

GREY HUNT FARMS OF WORTH COUNTY

360 SAWYER ROAD
SYLVESTER, GA 31791

Mike Matre, ALC, RF, ACF
O: 877.518.5263 | C: 229.869.1111
mike.matre@svn.com



Property Overview



Sale Price: **\$7,333,650**

OFFERING SUMMARY

Acreage: **1,137 Acres**
Price / Acre: \$6,450
City: Sylvester
County: Worth
Property Type: Recreational Hunting
Timber Ag

PROPERTY OVERVIEW

It is near impossible to find large contiguous acres in Worth County Georgia, Georgia's number one trophy buck county, until now. Grey Hunt Farms is a 1,137 acre income producing farm with an intensively managed deer herd. The seller assembled the massive acreage in three separate acquisitions in 2007 & 2008 and immediately began intensive trophy buck management. In 2018 a year-round protein feeding program was implemented. Prior to 2007, most of the farm was in the Davis family for generations, who were quality land and wildlife stewards as well. The results of the years of trophy management and low hunting pressure are evidenced by the quality deer harvested and countless trail camera pictures. Grey Hunt Farms is turnkey and ready for you to take it from here.

A quick glance at the available color-coded timber and land use map shows the variety of habitat present on Grey Hunt Farms, which combined with excellent trophy buck management has resulted in one of the finest hunting properties in the best hunting county in the state of Georgia, Worth. One thing we have learned over years in management is timber type diversity mixed with agriculture is what deer and turkey and quail thrive in, and Grey Hunt Farms fits that description perfectly. An added bonus at Grey Hunt Farms is the mix of agriculture and various age classes of timber provides an ideal property income structure, through an annual farm lease, CRP longleaf payments, periodic timber sales, and longleaf straw income potential.



Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Farms & Nurseries Properties• Hunting & Recreation Properties• Land Investment• Timberland	Nearest Point of Interest:	The famed Flint River is +-6.8 miles due west of the property. The famed Aultman Forest is just +-2.8 miles north of the property. Mercer Mill Plantation and Red Oaks Plantation is just +-4 miles to the west. This location is one of the best trophy buck hunting locations in the southeastern US, and the best in Georgia.
Uplands / Wetlands:	846 ac+- Upland [74%], 291 ac+- Bottomland [26%] [Source: Soil Maps, GIS Map] <ul style="list-style-type: none">• Uplands are primarily loamy sands [primarily Pelham• Ocilla	Current Use:	Hunting, farming, timber
Soil Types:	<ul style="list-style-type: none">• Dothan• Stilson• Tifton]. Bottoms are primarily Herod loamy sand.	Land Cover:	Diverse range of timber types and agriculture. See the included GIS timber map for acres by land use.
Taxes & Tax Year:	\$7011 per year [2022]	Structures & Year Built:	<ul style="list-style-type: none">• 32' x 56' +- Mobile Home [2018 Destiny Industries• 4 bedrooms• 2 bath]]]; 50' x 75' Enclosed Engineered Steel Frame Shop Building on a Concrete Slab with 3 roll up doors.
Zoning / FLU:	Ag, enrolled in FLPA Conservation Use Value Assessment through 2033	Survey or Site Testing Reports:	Survey plats are available.
Lake Frontage / Water Features:	17 ac+- lake, Abrams Creek [0.8 mi+- double frontage], Little Abrams Creek [0.76 mi+- double frontage], 1.5 ac+- ponds, 21 ac+- wet weather ponds	Income Features:	+-\$20,000 per year from farm lease; +- \$5,000 per year from CRP longleaf contract. Periodic income from future timber sales. Future annual income potential from longleaf straw lease [if desired]. The same farmer has leased the farm since 2005, and is a quality farm steward.
Water Source & Utilities:	Well, septic, power, cellular, satellite	Game Population Information:	Exceptional deer management practiced since the seller took ownership in 2007. The deer herd is on a year round protein feeding program. Abundant turkey. Wild quail. Ducks.
Road Frontage:	Sawyer Rd [0.3 mi+- frontage, county graded], Blue Springs Rd [(0.3 mi+- frontage, county graded]		

Location



LOCATION & DRIVING DIRECTIONS

Parcel: 00420012

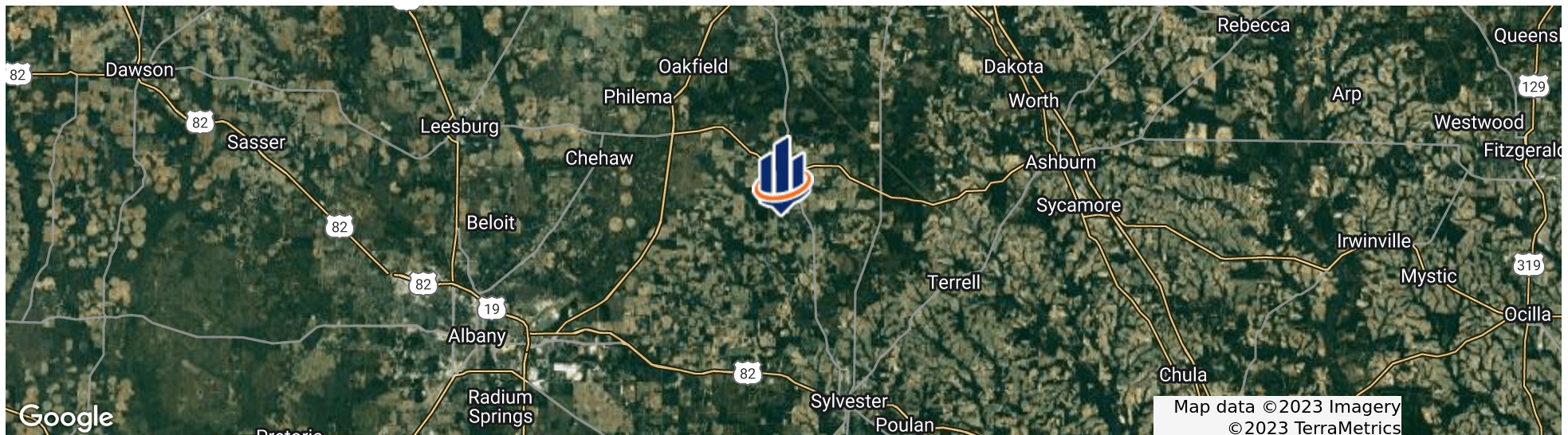
GPS: 31.6615621, -83.8911731

Driving Directions:

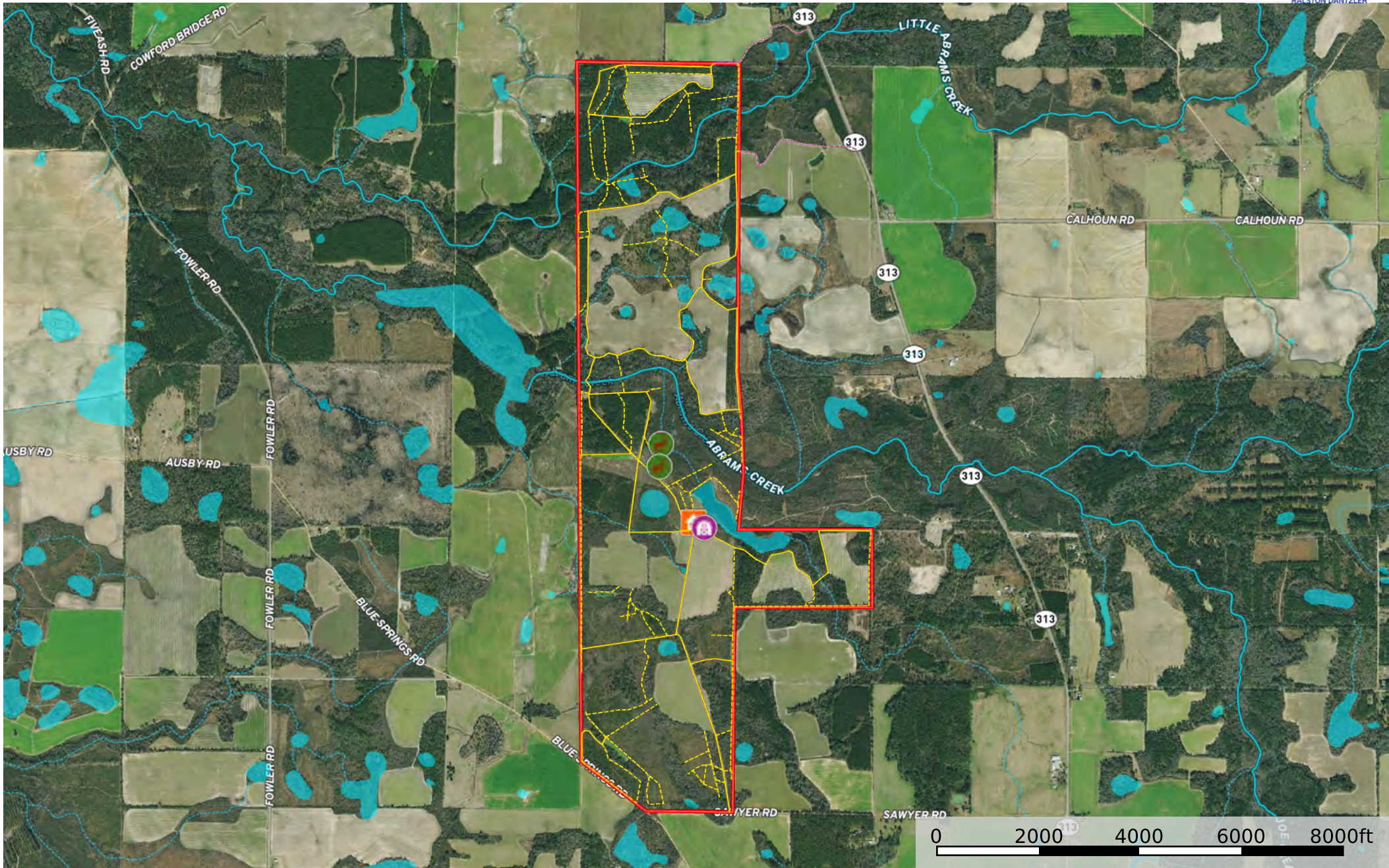
From US82 in Sylvester GA head north on GA Hwy 313 for 8.3 mi+- and turn left on Sawyer Rd and travel west 1.25 mi+- to the entrance on your right [north]

Showing Instructions:

Contact listing broker Mike Matre to schedule a showing.

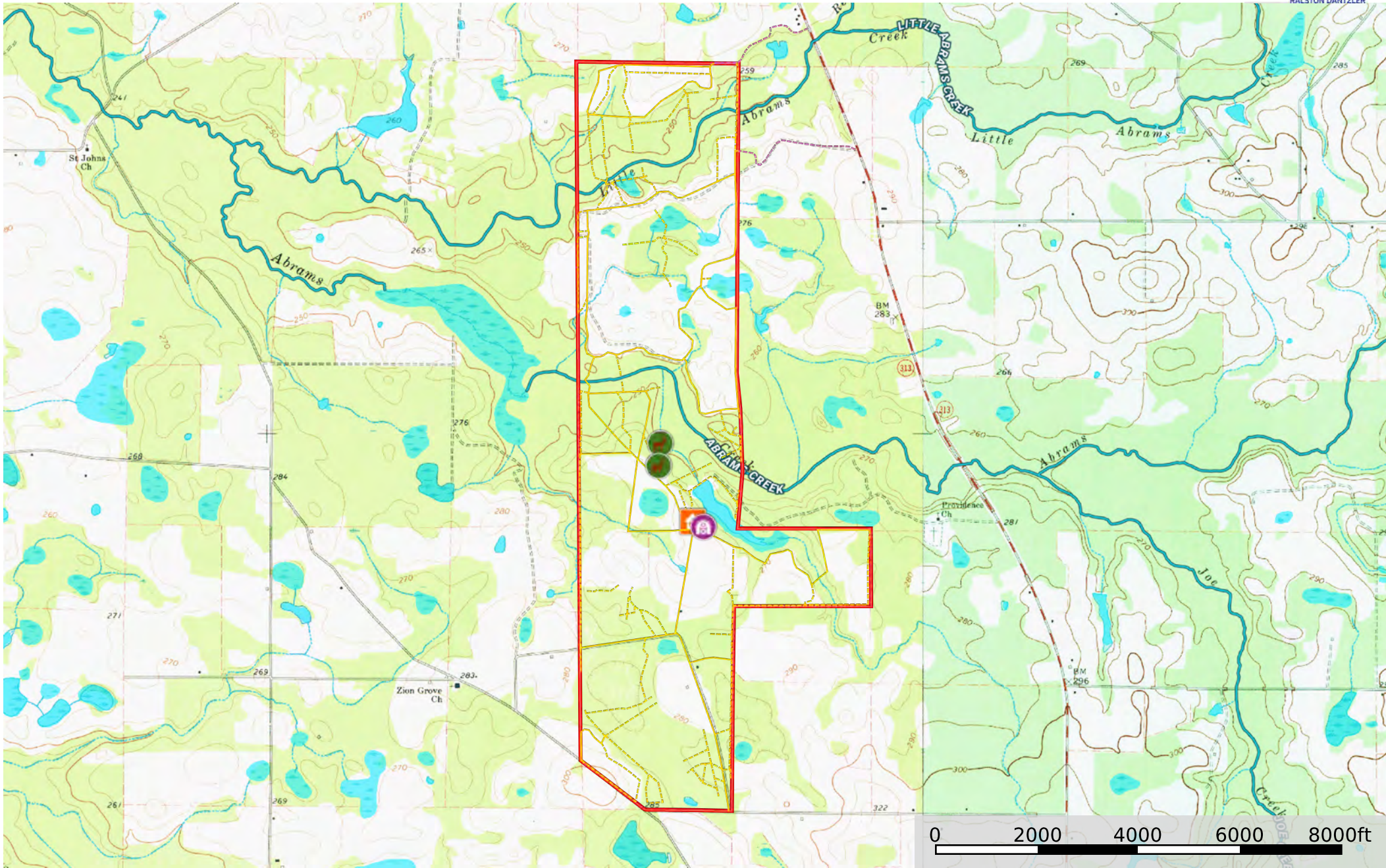


Grey Hunt Farms of Worth County GA
Worth County, Georgia, 1137 AC +/-



- Barn
- House
- Wildlife Pic
- Roads / Trails
- Primary Roads
- Access Road
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

Grey Hunt Farms of Worth County GA
Worth County, Georgia, 1137 AC +/-



- Barn
- House
- Wildlife Pics
- Roads / Trails Shoot Lns
- Primary Roads
- Access Road
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

Timber Type Map by Strata Grey Hunt Farms Worth County GA

1136.908 Acres (from Plats)

Legend

name

- Access Road
- Primary Roads
- Roads/Trails Shoot Lns
- Creeks (Public Data)
- Public Roads (Public Data)

Descrip

- ◆ 2018 Mobile Home
- 50'x75' Enclosed Building
- Tracts

StratNum1

- 10
- 20
- 25
- 30
- 40
- 45

StrataNum, Label

- 110, RowCrops
- 120, Open
- 130, Lake
- 140, Pond
- 150, Pondww
- 160, CoRd



**MATRE
FORESTRY**
CONSULTING, INC.
Est. 1999

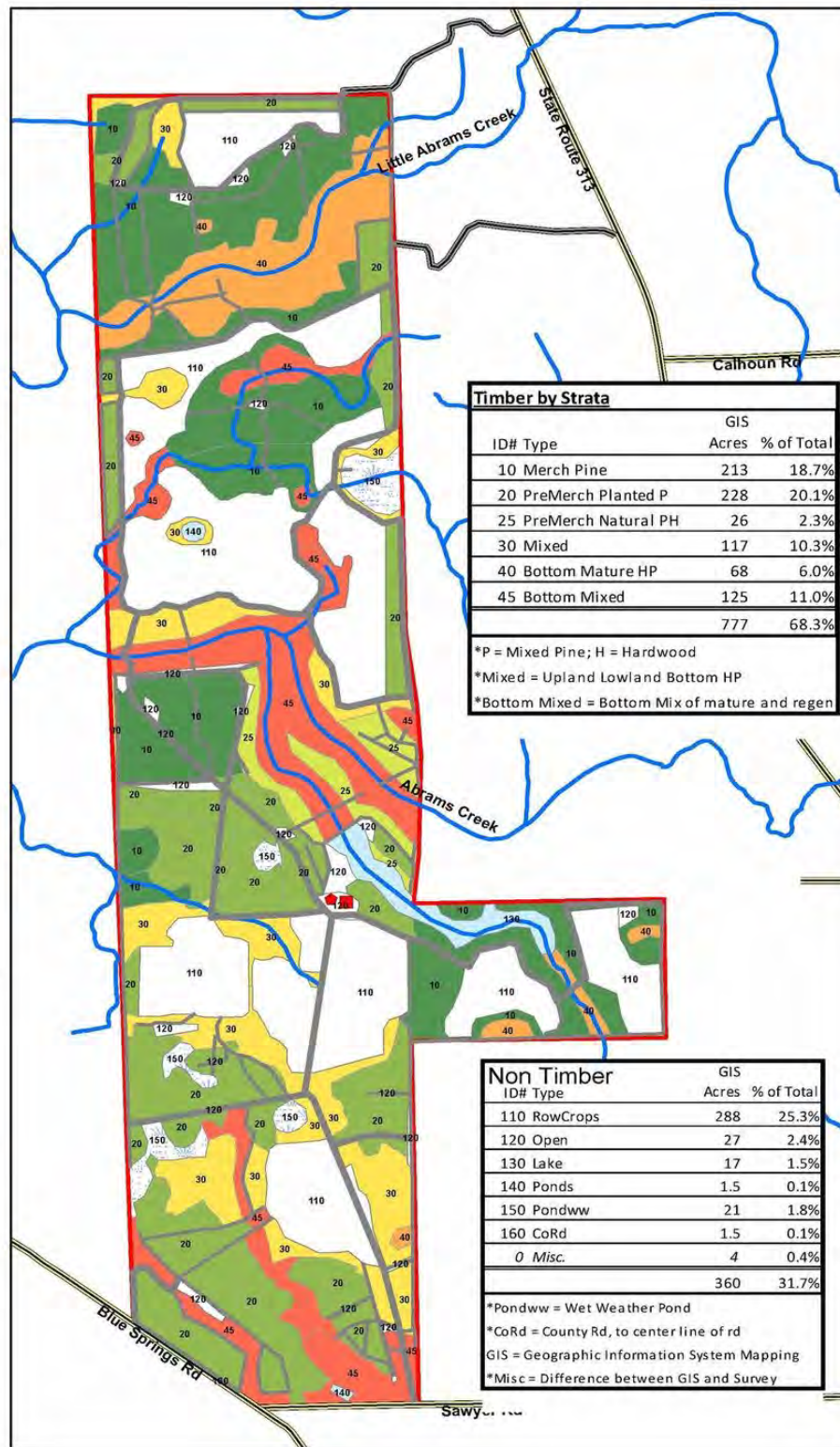
www.matreforestry.com

Disclaimer: Mapped acres and all other map information is not guaranteed. This map is not a survey plat. The map is GIS (Geographic Information System) map intended for management purposes only. Some polygon acres may include acres from land use types to small to map such as roads, small openings, etc.

Date: 8/2/2023

1 inch equals 0.29 miles
1 in = 1,518 ft
1:18,215

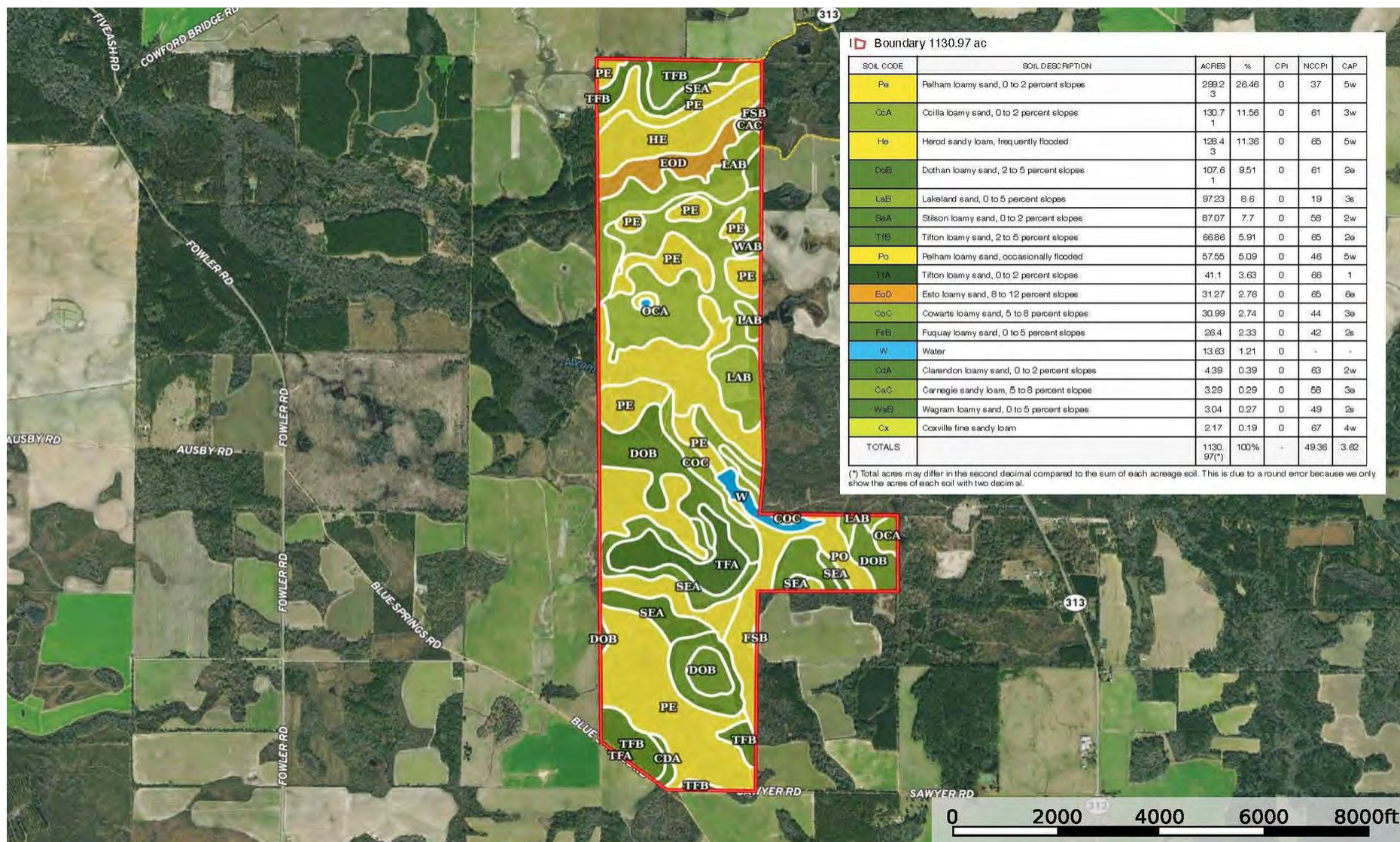
0 330660 1,320 Feet



Timber by Strata		
ID#	Type	GIS Acres % of Total
10	Merch Pine	213 18.7%
20	PreMerch Planted P	228 20.1%
25	PreMerch Natural PH	26 2.3%
30	Mixed	117 10.3%
40	Bottom Mature HP	68 6.0%
45	Bottom Mixed	125 11.0%
		777 68.3%
*P = Mixed Pine; H = Hardwood		
*Mixed = Upland Lowland Bottom HP		
*Bottom Mixed = Bottom Mix of mature and regen		

Non Timber		
ID#	Type	GIS Acres % of Total
110	RowCrops	288 25.3%
120	Open	27 2.4%
130	Lake	17 1.5%
140	Ponds	1.5 0.1%
150	Pondww	21 1.8%
160	CoRd	1.5 0.1%
0	Misc.	4 0.4%
		360 31.7%
*Pondww = Wet Weather Pond		
*CoRd = County Rd, to center line of rd		
GIS = Geographic Information System Mapping		
*Misc = Difference between GIS and Survey		

Soils Map



Property Photos



Homesite Photos



Recent Deer Photos



Water Resource Photos



Additional Photos



Advisor Biography



MIKE MATRE, ALC, RF, ACF

Senior Advisor

mike.matre@svn.com

Direct: 877.518.5263 | **Cell:** 229.869.1111

PROFESSIONAL BACKGROUND

Mike Matre, ALC, RF, ACF is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

Mike currently lives in Leesburg, Georgia with his wife, Joy, and their daughters. Leesburg is located in the heart of Southwest Georgia where land is always in high demand thanks to great wildlife, wildlife habitat, outdoor recreation opportunities, location near the Gulf & Atlantic coasts, soils, water, and markets for timber and agriculture products. Mike grew up in Southwest Georgia in the city of Albany.

Mike specializes in land sales, land acquisitions, land management, land development, land investment analysis, timber sales and appraisal, and complete forestry services. He also runs his own forestry business through Matre Forestry Consulting, Inc., which he founded in 1999.

Mike holds a real estate broker license and a forestry license in Georgia and Alabama. He is also an Accredited Land Consultant, a member of the Association of Consulting Foresters, and a member of the Society of American Foresters. Throughout his career, Mike has become a recipient of the Realtors Land Institute Apex Award, a recipient of the UGA Bulldog 100 Award, and a recipient of the Society of American Foresters Award of Excellence in Forestry. He has a Bachelor of Science in Forest Resources and a Minor equivalent in Real Estate/Business from the University of Georgia. Mike is also an officer at Americus Baptist Temple church.

Mike is passionate about helping his clients achieve their land investment goals. On behalf of his clients, Mike has sold over 100 land transactions representing over \$55,000,000 in sales volume.

SVN | Saunders Ralston Dantzler

125 N. Broad Street Suite 210
Thomasville, GA 31792

One of America's **BEST BROKERAGES**



One of America's
Best Brokerages



**APEX Top
National Producer**
Dean Saunders,
ALC, CCIM



**Most Influential
Business Leaders**
Dean Saunders,
ALC, CCIM



**Largest Commercial
Real Estate Brokers
in Tampa Bay**



**Ranked 210 on Inc.
5000 Regional List**



For more information visit SVNsaunders.com

HEADQUARTERS

1723 Bartow Road
Lakeland, Florida 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

218 W Jackson Street, Suite 203
Thomasville, Georgia 31792
229.299.8600

©2023 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$4 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located in Florida and Georgia, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

