



RUSH CREEK FARM

+/- 236 Acres

PUTNAM County, GA

\$917,000

\$3,886/Acre

Asking Price

- Merchantable Timber
- Multiple Creeks
- Mast Producing Hardwood
- Minutes from Lake Sinclair and Lake Oconee
- GA Power Transmission Line

ABOUT THE PROERTY

Rush Creek Farm is a beautiful rolling property with several creeks, mature timber, and fantastic hunting. Property is in Putnam County, GA accessed from Oconee Springs Road. The property's rich diversity lends itself not only to excellent hunting, but also a fantastic commercial timber investment. Characteristic of this property are the undisturbed natural hardwood areas loaded with Red Oak, White Oak and other hardwoods and the beautiful Rush Creek, a perennial stream and major tributary feeding into Lake Sinclair. Not only is the mature scenic forest perfect for an awesome deer or turkey hunt, but the Georgia Power Transmission line adds excellent long-range hunting where you are guaranteed to see lots of game.

The property has two age classes of pine plantation with fantastic growth. 33 acres of ~22-year-old Loblolly Pine are fully stocked and ready for either its first commercial thinning or final harvest. The other commercial plantation is ~27-year-old Loblolly Pine thinned in 2009. These plantations in conjunction with the mature hardwood provide a solid timber in-



A Land Brokerage &
Forestry Services Company

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vestment with significant merchantable value.

The property has 47 acres harvested in 2021, adding diversity with pockets of new growth that can be managed with either natural hardwood regeneration or can be reforested with loblolly pine. In addition to the clearcut area, ~ 45 acres of natural timber have been thinned, harvesting all pine to leave hardwood for wildlife habitat. Managed properly, this area will resemble the quintessential uneven aged upland oak forest.

We think this is a wonderful opportunity for someone wanting a good-sized timber and recreational property! A portion of the property was enrolled in CUVA in 2020.

| Stand Description | Acres | Percent |
|----------------------------|------------|-------------|
| 1995 Planted Pine | 31 | 13% |
| 2000 Planted Pine | 36 | 15% |
| 2021 Clearcut | 47 | 20% |
| GA Power Transmission Line | 17 | 7% |
| Hardwood | 53 | 22% |
| Hardwood (Thinned) | 48 | 20% |
| Hardwood Branch | 4 | 2% |
| Total | 236 | 100% |





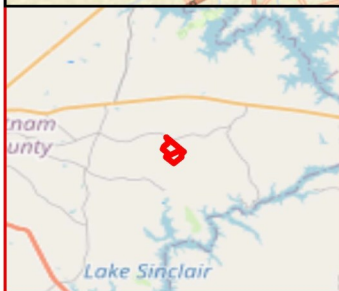
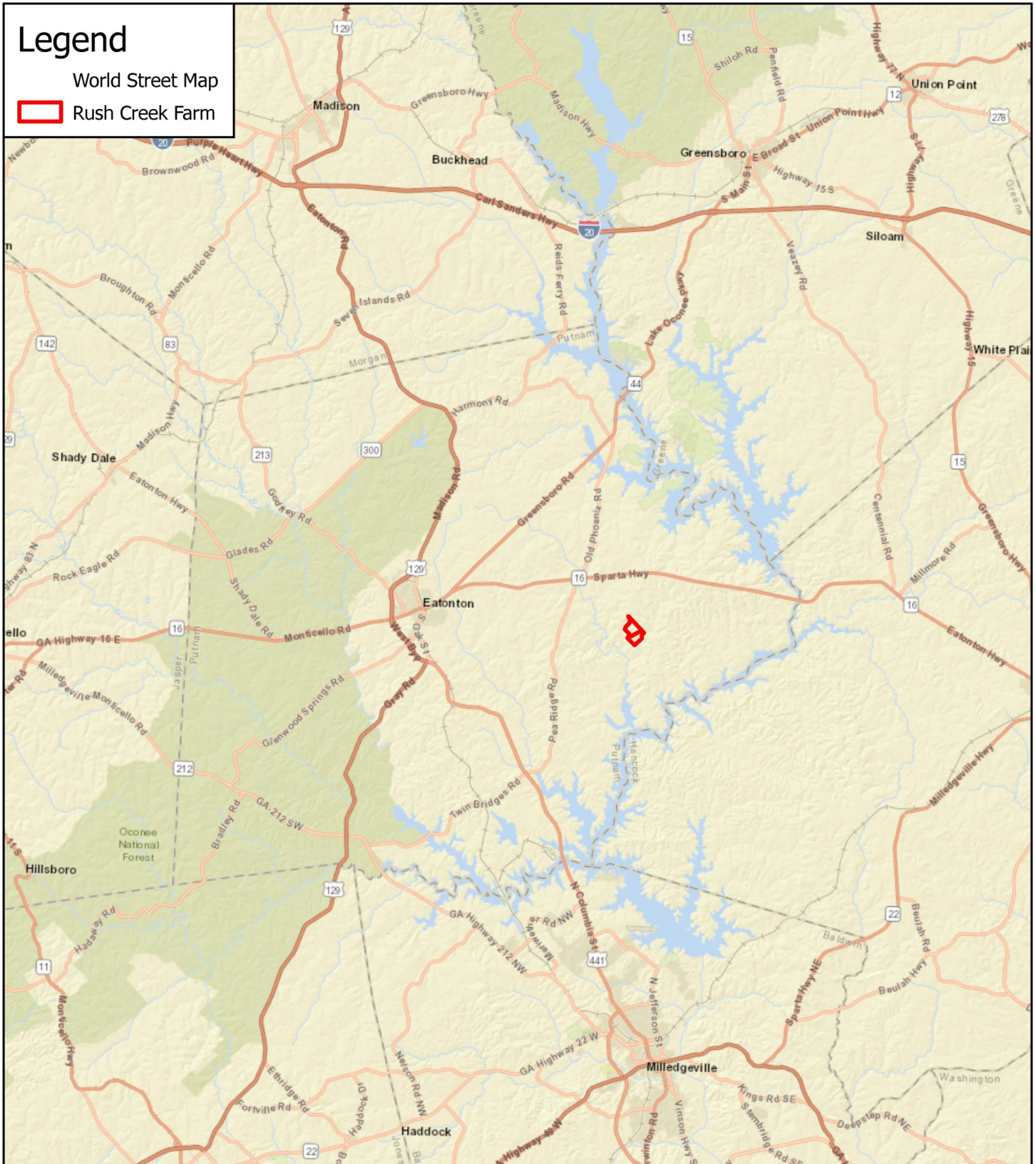




Legend

World Street Map

 Rush Creek Farm



Putnam County GA | 236 Ac +/- Location Map

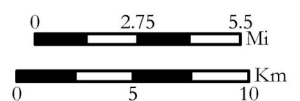


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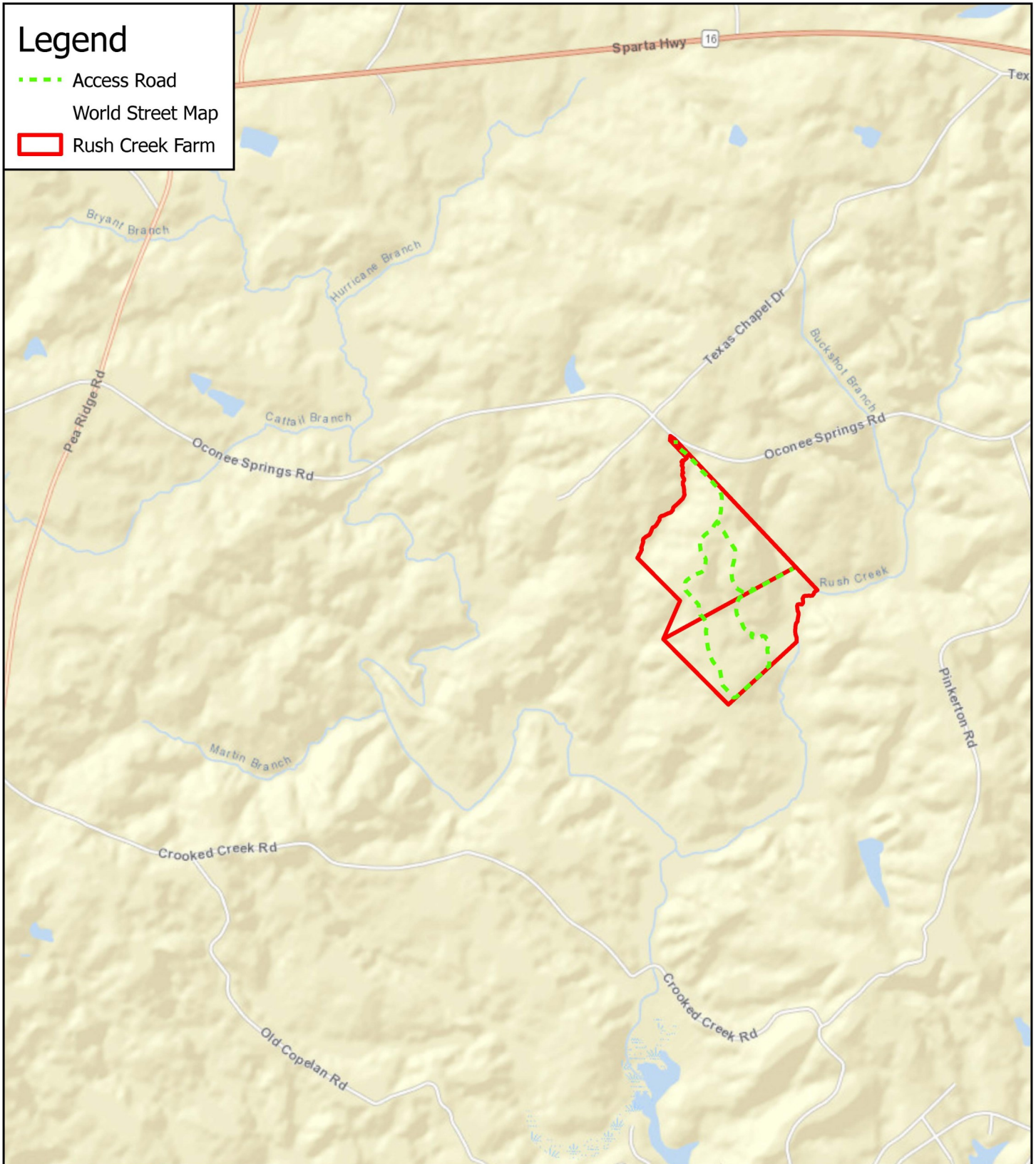
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Center: 83.3269°W 33.3399°N



Legend

- Access Road
- World Street Map
- Rush Creek Farm



Putnam County GA | 236 Ac +/- Location Map

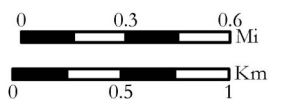


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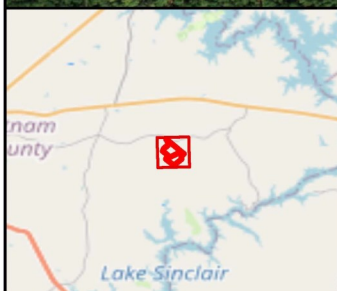
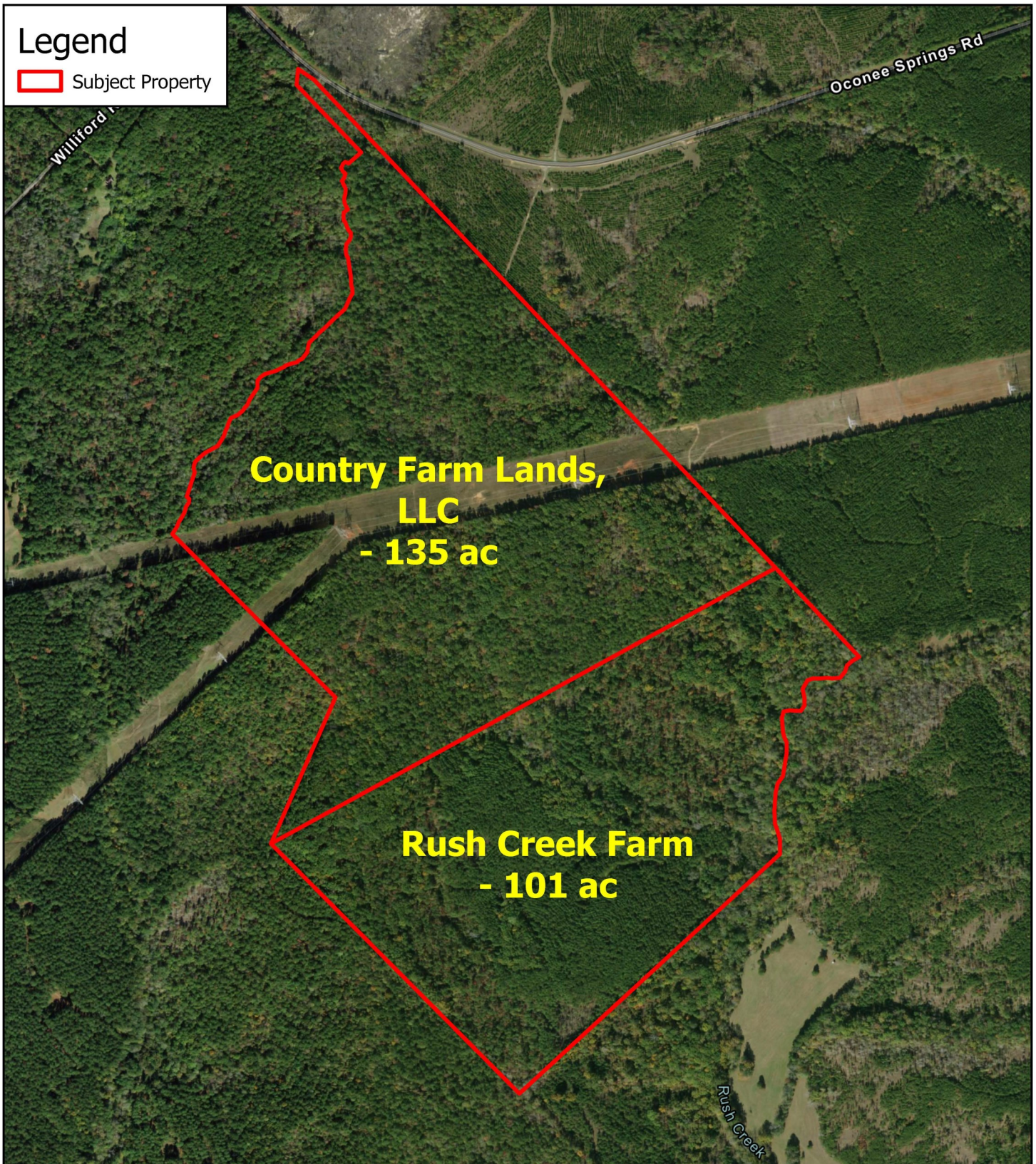
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Legend

 Subject Property



Putnam County GA - 236 Ac +/- Tract Map

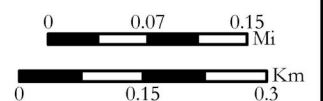


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Center: 83.2504°W 33.3165°N



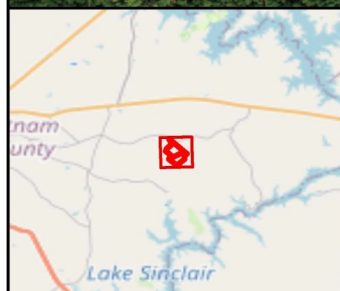
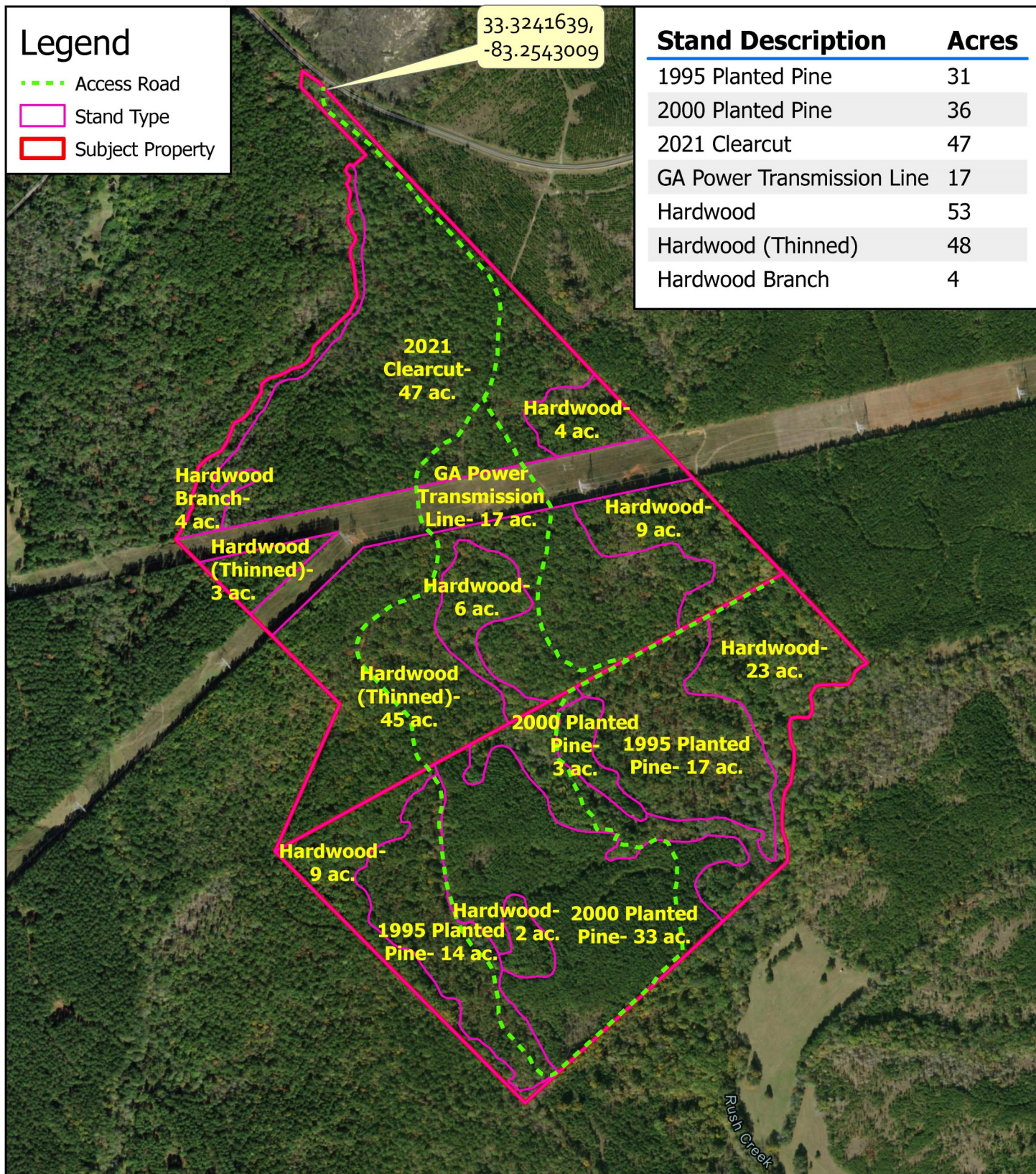
Legend

- Access Road
- Stand Type
- Subject Property

33.3241639,
-83.2543009

Stand Description

| Stand Description | Acres |
|----------------------------|-------|
| 1995 Planted Pine | 31 |
| 2000 Planted Pine | 36 |
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Putnam County GA | 236 Ac +/- Timber Type Map

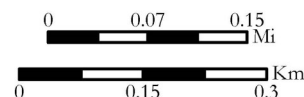


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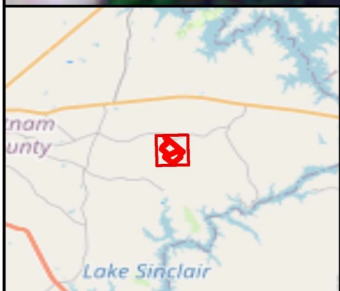
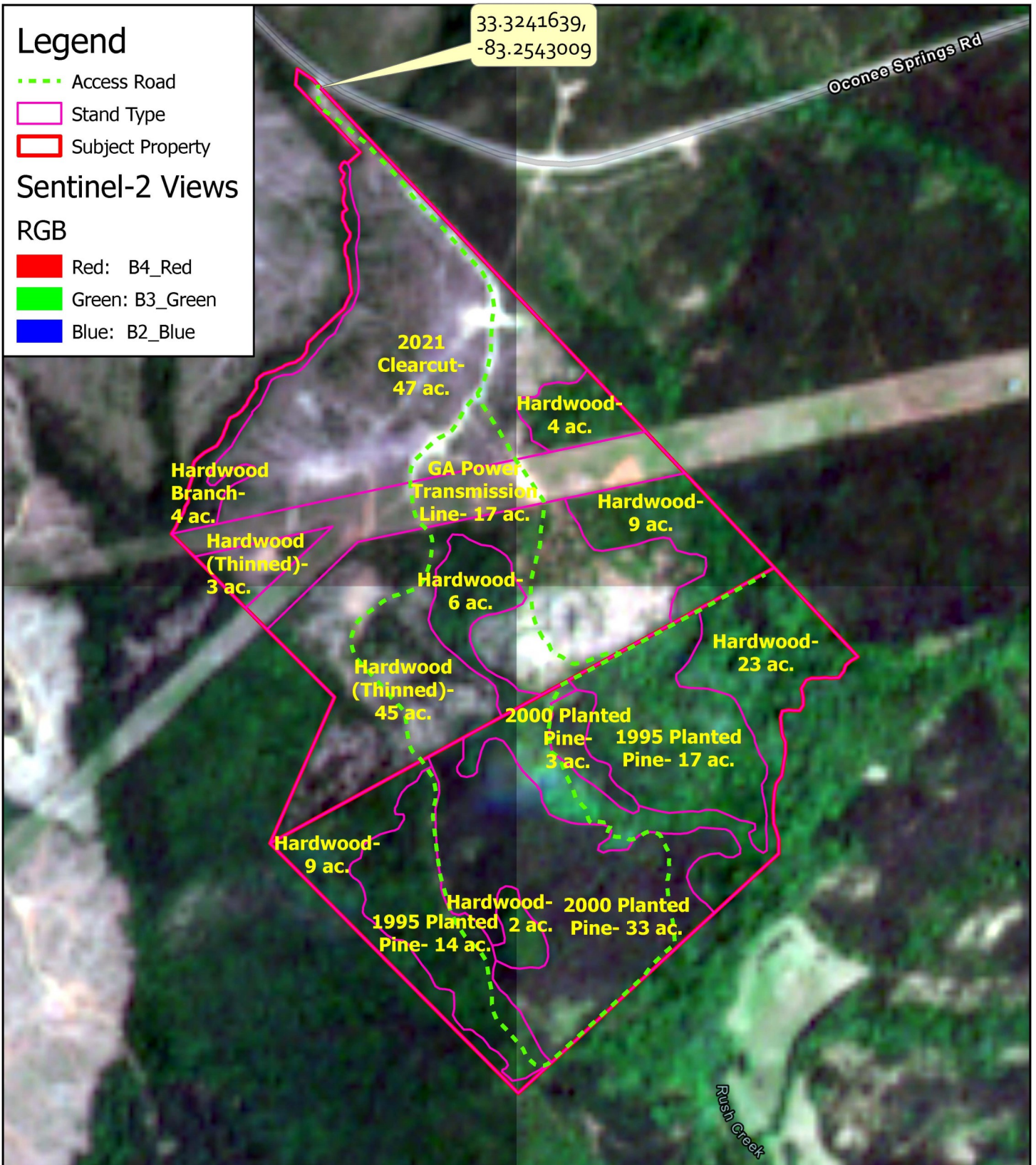
Legend

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- Subject Property

Sentinel-2 Views

RGB

- Red: B4_Red
- Green: B3_Green
- Blue: B2_Blue



Putnam County GA | 236 Ac +/-
2022 Satellite Imagery

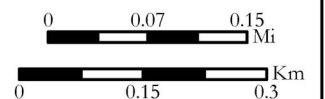


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Legend

--- Access Road

Stand Type

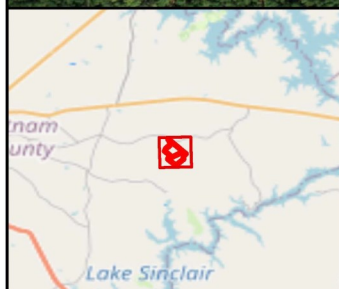
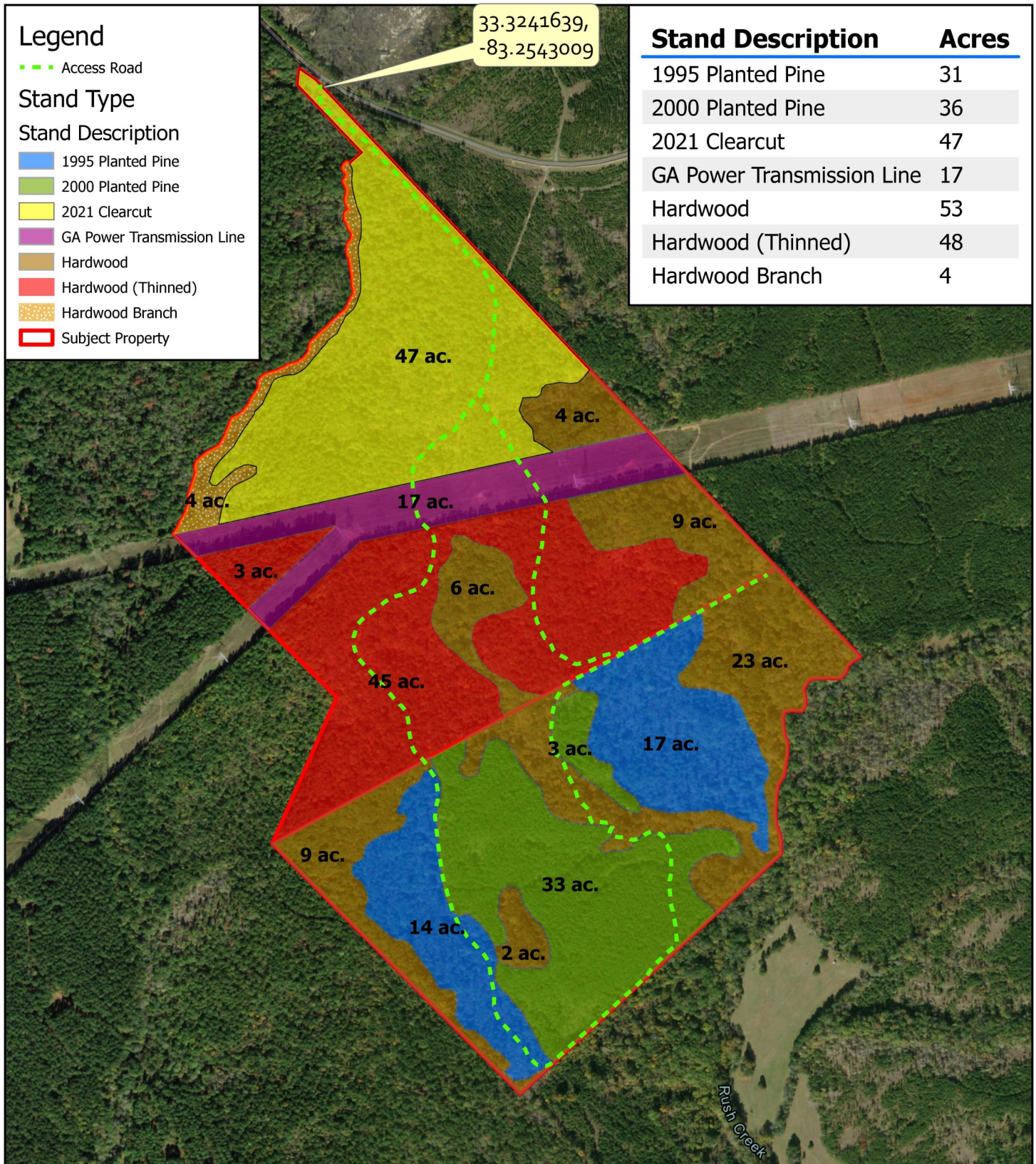
Stand Description

- 1995 Planted Pine
- 2000 Planted Pine
- 2021 Clearcut
- GA Power Transmission Line
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- Hardwood (Thinned)
- Hardwood Branch
- Subject Property

Stand Description

Acres

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Putnam County GA | 236 Ac +/- Timber Type Map

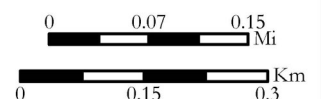


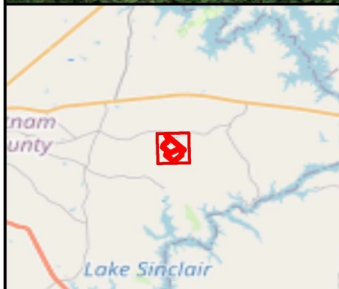
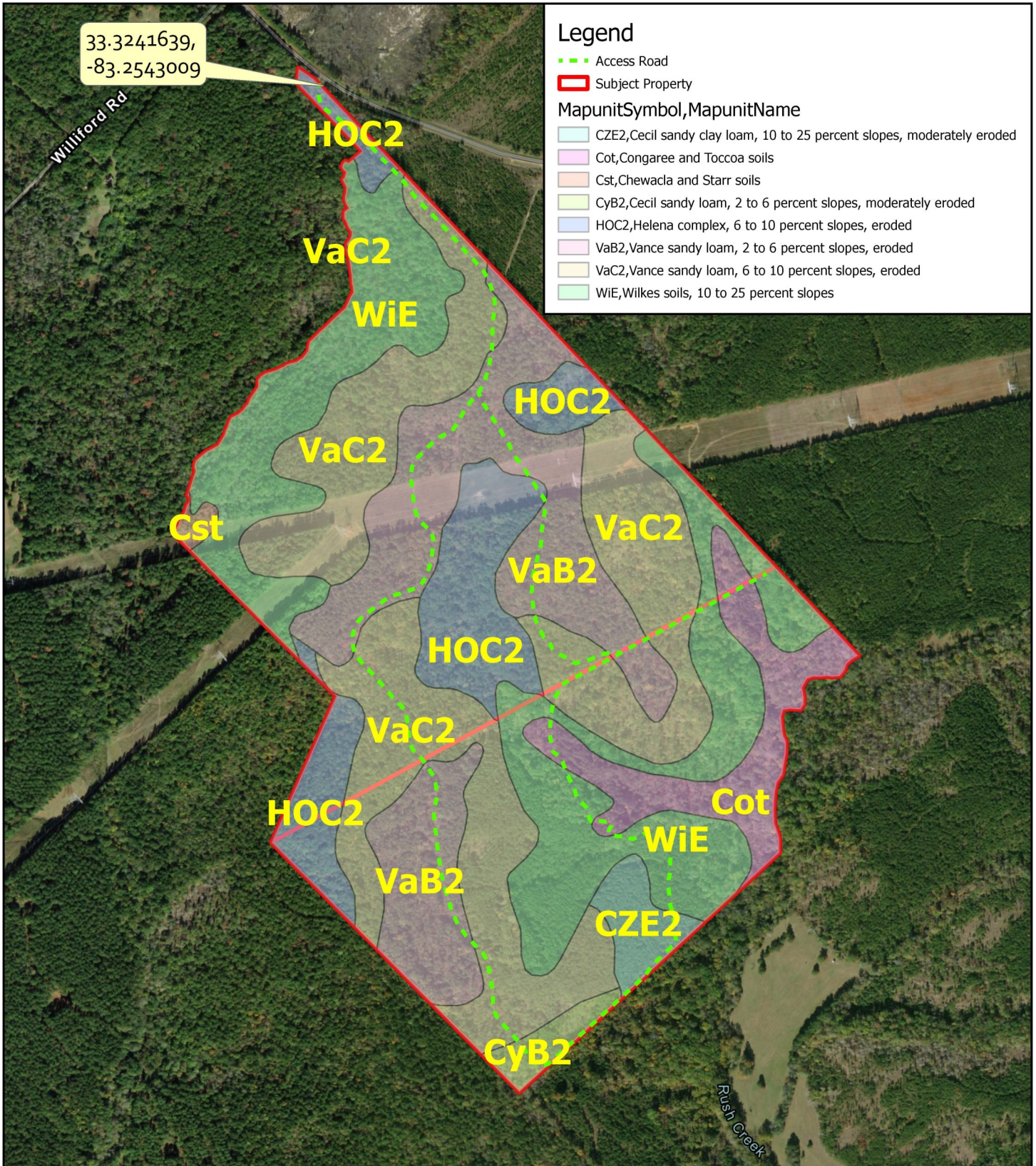
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Putnam County GA | 236 Ac +/-

Gridded Soil Survey - Soil Map Units

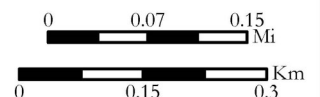


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Legend

--- Access Road

▭ Subject Property

DrainageClass

■ Moderately well drained

■ Somewhat poorly drained

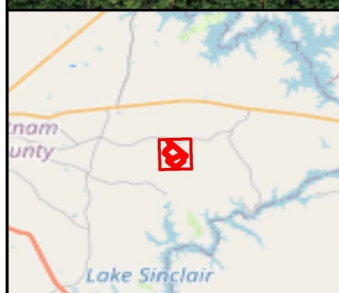
■ Well drained

▭ Rush Creek Farm

33.3241639,
-83.2543009

Oconee Springs Rd

Rush Creek



Putnam County GA | 236 Ac +/- Gridded Soil Survey - Drainage Class



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0 0.07 0.15 Mi

0 0.15 0.3 Km

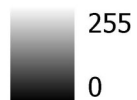
Legend

--- Access Road

□ Subject Property

Terrain: Hillshade

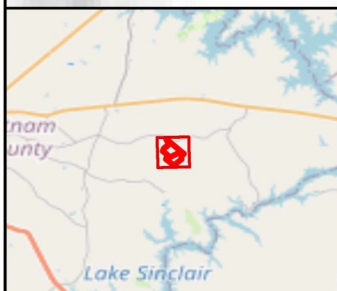
Value



33.3241639,
-83.2543009

Oconee Springs Rd

Rush Creek



Putnam County GA | 236 Ac +/- Digital Elevation Model

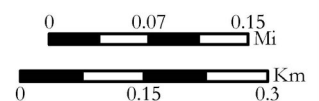


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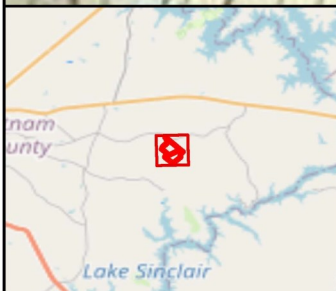
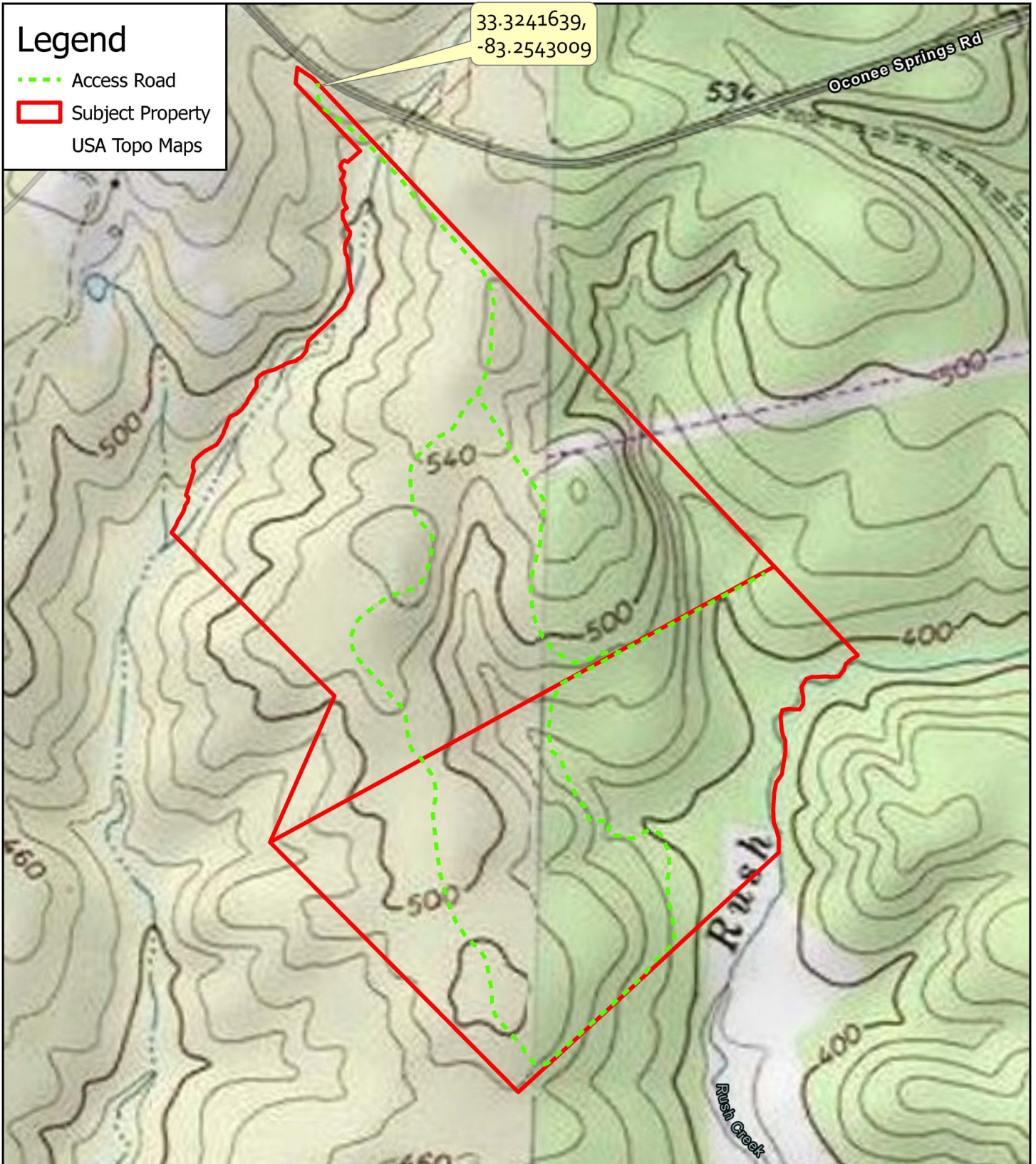
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Legend

-  Access Road
-  Subject Property
- USA Topo Maps

33.3241639,
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Putnam County GA | 236 Ac +/- Topo Map



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