

Piper Square Timberland

Excellent investment with tons of potential for recreation, timber production, or a new secluded getaway in Southwest Georgia



***+/- 50 GIS Acres
Quitman County, GA***

NEW Price: ~~\$126,500~~ \$99,000

LOCATION

Piper Square Timberland is situated in Quitman County in Southwest Georgia. The property is a brief twelve mile drive from Cuthbert, Georgia. Eufaula, Alabama is also about twelve minutes to the west. Both of these towns offer some lodging and dining options.

The property is located in the Upper Coastal Plain where the terrain is beginning to transition up to the Piedmont. This is a good timber producing area and the tract is surrounded by large timber land properties.

Lake Water F. George on the Chattahoochee River make up the western border of Quitman County. From the timber lands, you could be on the water for a day of fishing or boating in just a few minutes.

Tallahassee, FL is 130 miles south southeast and Atlanta, GA is 150 miles northeast. Either of these destination can be reached in about two hours and fifteen minutes traffic permitting.

ACCESS and BOUNDARIES

The property is quite easily accessed along County Road 84 which cuts across the northwestern corner. This is a county maintained paved road.

As the timber continues to develop the logging road used in the past will grant easy transportation throughout the tract.

The property boundaries currently are easily identified as the timber was harvested and replanted three years ago. Some portions of the boundary are painted but may need to be more clearly marked in the future.



County Road 84 as it crosses the NW corner

"A great place to escape and enjoy the outdoors"



Two year old Loblolly pine plantation

TIMBER

In 2017, Piper Square Timberland was harvested and the plantation was replanted with Loblolly Pine. With three growing seasons now behind it, this timber is surviving well and should provide strong potential as an investment property.

SITE DESCRIPTION

The dominant topography in this area of Georgia is mostly flat with some gently rolling terrain.

The property is surrounded by timberland tracts and shows significant signs of wildlife activity on the property. Additionally the Chattahoochee River and Lake Walter F George is just ten miles away offering many boating and fishing opportunities.

TAXES and TITLE

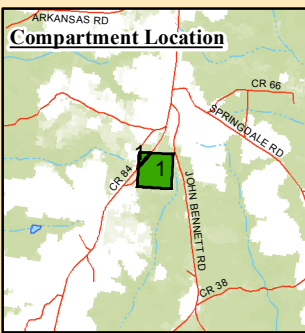
Annual property taxes in 2017 were \$268.46. The property is identified by Quitman County Tax Assessors as land lot 59 of the 8th Land District. It is owned by Jane Phillips Piper whose deed is recorded in the Quitman County courthouse. The property is currently enrolled in the CUVA (Conservation Use Verification Assessment) tax covenant which significantly reduces annual ad valorem tax burden. This covenant will transfer to the new owner and expires December 31, 2024.



Above and Below: Two year old Loblolly pine plantation



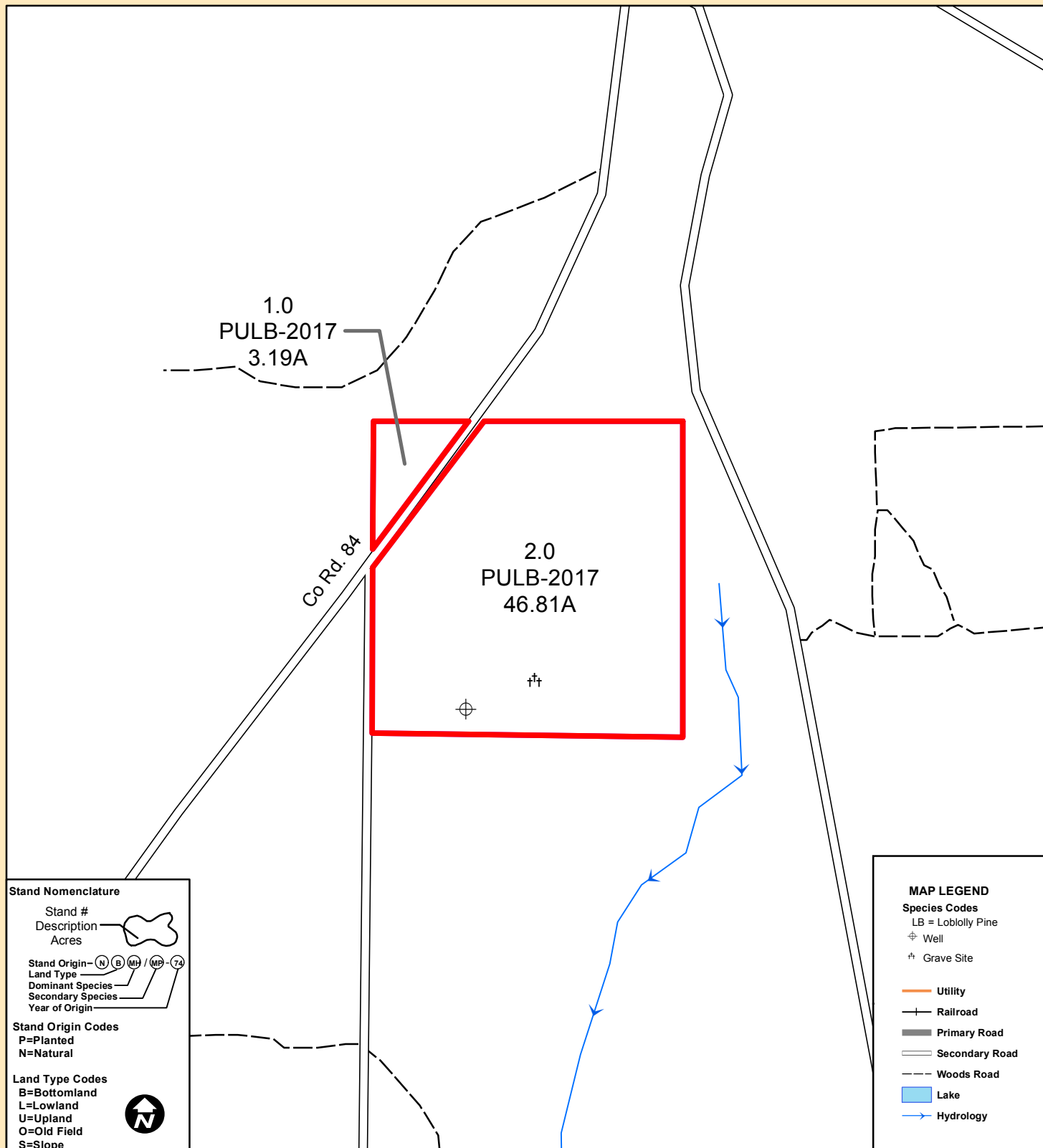
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Piper Square Timberlands Tract

Quitman County, GA

50 +/- Acres



Stand Nomenclature

Stand # _____
 Description _____
 Acres _____

Stand Origin— (N) (B) (MH) (MP) (74)
 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
 ⊕ Well
 †† Grave Site

— Utility
 — Railroad
 — Primary Road
 — Secondary Road
 - - - Woods Road
 Lake
 — Hydrology



Locus Map

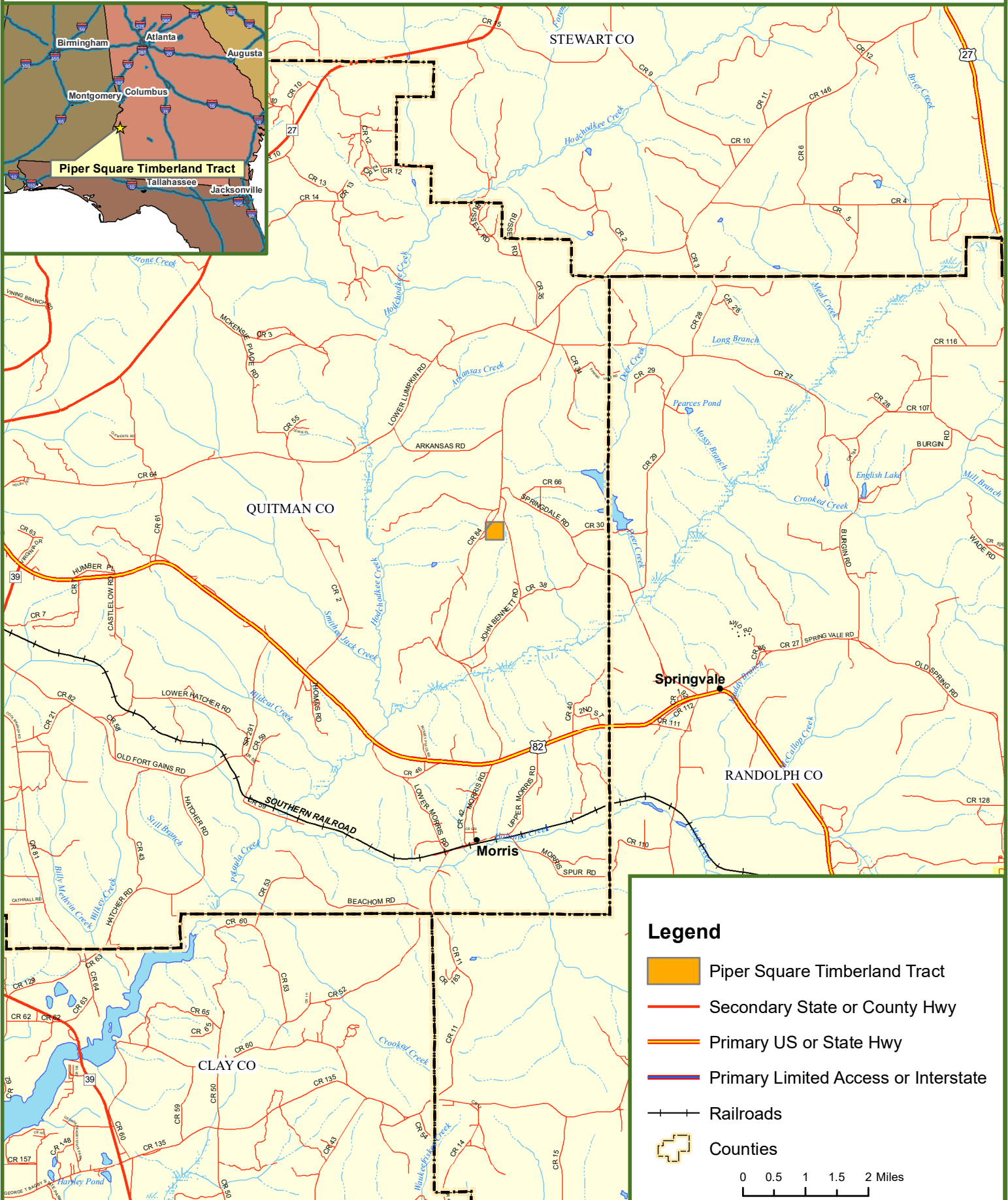
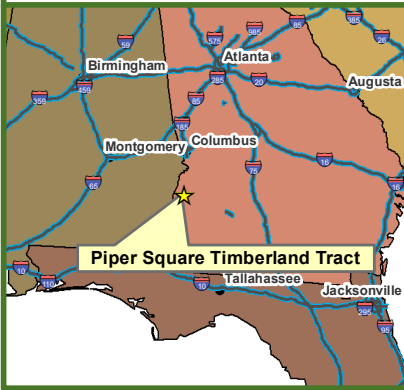
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50 +/- Acres

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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.



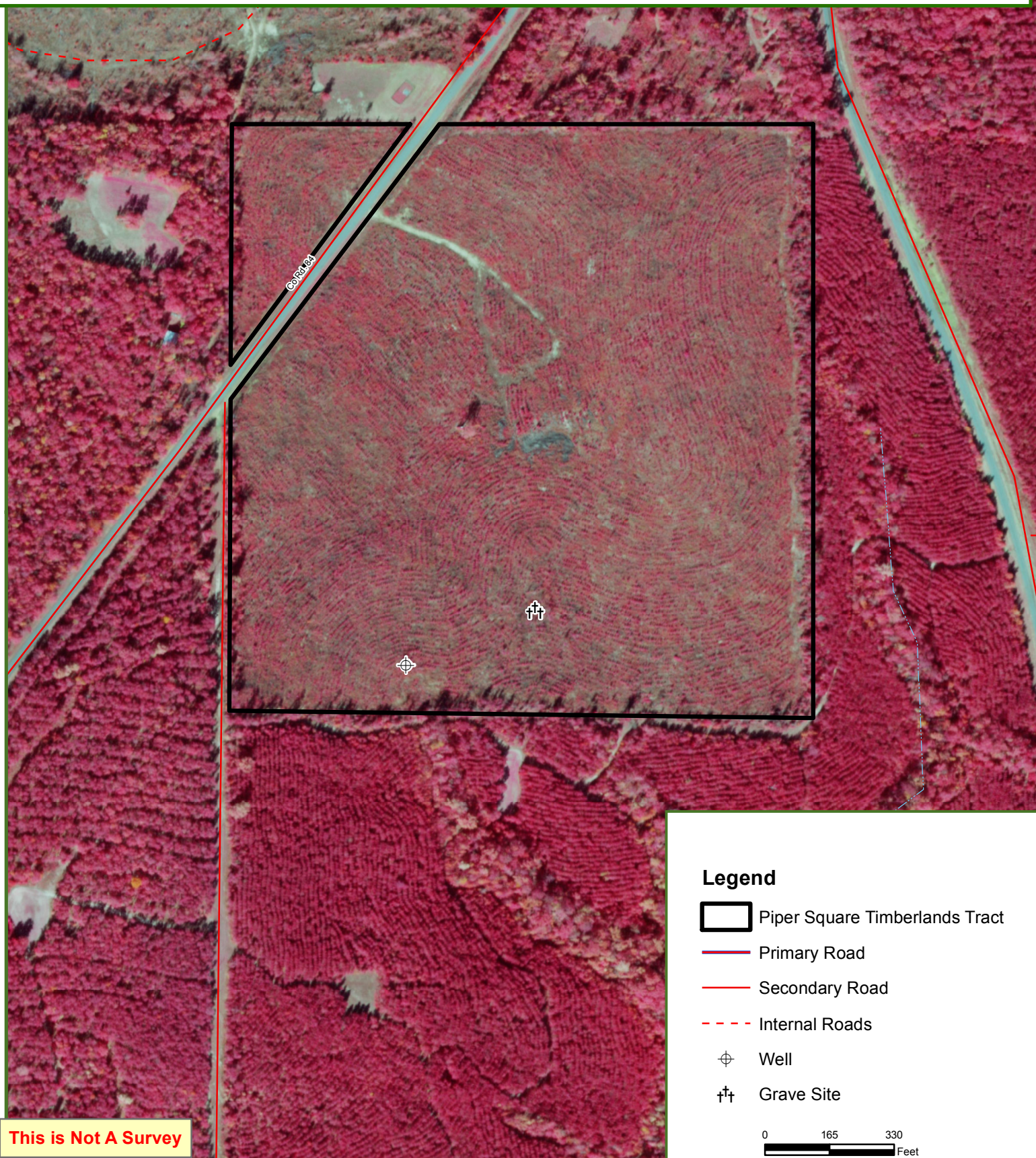
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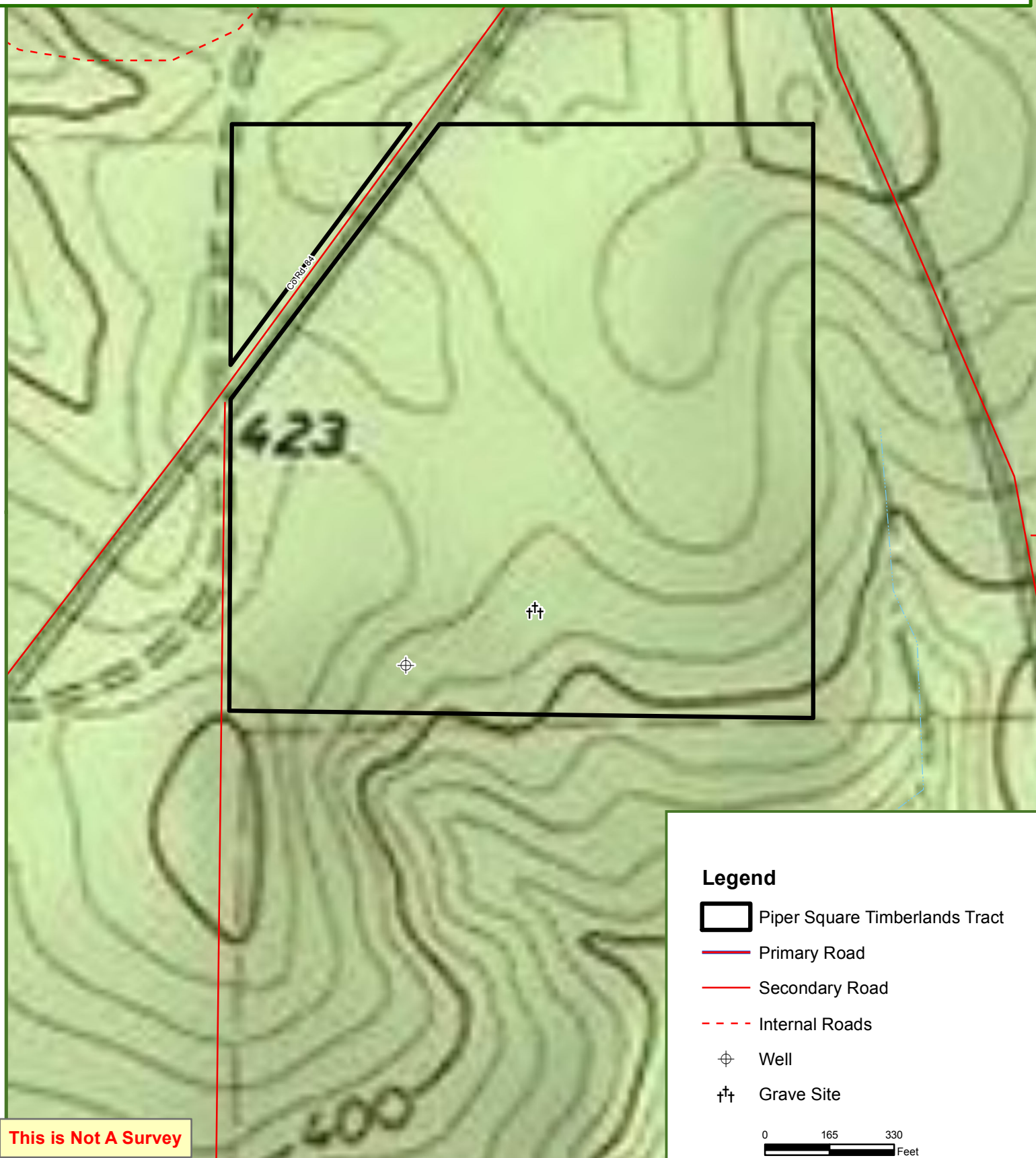
Piper Square Timberlands Tract

50 +/- Acres

Quitman County, GA



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Legend

-  Piper Square Timberlands Tract
-  Primary Road
-  Secondary Road
-  Internal Roads
-  Well
-  Grave Site

0 165 330
Feet

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