

Teal Point Tract

A great timber production and wildlife tract located on the beautiful Flint River in Mitchell County, Georgia.



408.09 Acres
Baconton, Mitchell County, Georgia

Price: \$1,450,000

OVERVIEW

The Teal Point Tract is well suited for timber production and recreation. Stocked with a generous number of mature pines and younger planted pines, Teal Point Tract has the potential for immediate timber income and future income from timber growth. This tract is located where landowners traditionally receive good prices for pine sawtimber. This area of Southwest Georgia is also well known as big buck country, especially on the Flint River Corridor, and has a respectable reputation as a great area to hunt turkey. The Scenic Flint River, with its deep channels and beautiful rock outcroppings, offers excellent freshwater fishing for species such as Shoal and Largemouth Bass, Shellcracker, Crappie, Channel and Appaloosa Catfish, and of course, the highly sought-after red-belly (breast) bream.



A beautiful hardwood and pine transition area.

LOCATION

Located in the Upper Coastal Plain region of Southwest Georgia, Teal Point Tract is just a few miles from Baconton, Georgia, known for pecan production and a great charter school.

Teal Point Tract has paved road access and is only a short drive to the Georgia/Florida Parkway, deemed Hwy 19. Just 20 minutes north of the tract is Albany, GA, which offers unlimited dining and lodging opportunities.



This tract features mature planted pines.

ACCESS

Teal Point is located at a gate at the end of a county public road. Once on the tract, numerous wood roads meander through the tract, with a road running along the Eastside of the Flint River.

SITE DESCRIPTION

Teal Point is well-designed as a timber income-producing property while offering excellent hunting and fishing opportunities. The timber stands consist of both younger and older planted pines, with a scattering of hardwoods which add diversity to the timber component. This area of Southwest Georgia along the Flint River corridor is well known for Trophy Whitetail deer hunting. Teal Point also has a healthy Turkey population. Quick access to the great fishing of the Flint River is a bonus. This tract is set up for hunting, with established feed plot areas and shooting lanes.



An established hunting area on the tract.

TIMBER

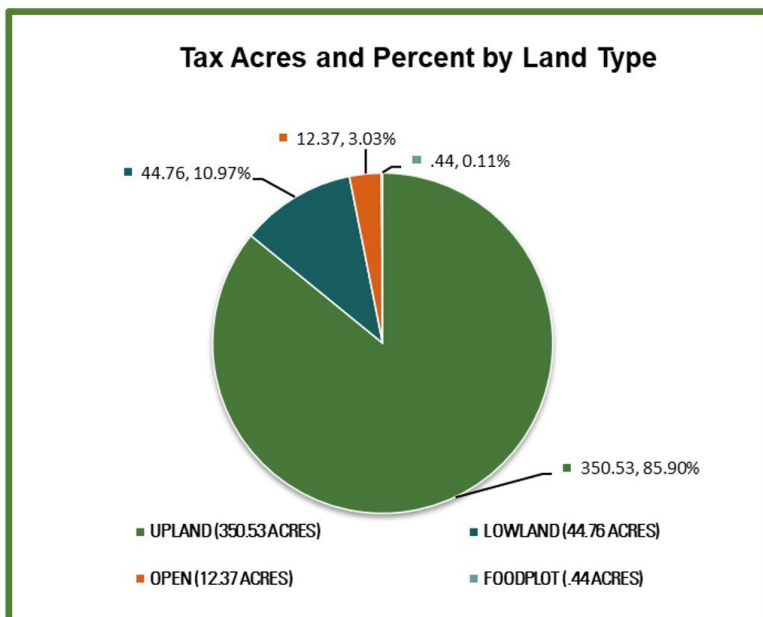
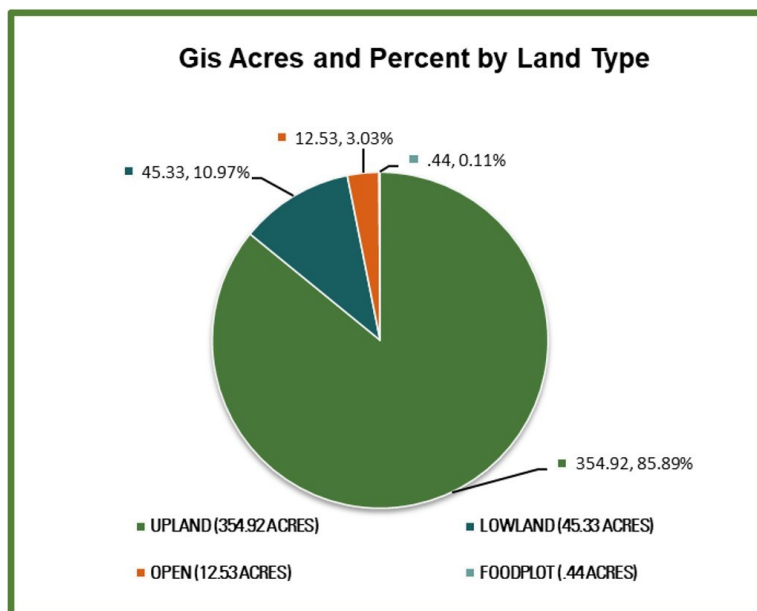
Teal Point has approximately 185 acres of economically mature planted Loblolly pines and 160 acres of planted 3-year-old genetically superior pines. Scattered hardwood and pine areas cover the balance of the tract, with a hardwood zone running along the Flint River.



Need Caption

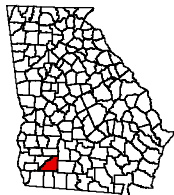
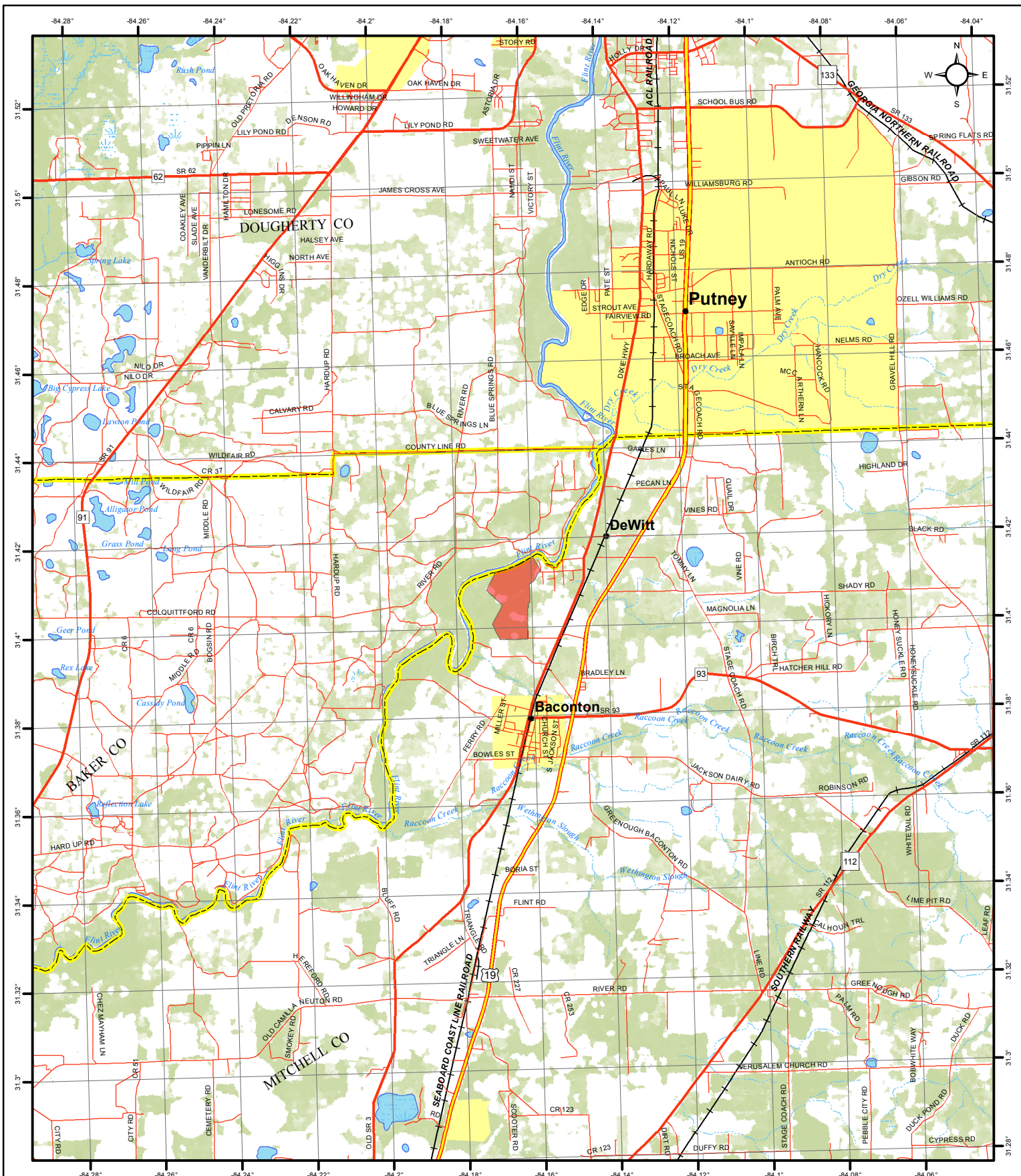


Need Caption



Older and younger planted pines.

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.



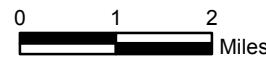
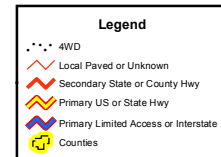
Teal Point Tract

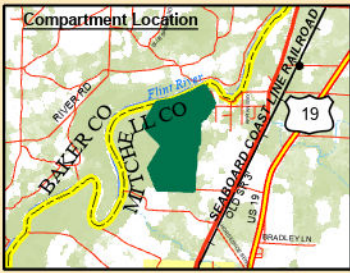
Mitchell County, GA

408.09 Acres

Lat. 31.4068, Long. -84.1658

F&W Forestry Services, Inc.
Map Date: 2/18/2019






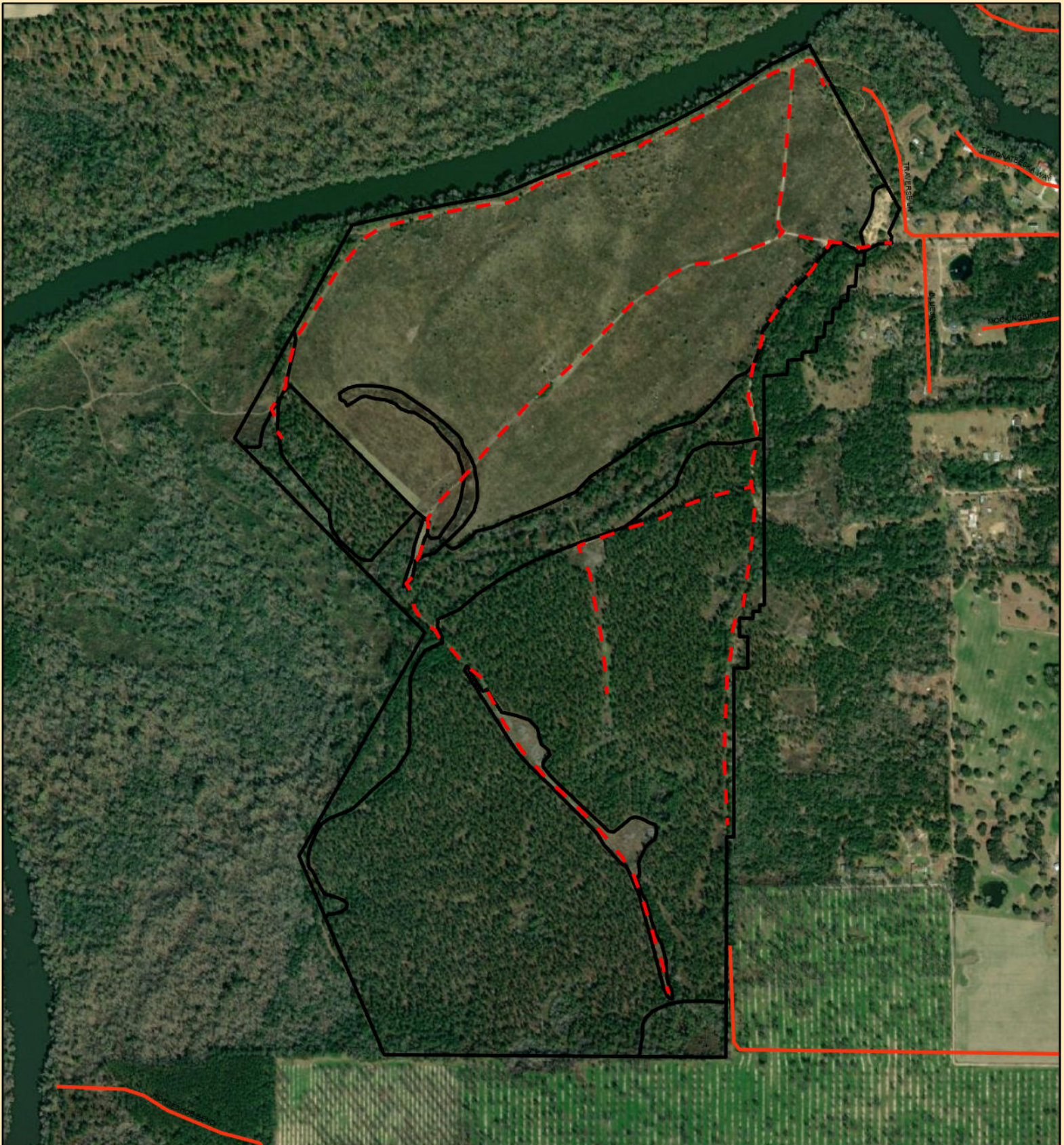


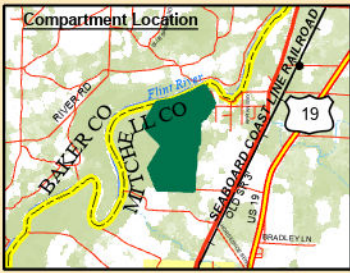
Teal Point Tract
Mitchell County, GA
413.21 Gis Acres
408.09 Tax Acres

Mapper: dtodd
Date: 4/26/2023

Legend

-  Teal Point
-  Internal Roads
-  Secondary State or County Hwy






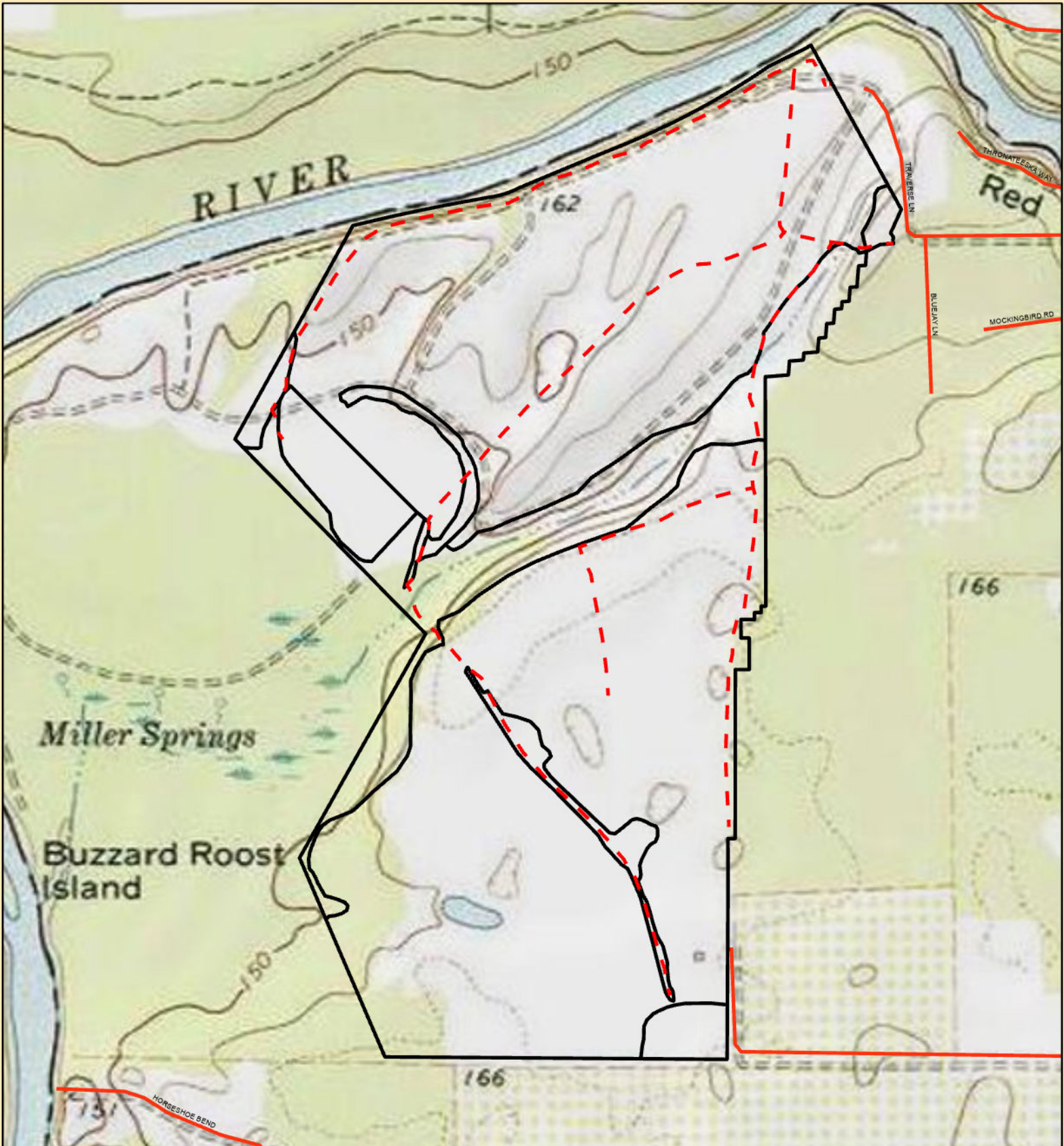


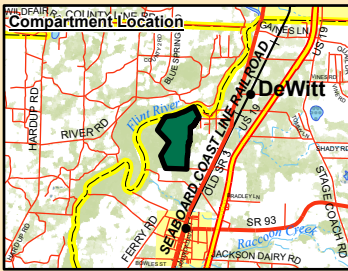
Teal Point Tract
Mitchell County, GA
413.21 Gis Acres
408.09 Tax Acres

Mapper: dtodd
Date: 4/26/2023

Legend

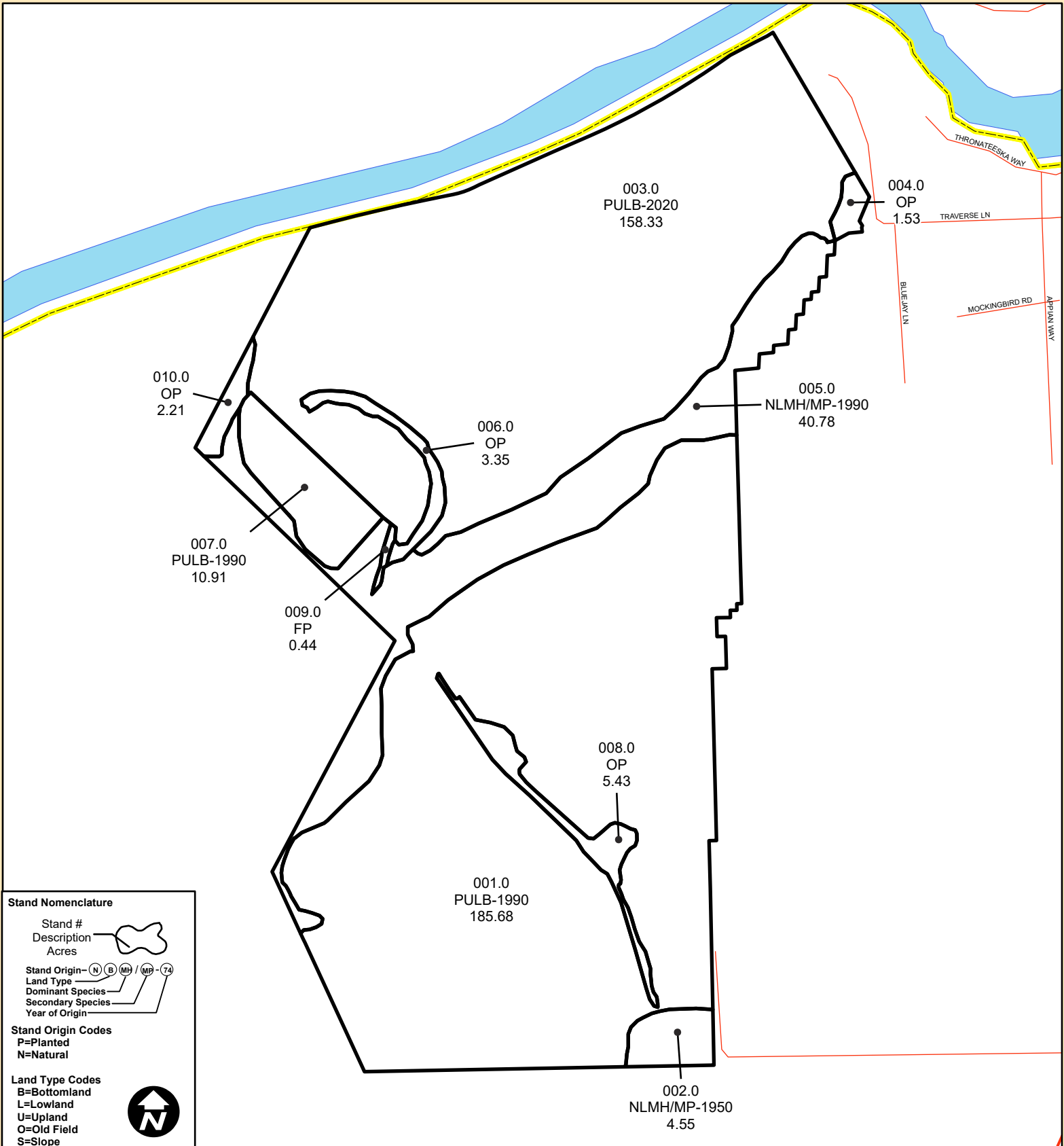
-  Teal Point
-  Internal Roads
-  Secondary State or County Hwy

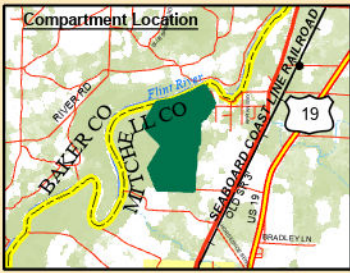




Teal Point Tract Mitchell County, GA 408.09 Acres

Mapper: csingleton
Stand Date: 10/26/2022





Teal Point Tract
Mitchell County, GA
413.21 Gis Acres
408.09 Tax Acres

Mapper: dtodd
Date: 4/26/2023



Legend

- Secondary State or County Hwy
- Foodplot
- Open
- Natural Lowland Mixed Hardwood/ Mixed Pine 1950
- Natural Lowland Mixed Hardwood/ Mixed Pine 1990
- Planted Upland Loblolly 1990
- Planted Upland Loblolly 2020
- Internal Roads