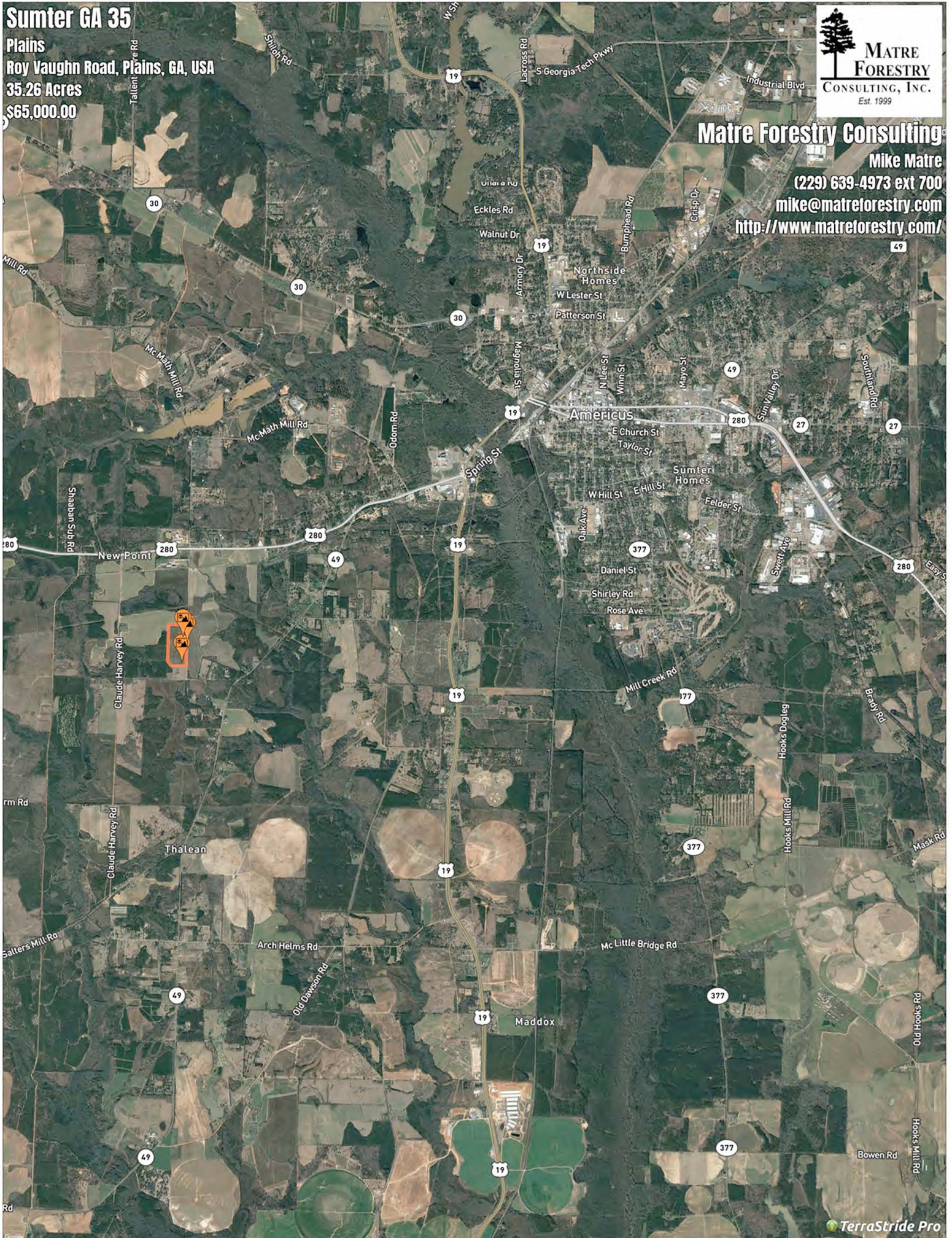
**Matre Forestry Consulting**

**Mike Matre**

(229) 639-4973 ext 700

mike@matreforestry.com

<http://www.matreforestry.com/>





# Sumter GA 35

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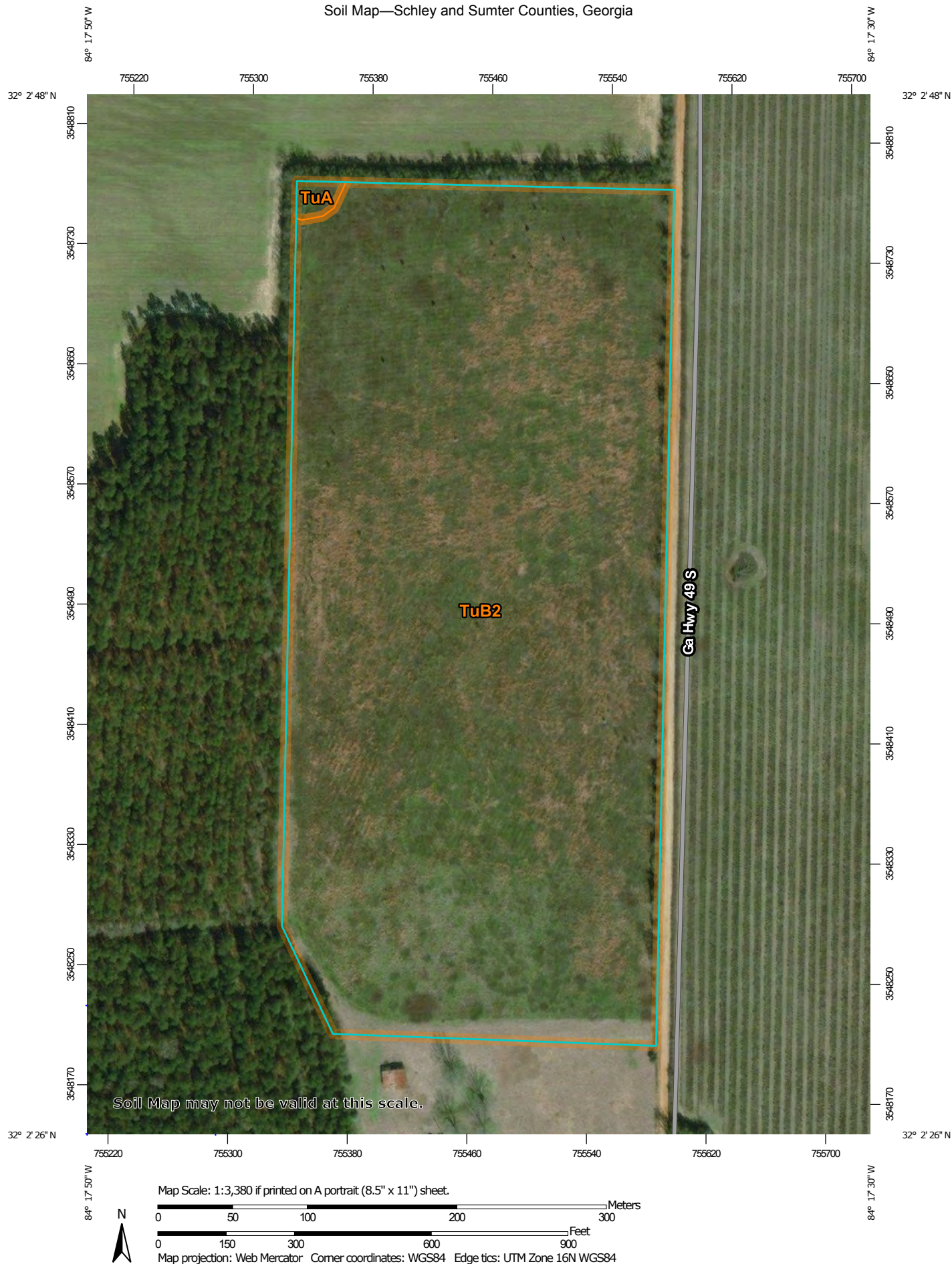
mike@matreforestry.com

<http://www.matreforestry.com/>



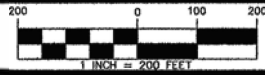


# Soil Map—Schley and Sumter Counties, Georgia



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
TuA	Tifton sandy loam, 0 to 2 percent slopes	0.2	0.5%
TuB2	Tifton sandy loam, 2 to 5 percent slopes, moderately eroded	35.0	99.5%
<b>Totals for Area of Interest</b>		<b>35.2</b>	<b>100.0%</b>

COHEN  
DEED BOOK 426 PAGE 200**TRINITY  
LAND SURVEYING**BOUNDARY - SUBDIVISION - ALTIMETER - TOPOLYTIC  
MATTHEW S. JOHNSON, P.L.S. 261 COUNTY LINE ROAD  
GEORGIA REGISTRATION NO. 2060 OGLETHORPE, GA 31060

PROPERTY OF  
C. F. STEPHENS  
LOCATED IN LAND LOT 210  
26th LAND DISTRICT  
SUMTER COUNTY, GEORGIA  
JULY 18, 2007

1,546,373 sq. ft.  
35.500 acres

It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in >10,000 feet and angular error of <3" per angle point and was not adjusted. The linear and angular measurements shown on this plat were obtained by using a TOPCON GPT-3007 TOTAL STATION.

This plot was calculated for closure and is found to have a minimum plot closure of one foot in 395,028 feet.

APPROVED FOR RECORD  
DATE 8/28/07  
J. MICHAEL SUDDUTH  
COUNTY INSPECTOR

