

LAND FOR SALE

GOFFS MILL

0 CR 94

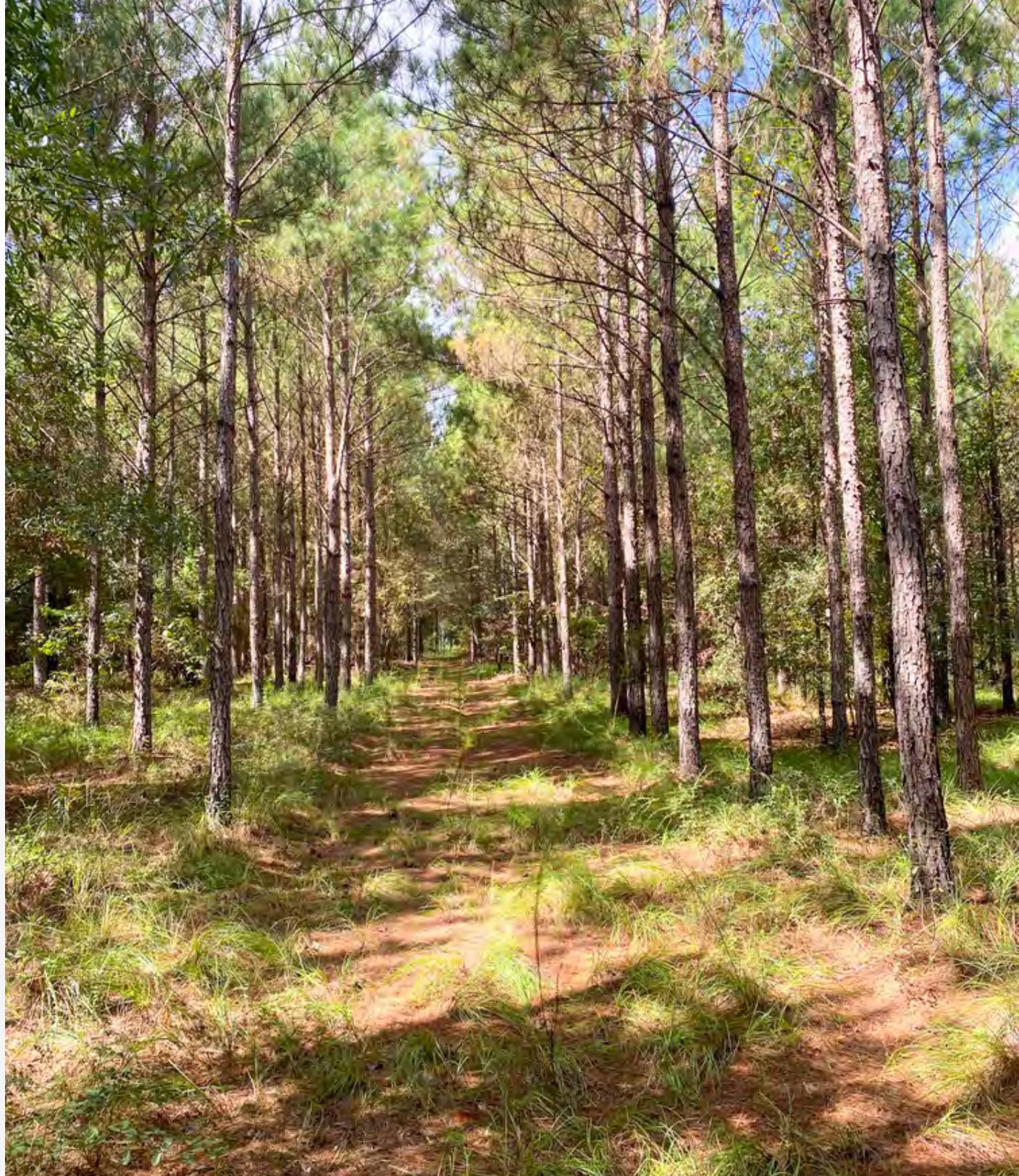
Cuthbert, GA 39840

LISTED BY:

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SALE PRICE

\$399,000

OFFERING SUMMARY

ACREAGE:	142 Acres
PRICE / ACRE:	\$2,810
CITY:	Cuthbert
COUNTY:	Randolph
PROPERTY TYPE:	Acreage, Recreation, & Timberland

PROPERTY OVERVIEW

Goffs Mill features 90 acres of 17-year-old Loblolly pines, old-growth hardwood bottoms, and 4,500 feet of frontage along Goffs Mill Creek. There are three springs located on the property that feed the creek.

The land cover provides excellent habitat for deer, turkey, and other game. Established food plots are in place for excellent hunting opportunities. The property was originally home to Plowdens Grist Mill, which was in operation making flour until the late 1960s. Goff's Mill also features a 9-acre lake site and 2,315 frontage feet along Goffs Mill Road.



SPECIFICATIONS & FEATURES

LAND TYPES:	Timberland
UPLANDS / WETLANDS:	85% Uplands / 15% Wetlands
SOIL TYPES:	<ul style="list-style-type: none"> • Kinston & Bibb • Carnegie - Nankin • Red Bay • Lakeland
TAXES & TAX YEAR:	\$1,883.22 [2021]
ZONING / FLU:	AG
LAKE FRONTAGE / WATER FEATURES:	4,500 ± FT on Goffs Mill Creek
ROAD FRONTAGE:	2,300 ± FT on County Rd 94 [Goffs Mill Rd]
NEAREST POINT OF INTEREST:	45 miles from Albany Ga 60 miles from Columbus Ga 7 Miles from Cuthbert Ga
CURRENT USE:	Timber Production and Recreation
POTENTIAL RECREATIONAL / ALT USES:	Excellent hunting tract with an abundance of deer, turkey, and small game. ATV / UTV riding trails.
LAND COVER:	Pine and Hardwood Timber
GAME POPULATION INFORMATION:	Very abundant population of deer, turkey, and small game.
ON SITE ROAD ACCESS:	Good network of interior roads and UTV riding trails.
AGE OF STAGES OF TIMBER:	17 year old Loblolly



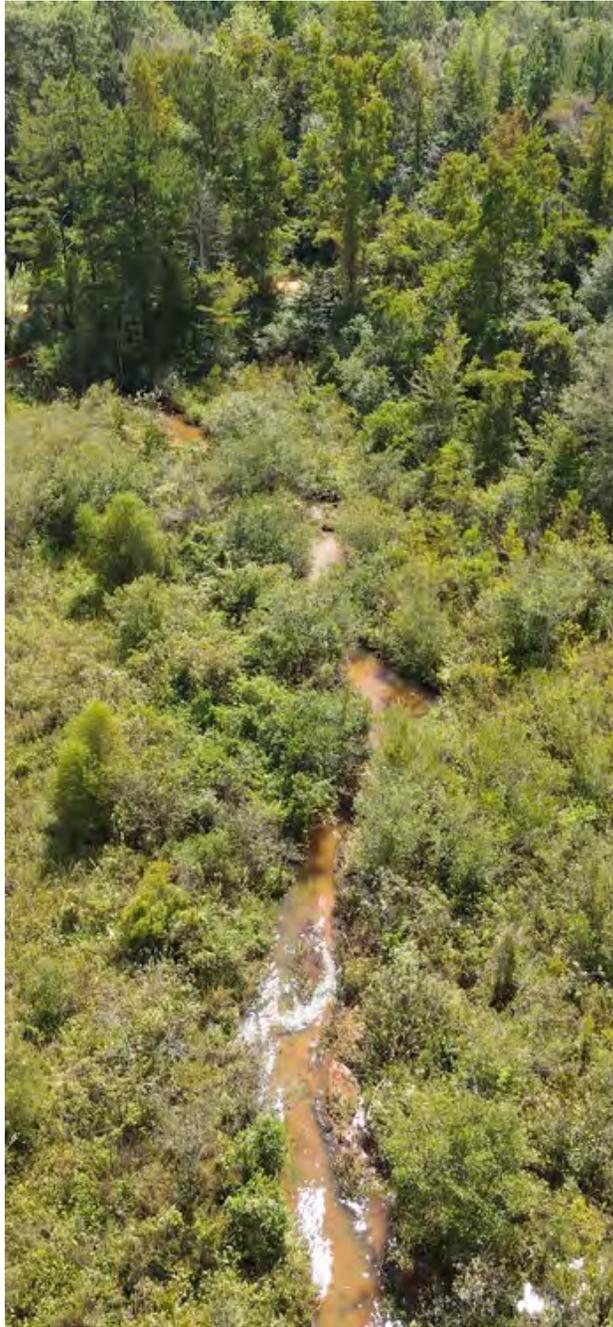
LOCATION & DRIVING DIRECTIONS

PARCEL:	065 007
GPS:	31.701676, -84.701965
DRIVING DIRECTIONS:	<ul style="list-style-type: none">• From Cuthbert GA, travel south 6 miles on Fountain Bridge Rd• Turn left on County Rd 94 and the property is 1 mile on the left
SHOWING INSTRUCTIONS:	By Appointment Only. Contact Todd Davis.











TODD DAVIS

Senior Advisor

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PROFESSIONAL BACKGROUND

Todd Davis is an advisor at SVN | Saunders Ralston Dantzler Real Estate. He works from his office in Albany, Georgia, and specializes in the state's southwest region. Todd is an accomplished real estate professional with 25 years of industry experience. His experience ranges from real estate investing, investment property sourcing, land, and commercial development, and analysis and management in commercial banking specializing in investor financing and loan origination.

Todd has an accomplished record of successfully advising local, regional, national, and international clients with commercial acquisitions, lease obligations, asset repositions, and dispositions. He is a trusted leader in his industry, with highly-respected expertise regarding his clients' representation. Todd advises and facilitates transactions for investors in commercial, industrial, agricultural, recreational, timberland, plantations, pecan groves, and residential development. During the last four years, Todd has successfully closed over 90 transactions in multiple real estate disciplines.

EDUCATION

- Investment
- Residential Development
- Commercial
- Industrial
- Agricultural
- Recreational
- Timberland

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