

ST. CLAIRE TRACT

Superb multi-use property that offers hiking, camping, hunting, and homesite development while timber growth provides opportunities for periodic revenue and property appreciation.



***+/- 292.6 GIS Acres
Keysville, Burke County, GA***

Price: \$556,000

LOCATION

The St. Claire tract is situated in western Burke County Georgia. Burke County is the second largest county by area in the state. Waynesboro, the county seat, is fifteen miles east and provides several lodging and dining options.

Augusta is thirty miles north and Savannah is just over one hundred miles southeast. Each of these offer all the amenities of a large city. Atlanta Hartsfield International airport is about two and a half hours away.

ACCESS

The property has nearly a mile of road frontage along GA Highway 305, with this frontage paralleling an active railroad corridor. The land's access originates at the junction of Highway 305 and Terrell Forth Road, a crossing at the railroad, where the property then has 2,145' of frontage along the Terrell Forth Road, a county maintained dirt road. The internal woods road network commences from Terrell Forth Road, traversing throughout the property for roughly 8,360'. This road system is in good condition, well suited to recreational and future forest management purposes.

There may be options for developing additional driveway cuts across the railroad from Highway 305 with proper permitting.

SITE DESCRIPTION

Like most of Burke County, the property sits in a rural area with scattered settlements and abundant farm and forestland. Topography is gently rolling, setting the stage for ease of plantation management, development of roadways, and recreational pursuits. There are two small SMZ's and associated stream corridors, one on the western boundary and one on the eastern. The rest of the property is upland with planted pine plantations throughout. The main soil is Orangeburg with some Faceville and Lucy.

Timber production has been the primary use of the St. Claire tract, however it also offers an abundance of recreational opportunities, including hiking, camping, and hunting. Given its location and proximity to Augusta and gentle terrain, the tract is also well suited to a rural residence.



Nearly a mile of frontage on GA Highway 305

"An abundance of recreational opportunities with timber growth potential"



Antler shed indicating deer use of the land

TIMBER

The St. Claire tract is covered almost entirely by planted pine plantations. 260 acres of pines were planted in 2002. The remaining timbered acreage is natural hardwoods. Some of the hardwood area could be harvested however the large majority is in SMZs and therefore considered non-merchantable.

The chart below shows the stand volumes as of September 5th, 2019.

The stand density of the 2002 plantation is generally overstocked with pre-merchantable stems whose average diameter is roughly 4.6" at DBH. As such, thinning is recommended as soon as the pulpwood market allows to reduce stocking and concentrate growth on the selected crop trees. The thinning activity will provide modest income for the new owner and set the stage for a more robust grow rate. An alternative management option can be to liquidate the existing planted pine crop when the pulpwood market is favorable.

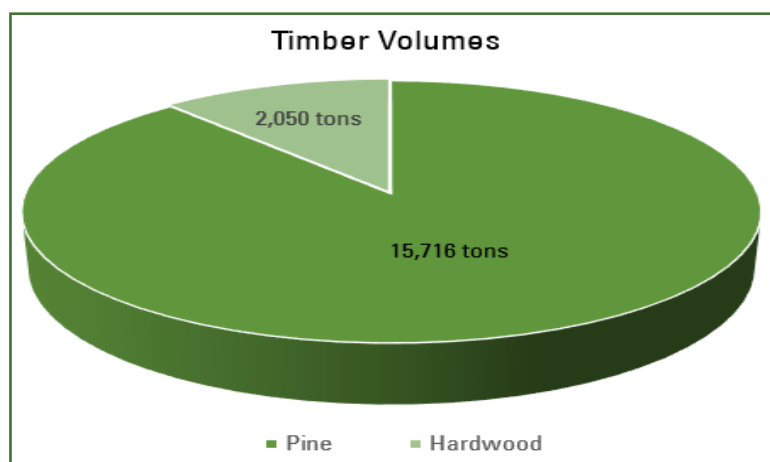


2002 pine timber stand

TAXES and TITLE

The property is owned by MKFT Timberland, LLC, whose deed is recorded in the Burke County courthouse in deed book 787 on page 161.

The 2018 property taxes were \$2,348.



Hardwood sawtimber

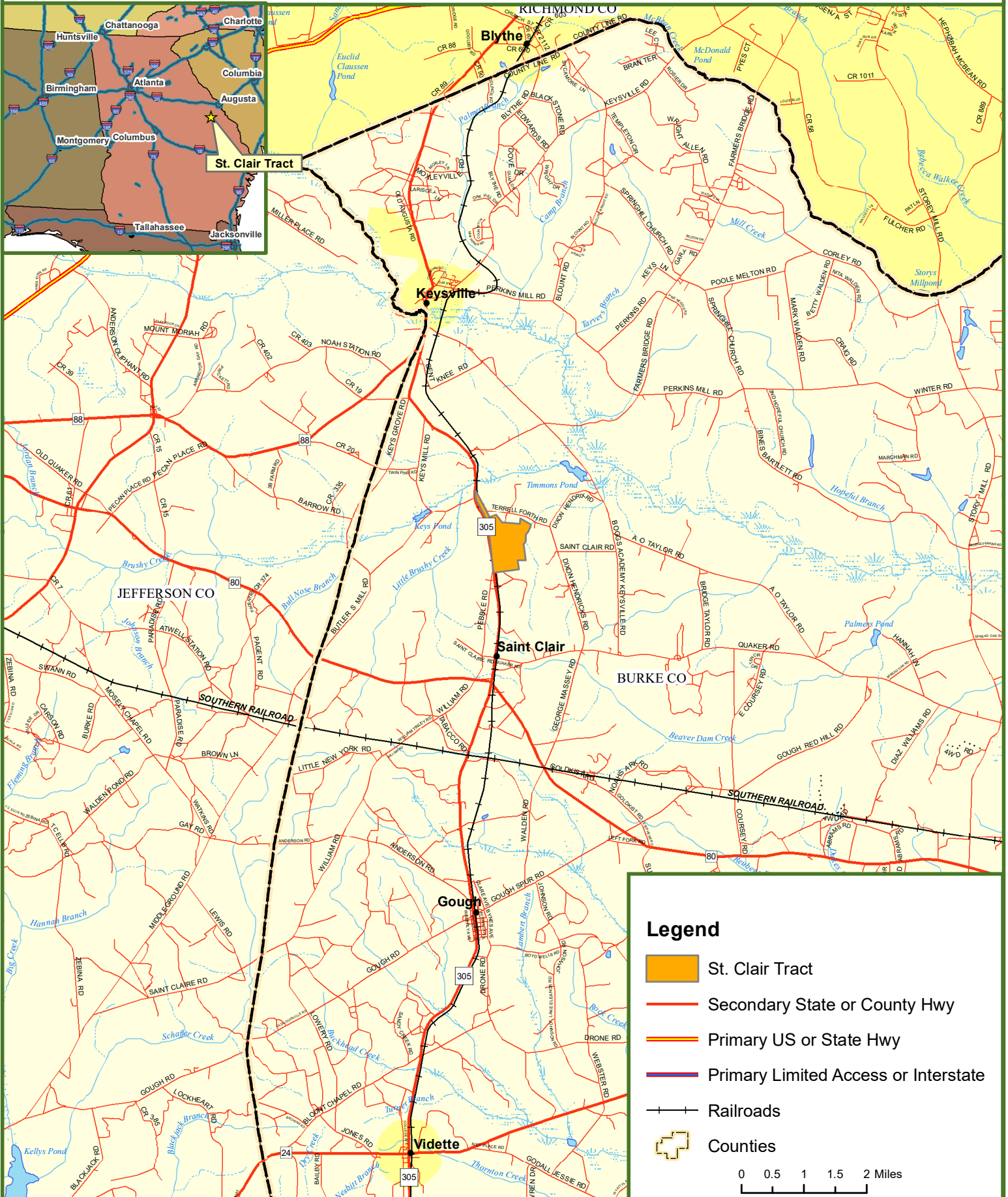
Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.



St. Clair Tract

Burke County, GA

293 +/- Acres

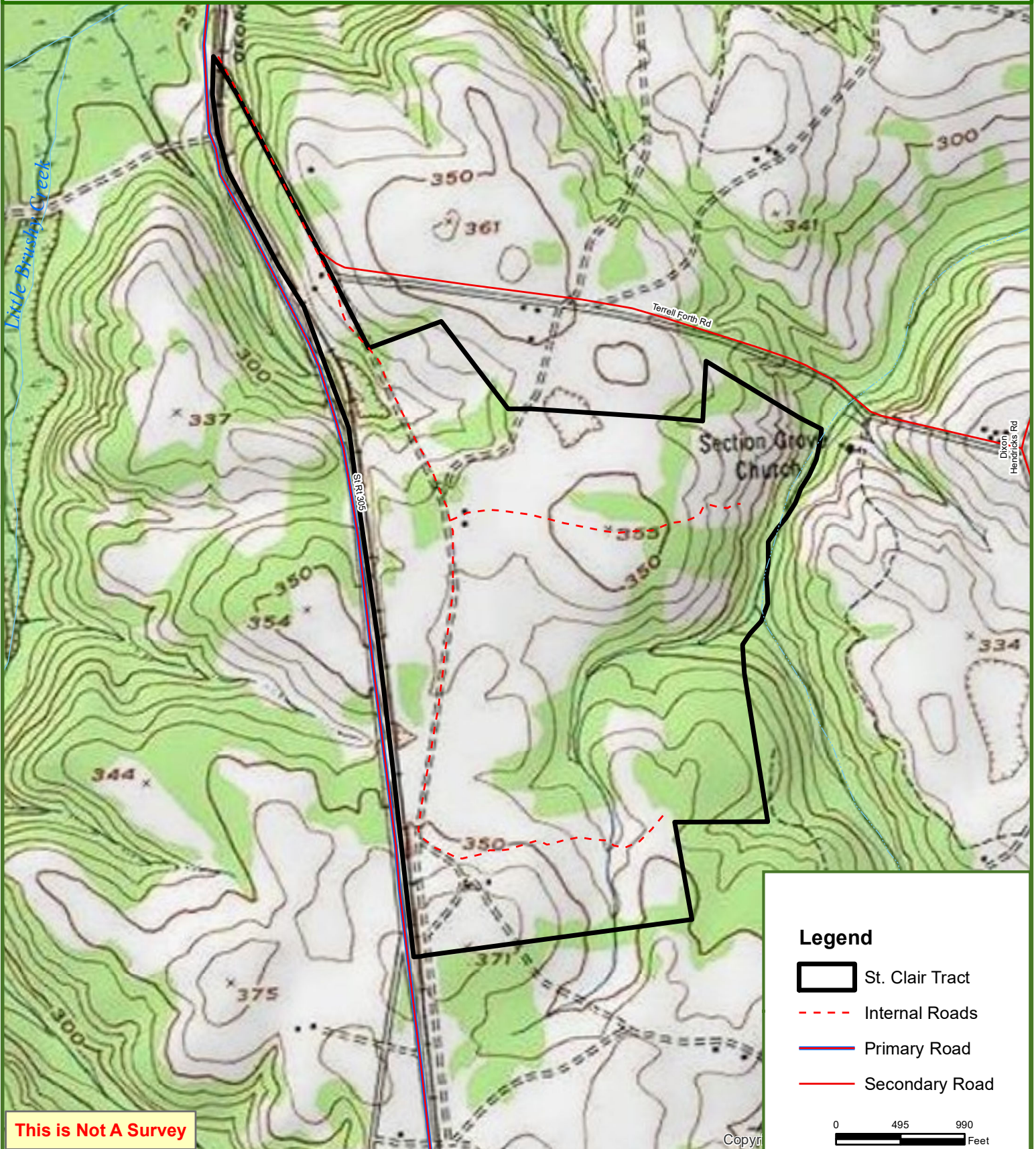




St. Clair Tract

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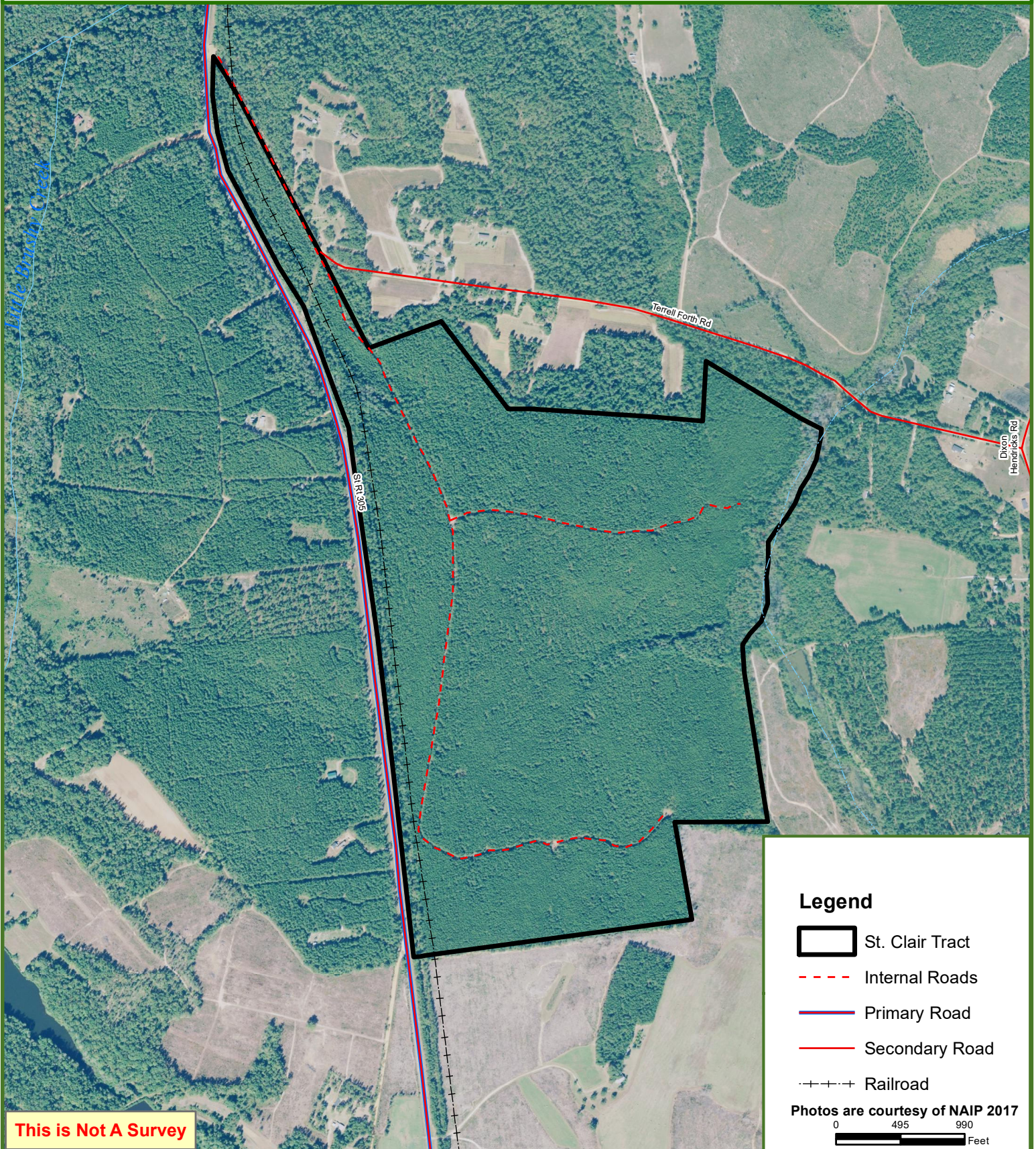
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



St. Clair Tract

293 +/- Acres

Burke County, GA



Legend

- St. Clair Tract
- Internal Roads
- Primary Road
- Secondary Road
- Railroad

Photos are courtesy of NAIP 2017

0 495 990
Feet

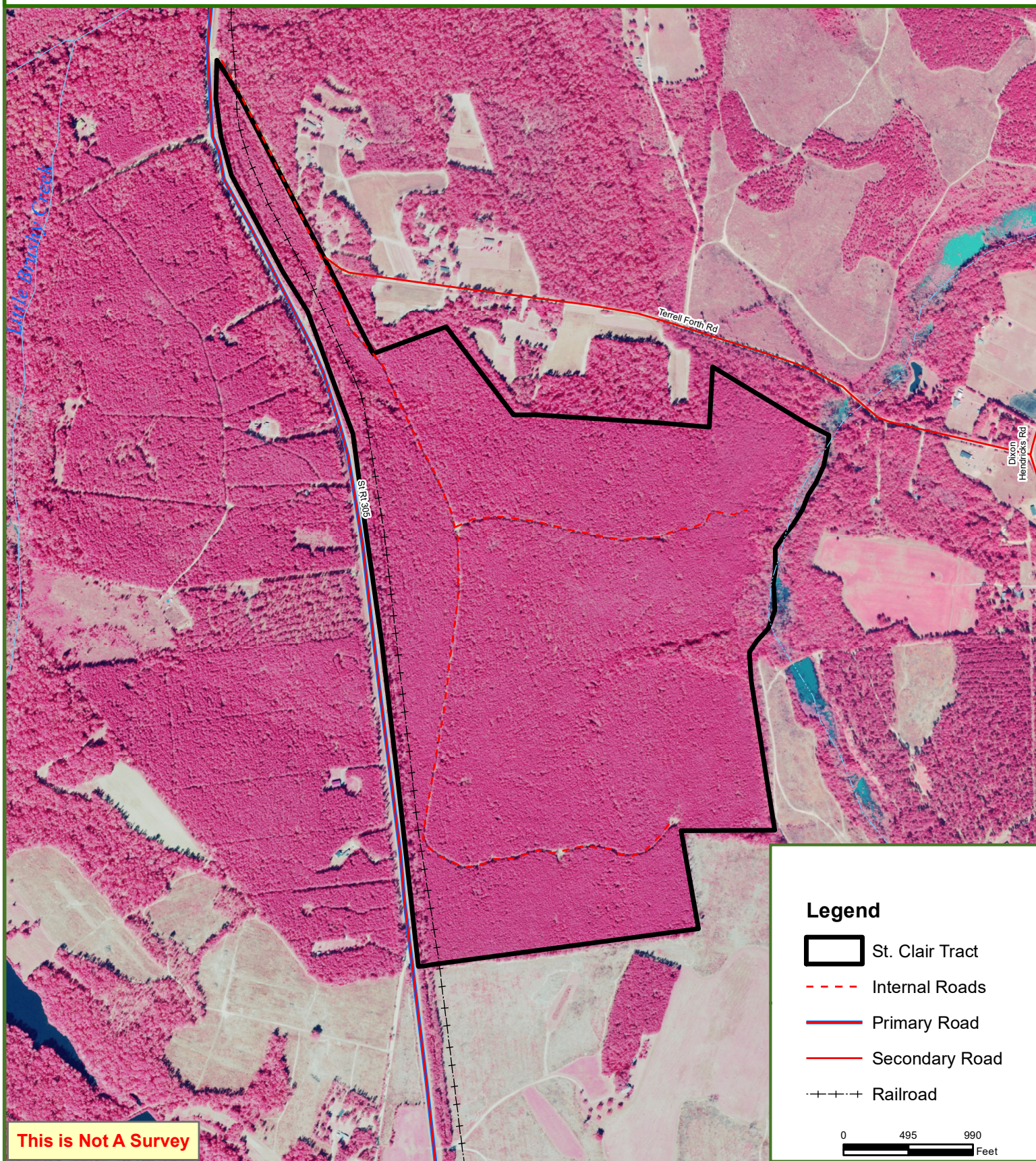
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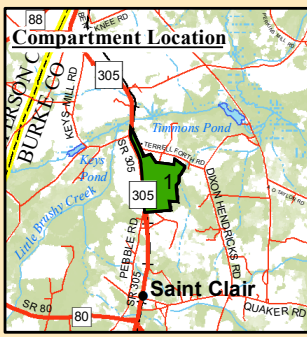
This is Not A Survey

Legend

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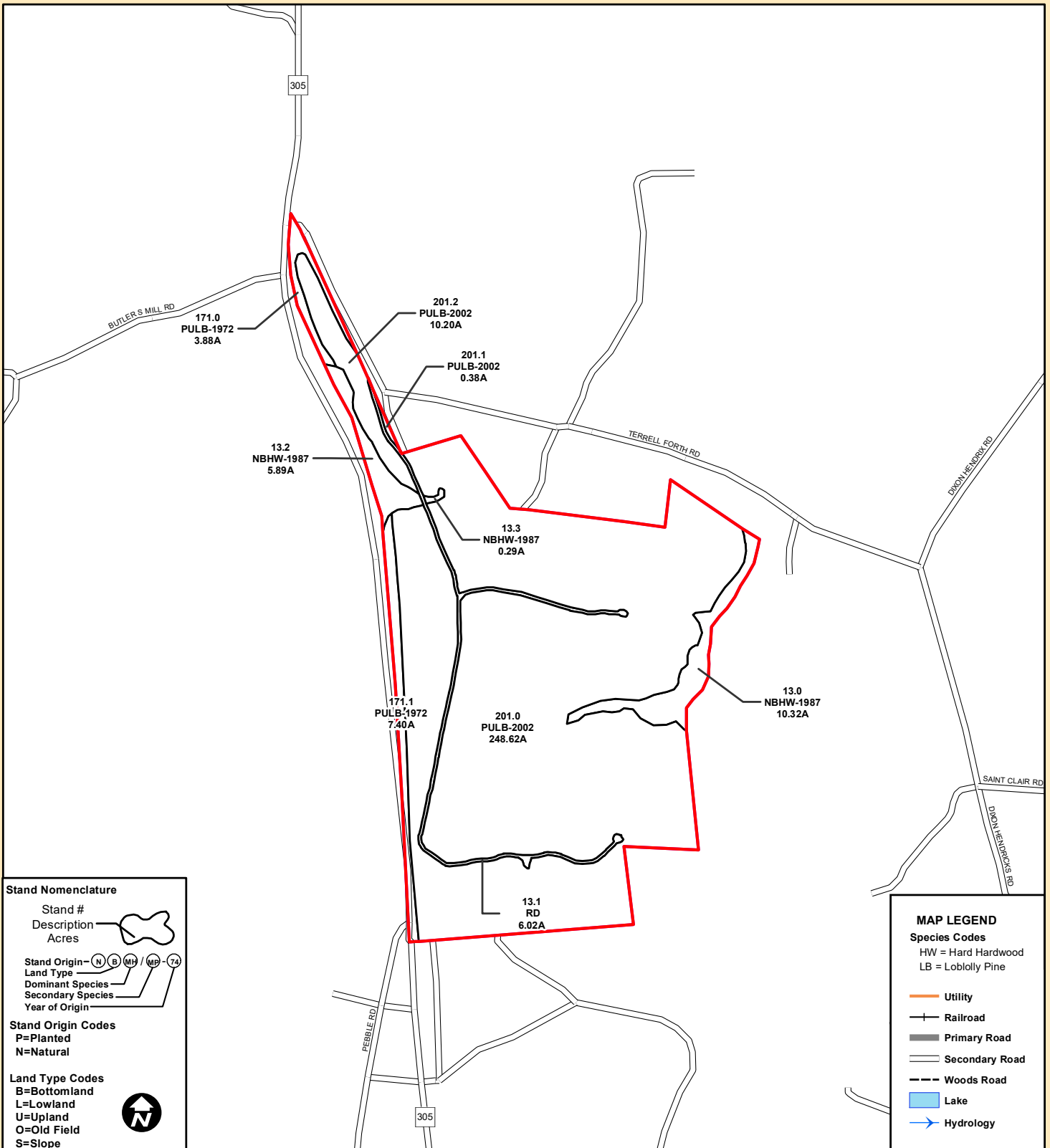
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St. Clair Tract

Burke County, GA

293.00 Acres



Stand Nomenclature

Stand #
Description
Acres

Stand Origin—(N) (B) (MH) (MP) (7A)

Land Type
Dominant Species
Secondary Species
Year of Origin

Stand Origin Codes
P=Planted
N=Natural

Land Type Codes
B=Bottomland
L=Lowland
U=Upland
O=Old Field
S=Slope

MAP LEGEND

Species Codes
HW = Hard Hardwood
LB = Loblolly Pine

Utility
Railroad
Primary Road
Secondary Road
Woods Road
Lake
Hydrology