

## **LITTLE CEDAR CREEK HUNTING PRESERVE**

**An outstanding hunting and recreational timberland with diverse ages of planted pines, mature hardwood stands, and multiple water features nestled in middle Georgia.**



***+/- 328.45 Acres  
Jones County, GA***

**Price: \$821,125**

## PROPERTY OVERVIEW

Little Cedar Creek Hunting Preserve is a timberland property ideally suited to the buyer seeking diversified uses with attributes that include:

1. Multiple aged planted loblolly pines along with natural hardwood areas.
2. Gently rolling terrain with well drained soils.
3. Multiple water features that include Little Cedar Creek, which flows through the northwest portion of the property, and two constructed ponds.
4. Outstanding hunting opportunity with existing food plots and waterfowl habitat.
5. Close proximity to Macon, Milledgeville, Forsyth, and Eatonton.
6. Opportunity for private home site development.

## LOCATION

The property is located only 30 minutes from downtown Macon or Eatonton, and one and half hours from Atlanta. The surrounding area is primarily timber tracts with mini-farms and rural homesteads.

## ACCESS

The property can be accessed from US Hwy 129, using Fortville Rd, or from Ga. Hwy 22, using Old Fortville Rd. These roads lead to 5th Street, a county maintained dirt road, which provides approximately one half mile of frontage on the southeast boundary of the property.

There is one, gated and locked, entrance to the property from 5th Street.

The internal road system is good and allows access to all parts of the property. Little Cedar Creek has a dam that also serves as a good access to the northwestern part of the property.

Boundaries are well defined and visible with tree markings.



Two year old planted pines

**"An ideal hunting preserve with tranquil water features"**



Twenty-three year old planted pines



## SITE DESCRIPTION

Upon entering the property from 5th Street, one can see the 24 year old pine plantations, providing habitat for wildlife, such as deer and turkey which can often be seen here. The topography is gently rolling through the property with the high point at the entrance sloping down to Little Cedar Creek.

This tract is an ideal hunting preserve with tranquil water features. There are 208 acres of harvest age pine plantations and 74 acres of 2 year old pine plantations. Natural hardwood areas are scattered throughout the pine plantations and along the creek and ponds.

It is impressive to see the number and placement of wildlife food plots scattered over the property, and deer and turkey are abundant.

Little Cedar Creek has been dammed up, both with a constructed dam and by beavers on the property. This has provided a long area of permanent water that is attractive to waterfowl, also offering the opportunity for those who enjoy fishing.

Two constructed ponds are also located near the middle of the property, which can be managed for fishing.

These ponds are among the numerous sites that would be ideal for the placement of a residence or hunting lodge.

The northern boundary is defined by joining a large power transmission line. The Southern boundary by 5th Road, and adjoining properties are predominantly forested properties, owned by Weyerhaeuser and private land owners.



Tranquil waters



Scenic views

## TIMBER RESOURCES

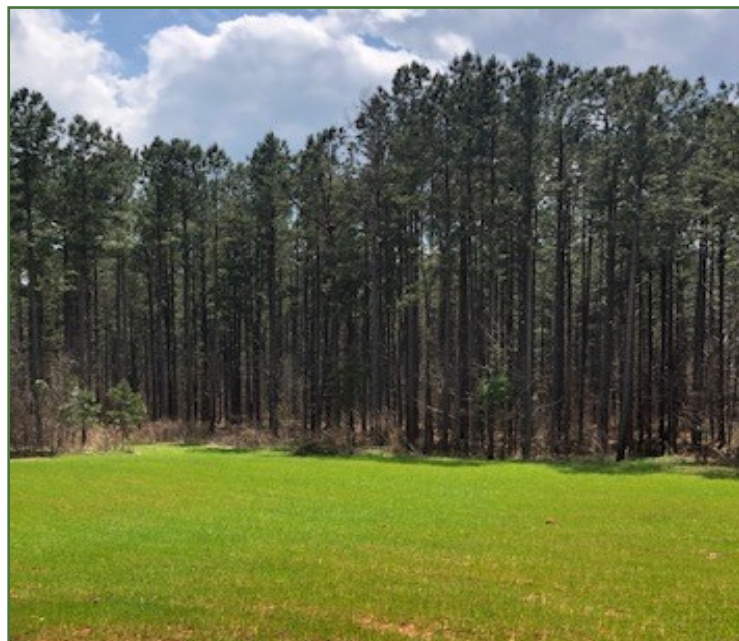
With the exception of the ponds and Little Cedar Creek, the property is entirely forested with 86% of the land in managed pine plantations. All mature stands of planter pines have been selectively thinned to encourage the growth of small and large sawtimber throughout the remaining stand of pines.

The 2 year old pines are improved loblolly varieties and have stand counts suitable for maximum production.

## TAXES and TITLE

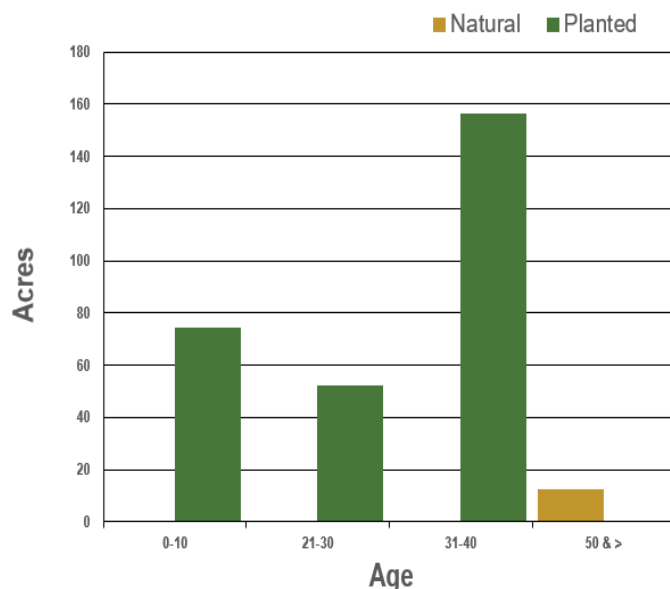
Annual property taxes for 2018 were \$2641.23.

The property is owned by Domain Timber Investments, whose deed is recorded in the Jones County courthouse in deed book 804 page 245. A survey plat is recorded in plat book 19 page 186.



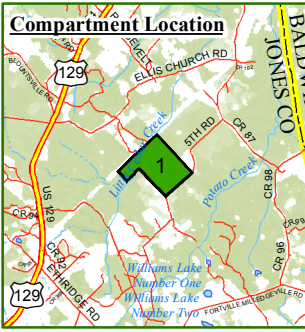
One of numerous food plots

Acres by Age Class - Little Cedar Creek Hunting Preserve

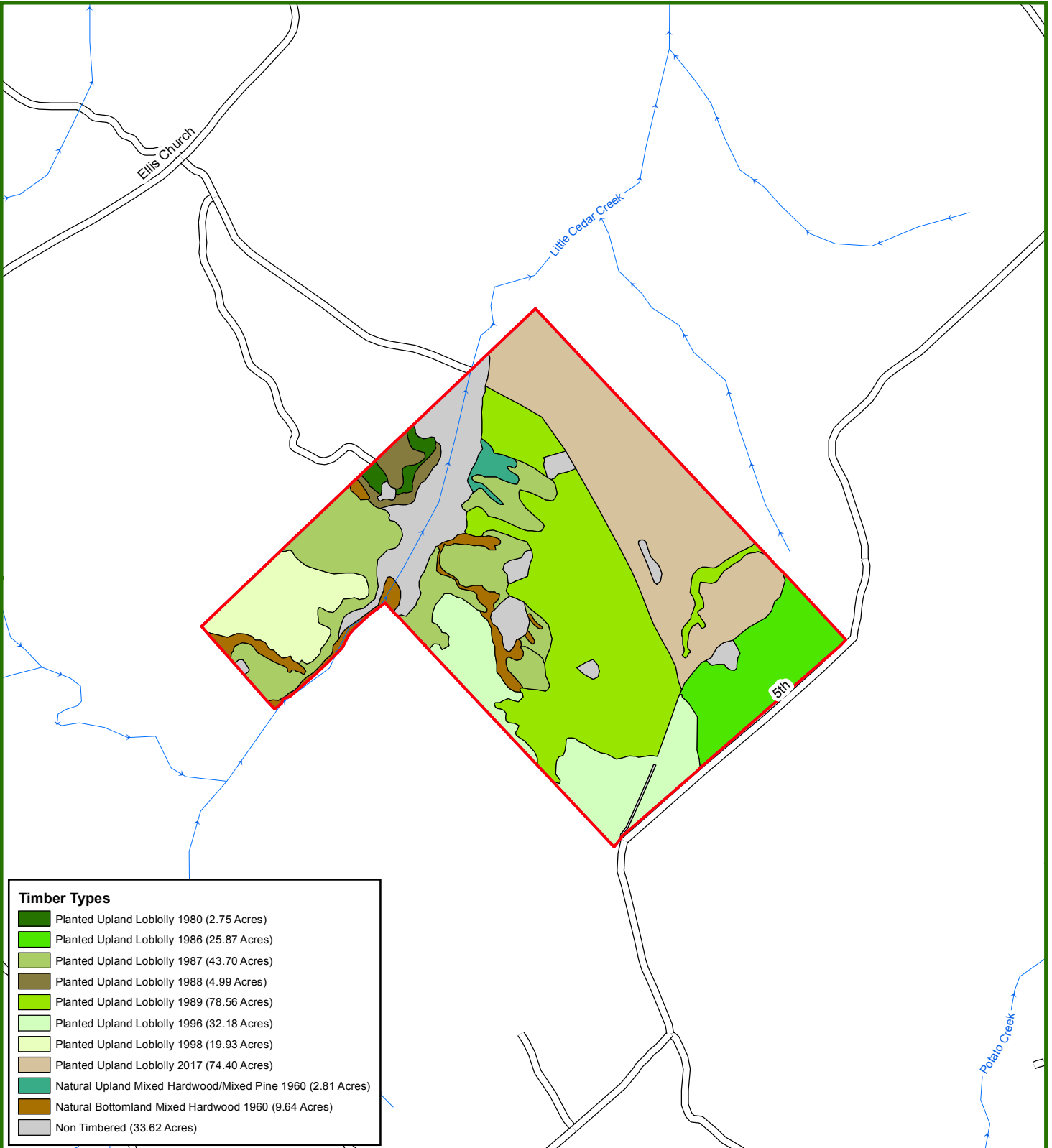


Little Cedar Creek Hunting Preserve						
Pine				Hardwood		Total
Pulpwood	Small Sawtimber	Large Sawtimber	Topwood	Pulpwood	Sawtimber	
2831	5450	6001	1717	600	244	16843

\* All timber volumes are reported here in tons.



**Tract # 013381**  
**Little Cedar Creek Hunting Preserve Tract**  
**Compartment 000001**  
**Jones County, GA**  
**329 +/- Acres**



**Timber Types**

- Planted Upland Loblolly 1980 (2.75 Acres)
- Planted Upland Loblolly 1986 (25.87 Acres)
- Planted Upland Loblolly 1987 (43.70 Acres)
- Planted Upland Loblolly 1988 (4.99 Acres)
- Planted Upland Loblolly 1989 (78.56 Acres)
- Planted Upland Loblolly 1996 (32.18 Acres)
- Planted Upland Loblolly 1998 (19.93 Acres)
- Planted Upland Loblolly 2017 (74.40 Acres)
- Natural Upland Mixed Hardwood/Mixed Pine 1960 (2.81 Acres)
- Natural Bottomland Mixed Hardwood 1960 (9.64 Acres)
- Non Timbered (33.62 Acres)



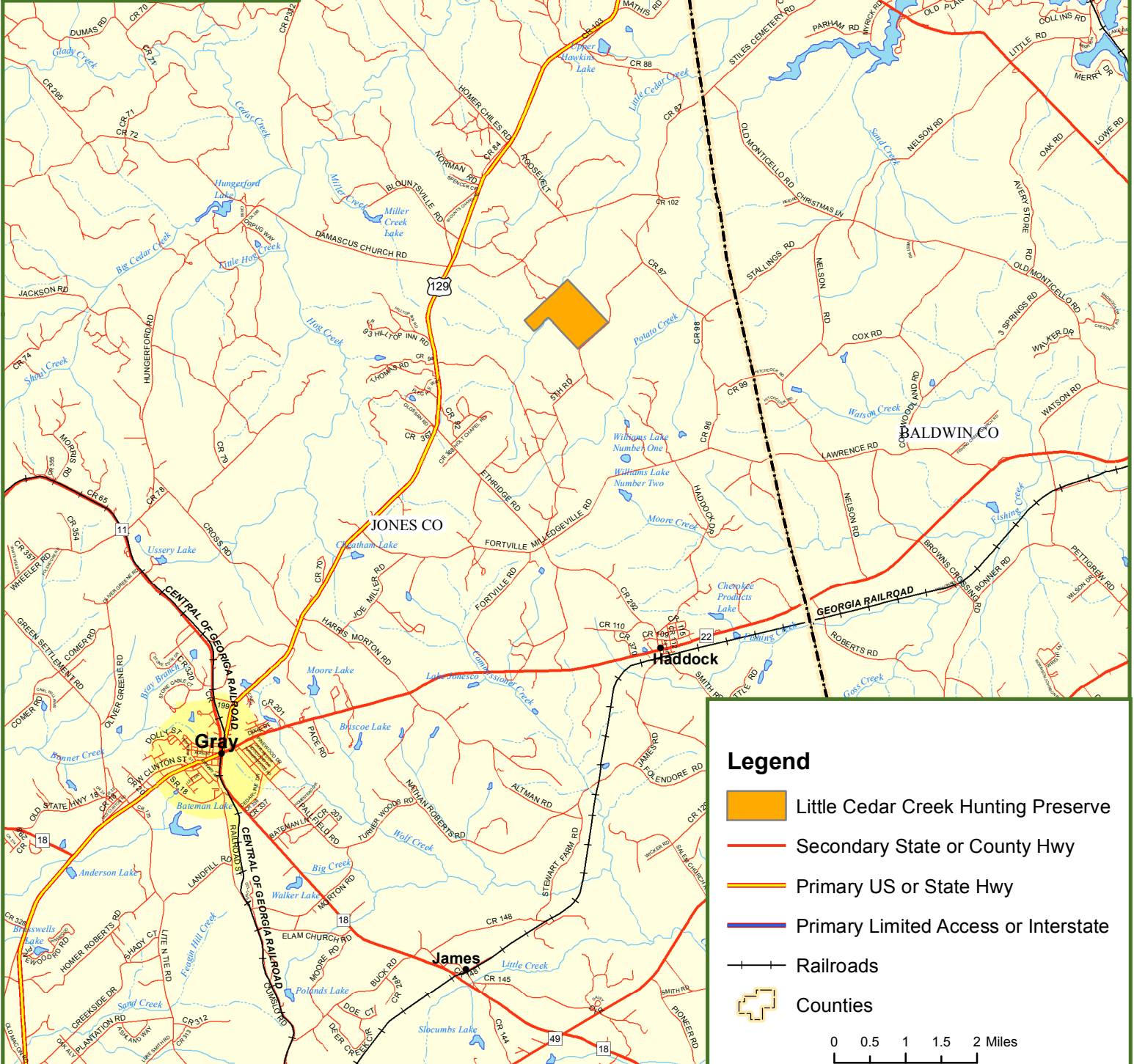
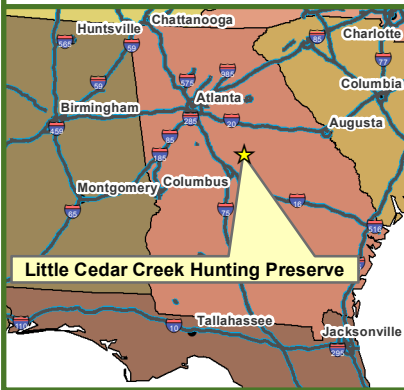


# Locus Map

## Little Cedar Creek Hunting Preserve

### Jones County, GA

329 +/- Acres



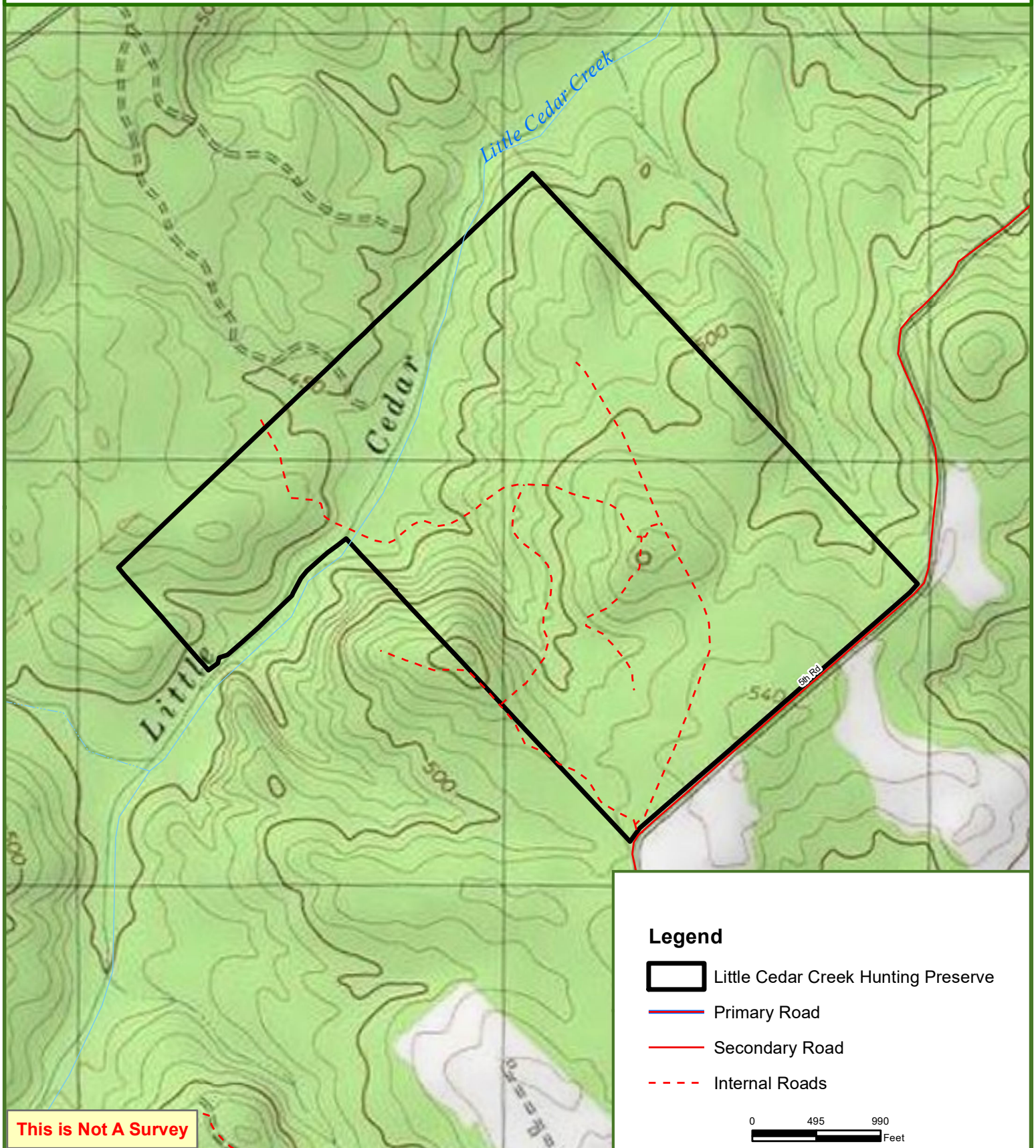


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329 +/- Acres  
Jones County, GA



**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.



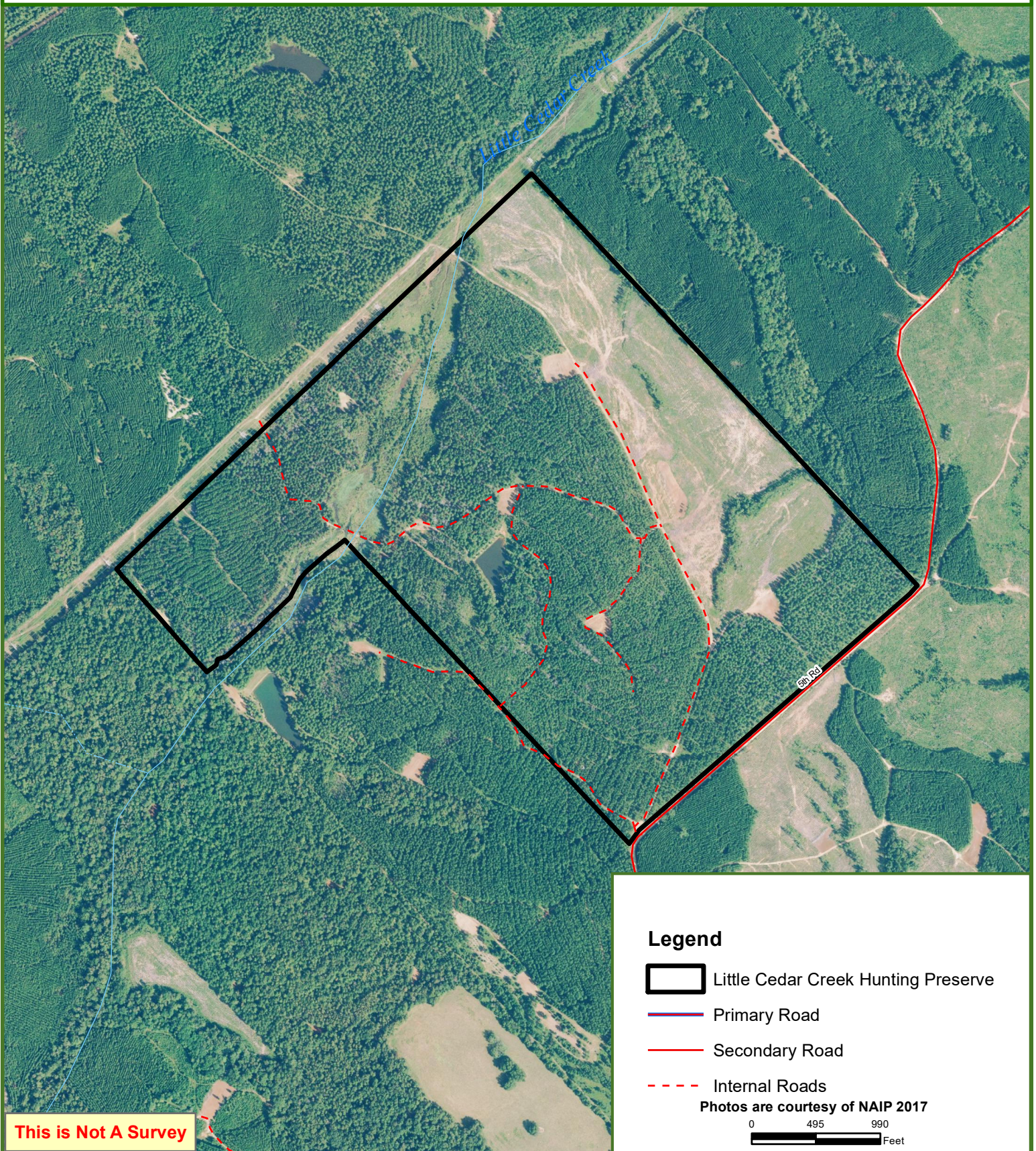


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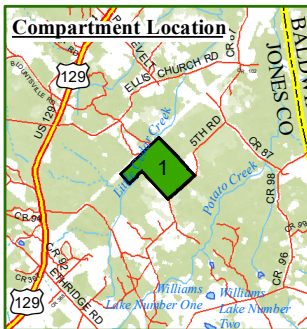


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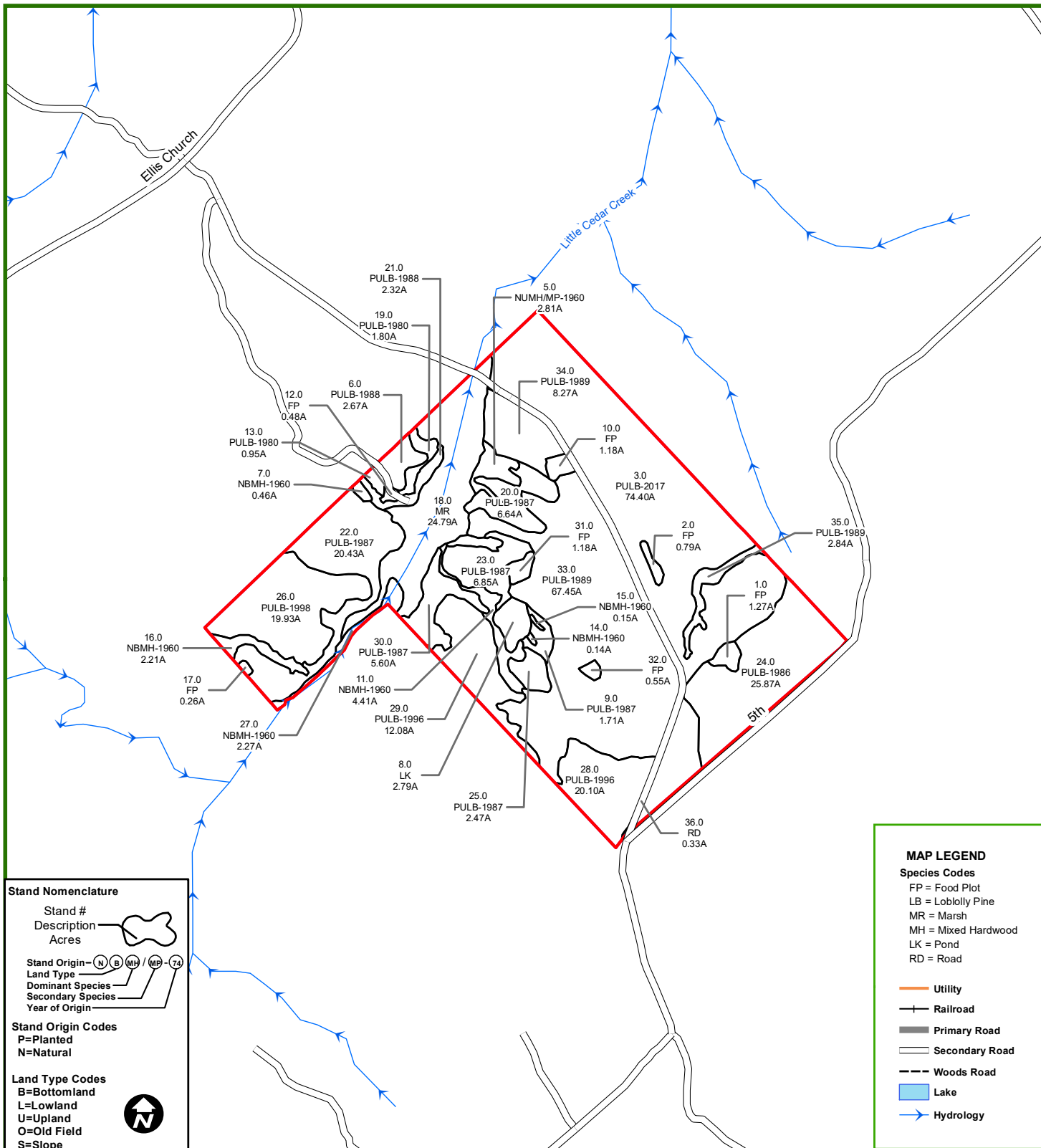


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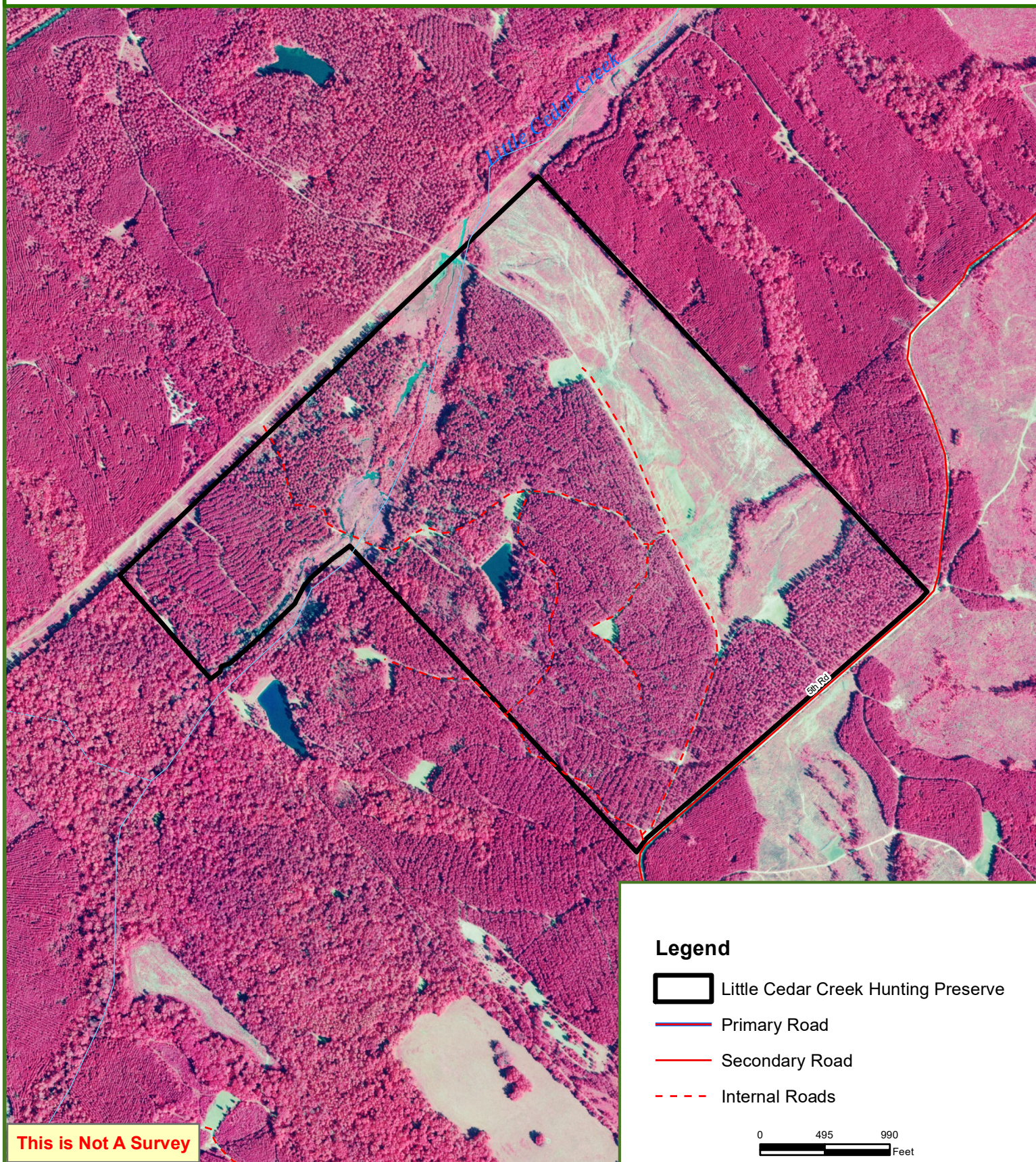


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