

## Putney Timber Retreat

**A secluded timber tract ready for adventure in a private setting near the Flint River and Radium Springs in Dougherty County, Georgia.**



***+/- 23.29 Acres  
Albany, Dougherty County, Georgia***

**Price: \$85,000**

## LOCATION

The Putney Timber Retreat is located on the fringes of the urban and residential interface of Albany, Georgia near the Flint River in south Dougherty County. This property is located 4.5 miles south of the Historic Radium Springs, one of Georgia's seven natural wonders. Radium Springs was once a destination stop for Northerners traveling by train south to Florida for the winter. Radium Springs pumps 70,000 gallons per minute of clear spring water into the Flint River. A public boat ramp to access the Flint River is only 1.5 miles south of the property just inside Mitchell County.

## ACCESS

Historical access to the property is through an adjoining landowner from Radium Springs Road (Old Dixie Highway) approximately 9 miles south of Downtown Albany. The property borders the Georgia & Florida Railway on the east. Broach Avenue dead ends into the railway directly across from the property. Internal access is limited foot trails through the planted pine and hardwood timber stands.

## SITE DESCRIPTION

The topography of the property is generally flat with a slight slope to lowland hardwood areas. Elevation of the property is approximately 200 feet above sea level. The property is comprised of mostly loamy sands with site index ratings from 80 to 90 feet on a 50 year basis. The soils are well drained and provide adequate nutrients for timber production. The upland areas of the property would make a great homesite or campsite. Water and electricity are available along Radium Springs Road 1, 265 feet west of the property boundary. The property provides excellent wildlife habitat with cover, browse, and hard mast for deer, turkey, quail, rabbit and numerous other wildlife species.



Access from Radium Springs Road.



Internal adjoining landowner road access.



Access point through adjoining landowner's property.

## TIMBER

The property contains approximately 20 acres of loblolly pine planted in 1988. The remaining timbered area consists of lowland mixed hardwood species.

Continued forest management of the planted loblolly pine could include a second thinning removing approximately half of the current trees leaving the best quality trees to grow into the future. Another option would be to harvest the mature planted pine and start a new planted pine rotation. A recent timber inventory resulted in an estimated timber value of \$22,300 or \$954/acres. A summary of the timber volume and value by product is provided in this report.

## TAXES & TITLE

The annual property taxes for 2020 are estimated to be \$143.37. The property is owned by John Michael Morrow and recorded in the Deed Book 903 on page 3 in the Dougherty County Court House. The property is currently enrolled in a Current Use Assessment of Bona Fide Agricultural Property (CUVA) and the contract expires on December 31, 2021. Purchaser will be required to assume adherence to the CUVA program or pay any breach penalties associated with the tax covenant.



Mature loblolly pine planted in 1988.



West boundary road.



Foot access and timber along Georgia & Florida Railway.

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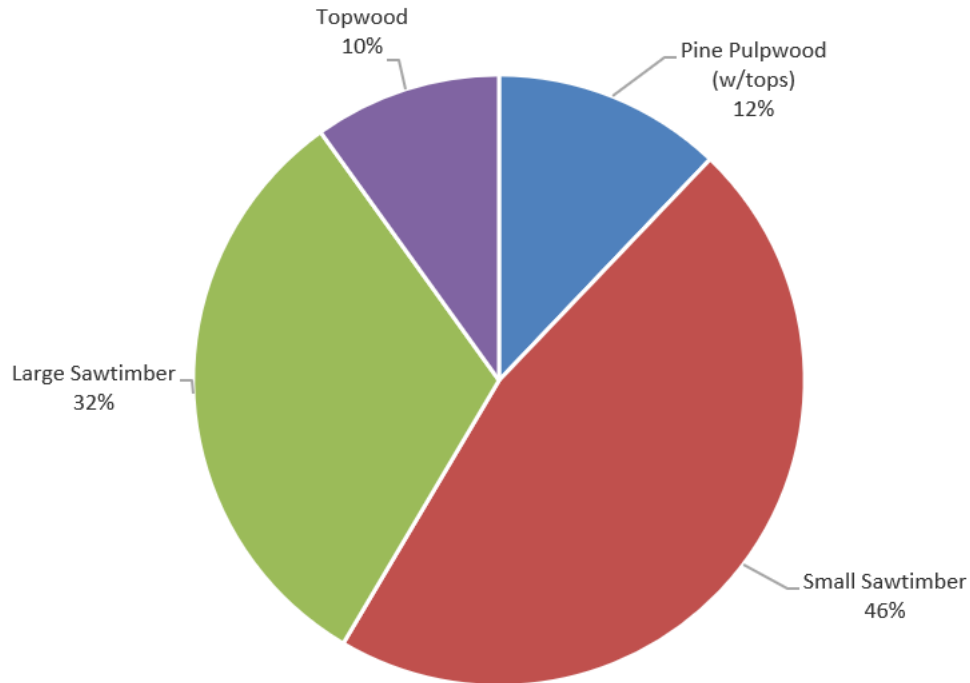
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# Merchantable Timber & Acres Data Putney Timber Retreat



## Percent Merchantable Product Tons



| LAND:           |             |
|-----------------|-------------|
| Cover Type      | Gross Acres |
| <i>Timbered</i> |             |
| Upland          | 19.89       |
| Lowland         | 3.49        |
| TOTAL ACRES:    | 23.38       |

| MERCHANTABLE TIMBER:      |       |
|---------------------------|-------|
| Product Class             | Tons  |
| <i>Pine</i>               |       |
| Pulpwood (w/tops)         | 159   |
| Small Sawtimber           | 608   |
| Large Sawtimber           | 414   |
| Topwood                   | 130   |
| Total Merchantable Timber | 1,311 |

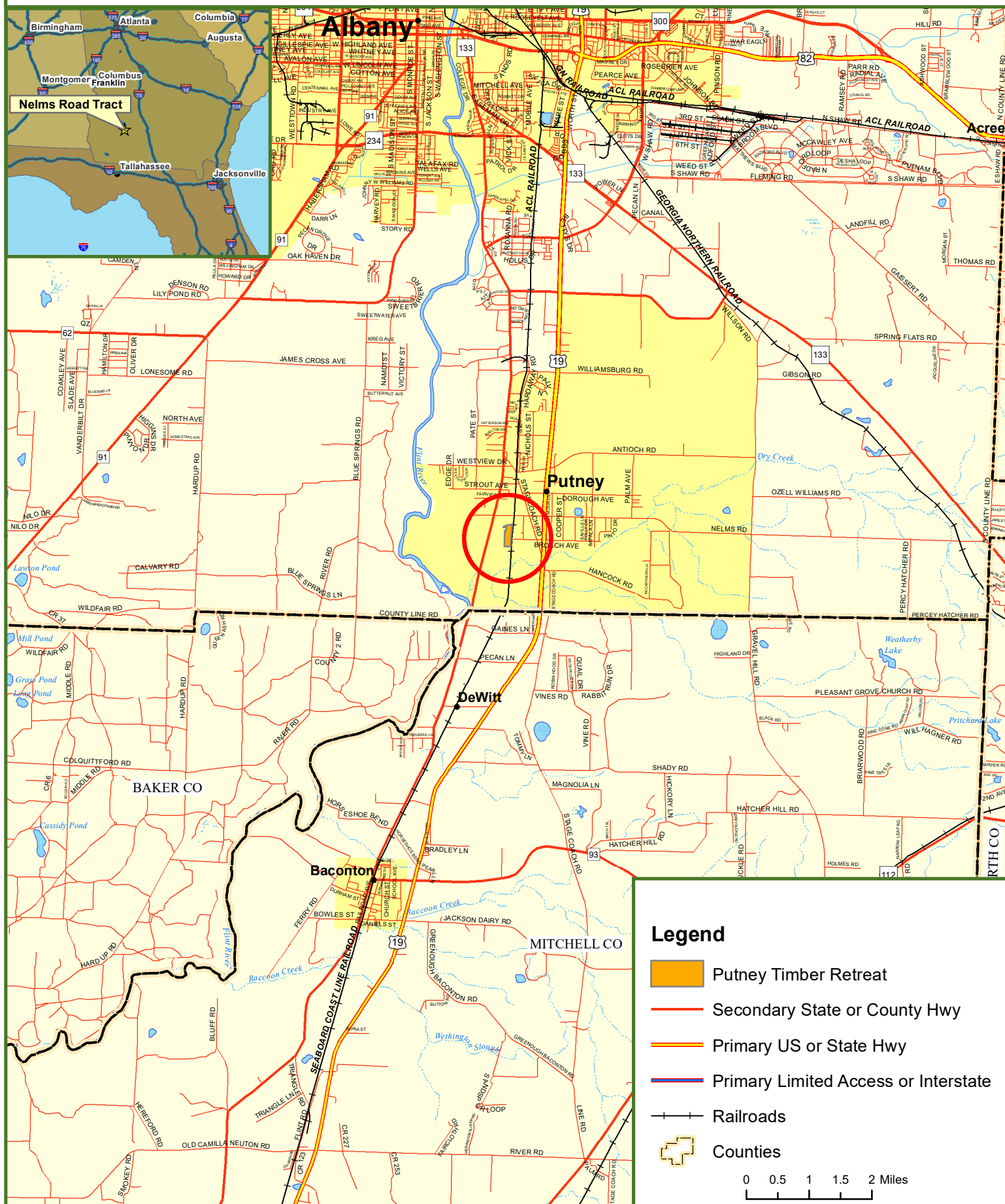


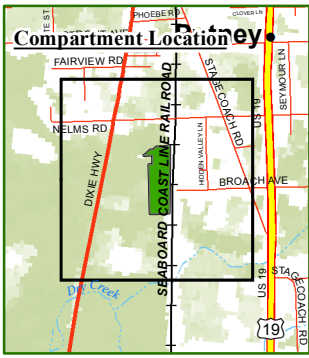
# Locus Map

## Putney Timber Retreat

### Dougherty County, GA

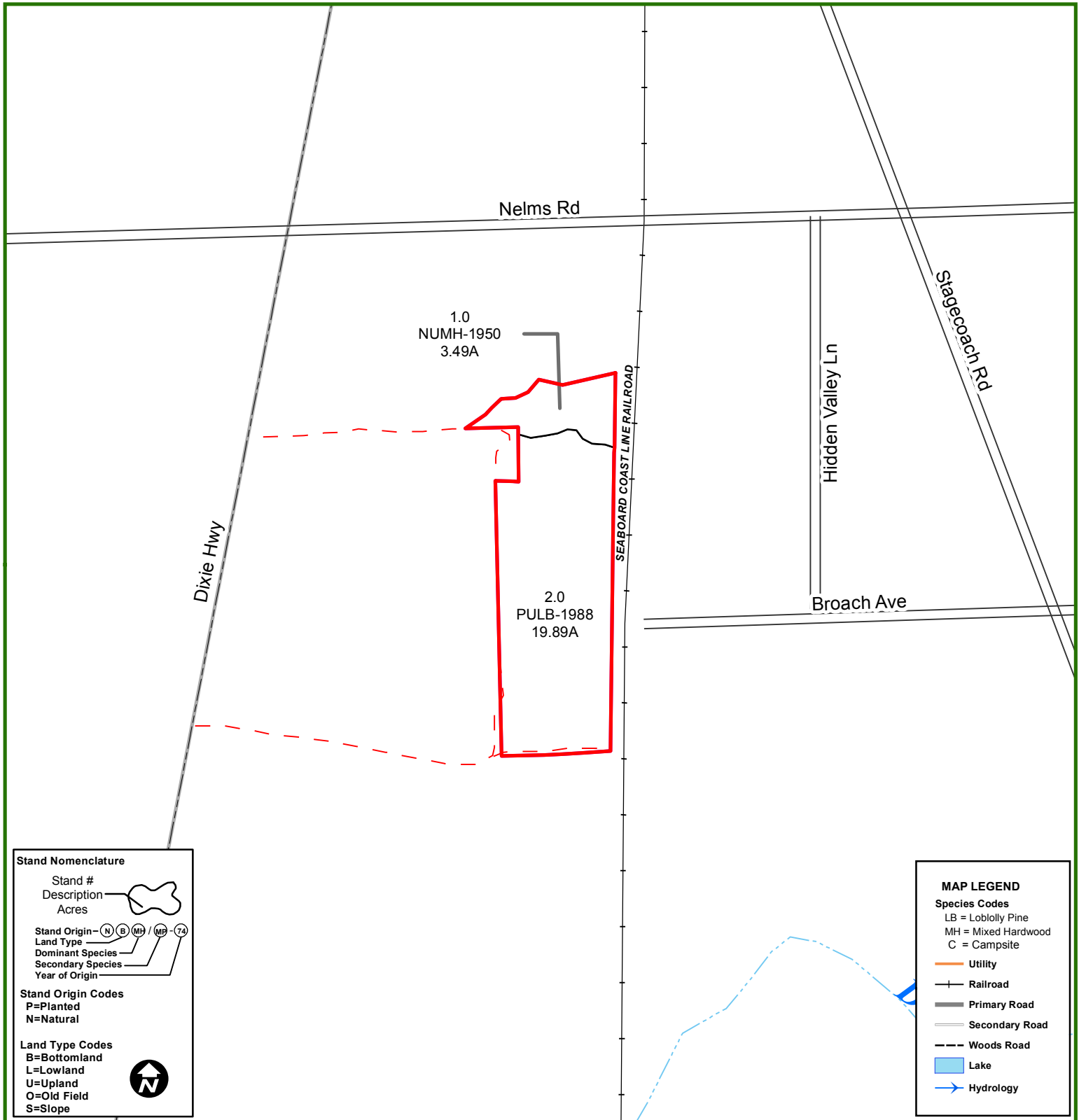
23.00 +/- Acres





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23 +/- Acres  
Dougherty County, GA



**Stand Nomenclature**

Stand #  
Description  
Acres

Stand Origin - (N) (B) (MH) (MP) (Z)

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**  
LB = Loblolly Pine  
MH = Mixed Hardwood  
C = Campsite

Utility  
Railroad  
Primary Road  
Secondary Road  
Woods Road  
Lake  
Hydrology



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23 +/- Acres

Dougherty County, GA



**Fountains  
Land**  
AN F&W COMPANY



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.



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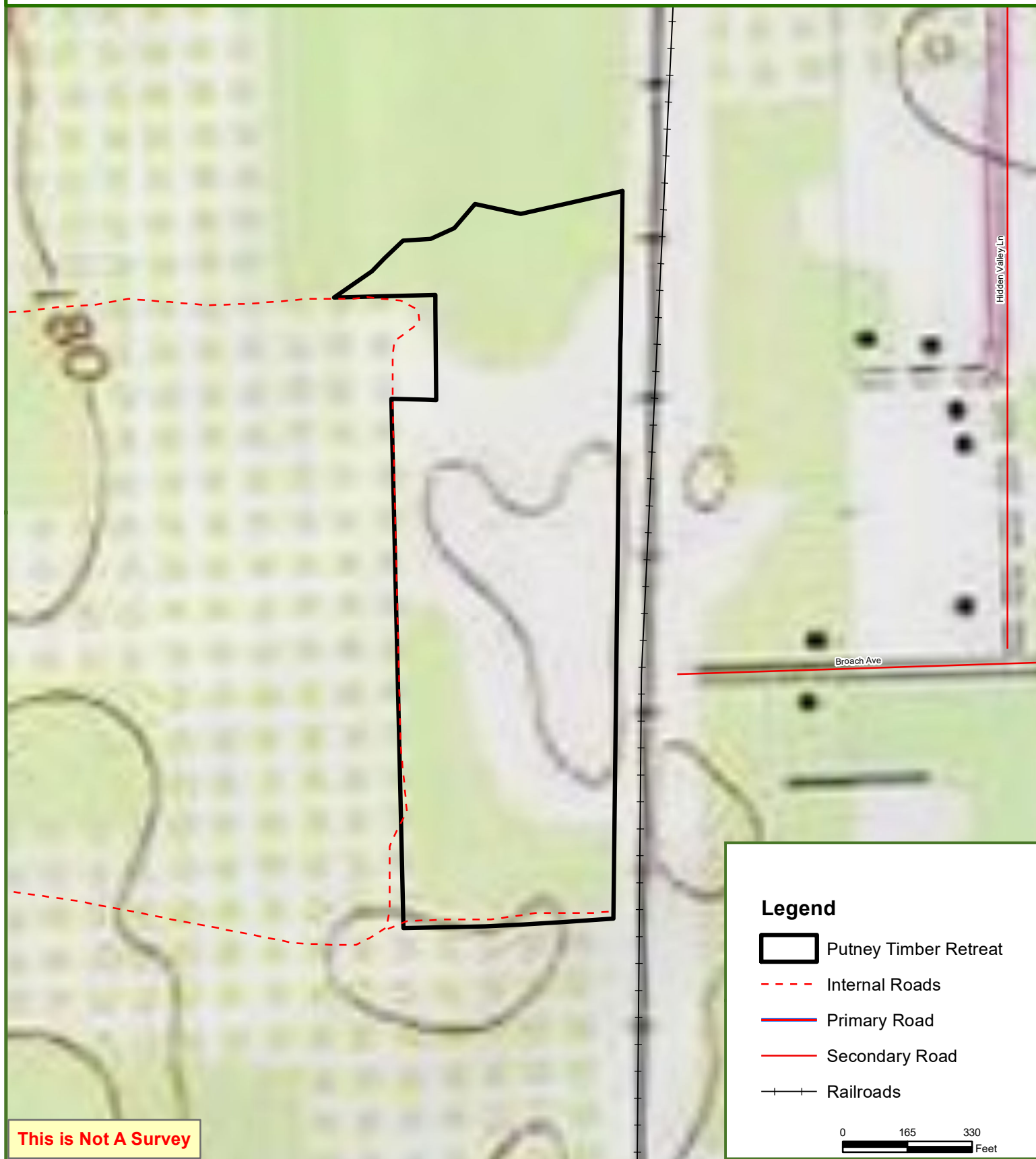
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