

SUNSPOT TIMBER & HUNTING NORTH TRACT

HWY 51

HURTSBORO, AL 36860

Troy Amos, RF

C: 706.223.9324

troy.amos@svn.com

Mike Matre, ALC, RF, ACF

C: 229.869.1111

mike.matre@svn.com



Property Overview



Sale Price **\$1,755,600**

OFFERING SUMMARY

Acreage: **462± Acres**
Price / Acre: **\$3,800**
City: Hurtsboro
County: Bullock & Macon
Property Type: Land Investment, Timberland
Video: [View Here](#)

PROPERTY OVERVIEW

Sunspot Timber & Hunting, in the same family for generations, sets itself apart from other available land properties due to the amount of quality mature pine & hardwood timber, quality land steward neighbors, paved road frontage, double frontage on well-known creeks (Lockhart & Cowikee Creek), existing food plots, & more.

Located just west of Hurtsboro in the eastern portion of the famed Black Belt Region of Alabama in Bullock & Macon Counties, Sunspot has been well managed for generations through prescribed burning and periodic pine stand improvement thinnings. The mature pine stands are currently heavily stocked with quality pine sawtimber. The hardwood stands are some of the finest in Alabama, fully stocked with grade hardwood sawtimber, including most major oak species as well as some well stocked pre-merchantable planted loblolly stands.

Complimenting the excellent timber and tranquil creeks are existing food plots and wildlife openings throughout the property. There is a thorough woods road and firebreak network providing excellent internal access. Thanks to the timber being mostly fully stocked and the use of prescribed fire in the pine stands, Sunspot offers a clean understory making the property a true pleasure to walk, whether for relaxation or hunting purposes.



Specifications & Features

SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"> Hunting & Recreation Properties Land Investment Timberland 				
Uplands / Wetlands:	63% Uplands; 37% Bottomlands/Wetlands [Source: National Wetlands Inventory]	Nearest Point of Interest:	Adjacent to and near large quail plantations and other large landowners; 33 miles to Auburn AL; 39 miles to Lake Eufaula; 33 miles to Columbus GA; 62 miles to Montgomery AL; 400 miles to Orlando FL; 26 miles to Barbour WMA; 30 miles to Tuskegee National Forest.	Species:	Quality Mature Planted Loblolly, Quality Mature Mixed Hardwood; some Pre-merch Planted Loblolly
Soil Types:	<ul style="list-style-type: none"> Dominant upland soils are clay Clay & sandy loam with mostly 1% to 5% slopes. 59.14 average NCCPI & 3.5 average capacity for all soil types. See soil map. [Source: NRCS Soil Maps] 	Current Use:	Timberland & Hunting	Age of Stages of Timber:	Mature & Some Pre-merch.
Zoning / FLU:	Ag	Potential Recreational / Alt Uses:	Currently well suited for deer, turkey, & duck hunting. With adjacent and nearby quail plantations, the property lends itself to quail management as well.	Current Management Information:	The mature pine & hardwood is fully stocked. The matured pine has been well managed with prescribed fire and periodic thinnings. The next owner will have great management options to include leaving as is, thinning, clearcutting, or a combination.
Lake Frontage / Water Features:	0.9 miles double frontage on Lockhart Creek; 0.4 miles double frontage on Cowikee Creek; additional smaller creeks/drains/wetlands.	Land Cover:	Mostly mature planted pines and mature mixed hardwood, with existing food plots, road network, & firebreaks.		
Water Source & Utilities:	Power available on public road frontage.	Survey or Site Testing Reports:	Surveyed in 2022, plat is available.		
Road Frontage:	.6 Miles single road frontage on AL Hwy 51 & a 1/2 mile of double frontage on County Road 102 [paved].	Game Population Information:	Deer, Turkey, Hogs, Quail		
		Planning / Permits:	Planted Pine is in CRP through 2031 providing annual cash flow. The CRP contract can be continued or canceled by the next owner		

Location



LOCATION & DRIVING DIRECTIONS

Parcel:

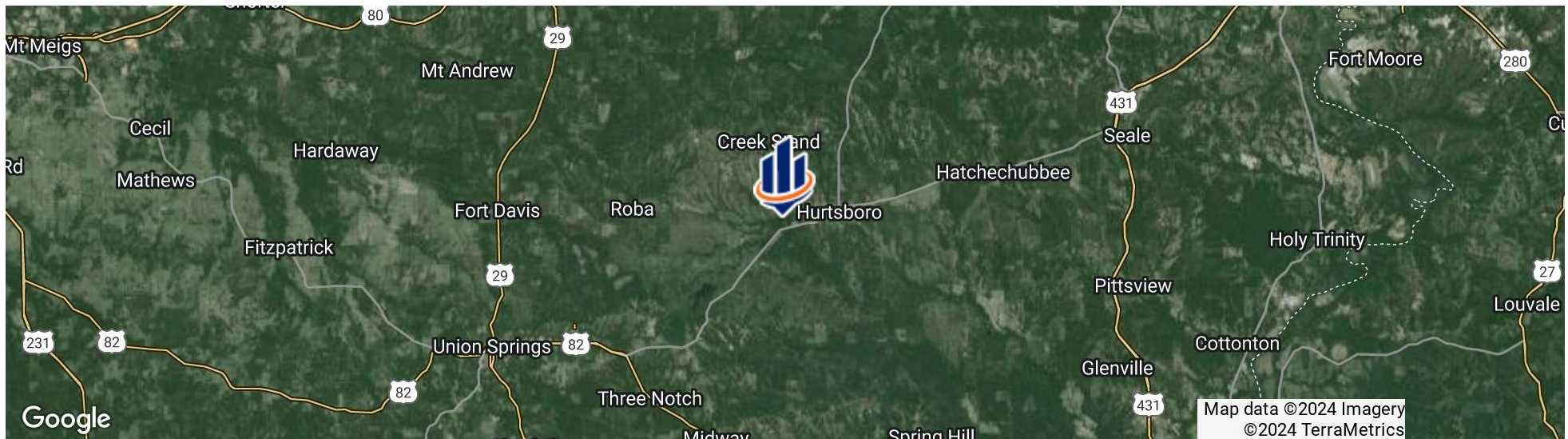
GPS: 32.2339414, -85.4629561

Driving Directions:

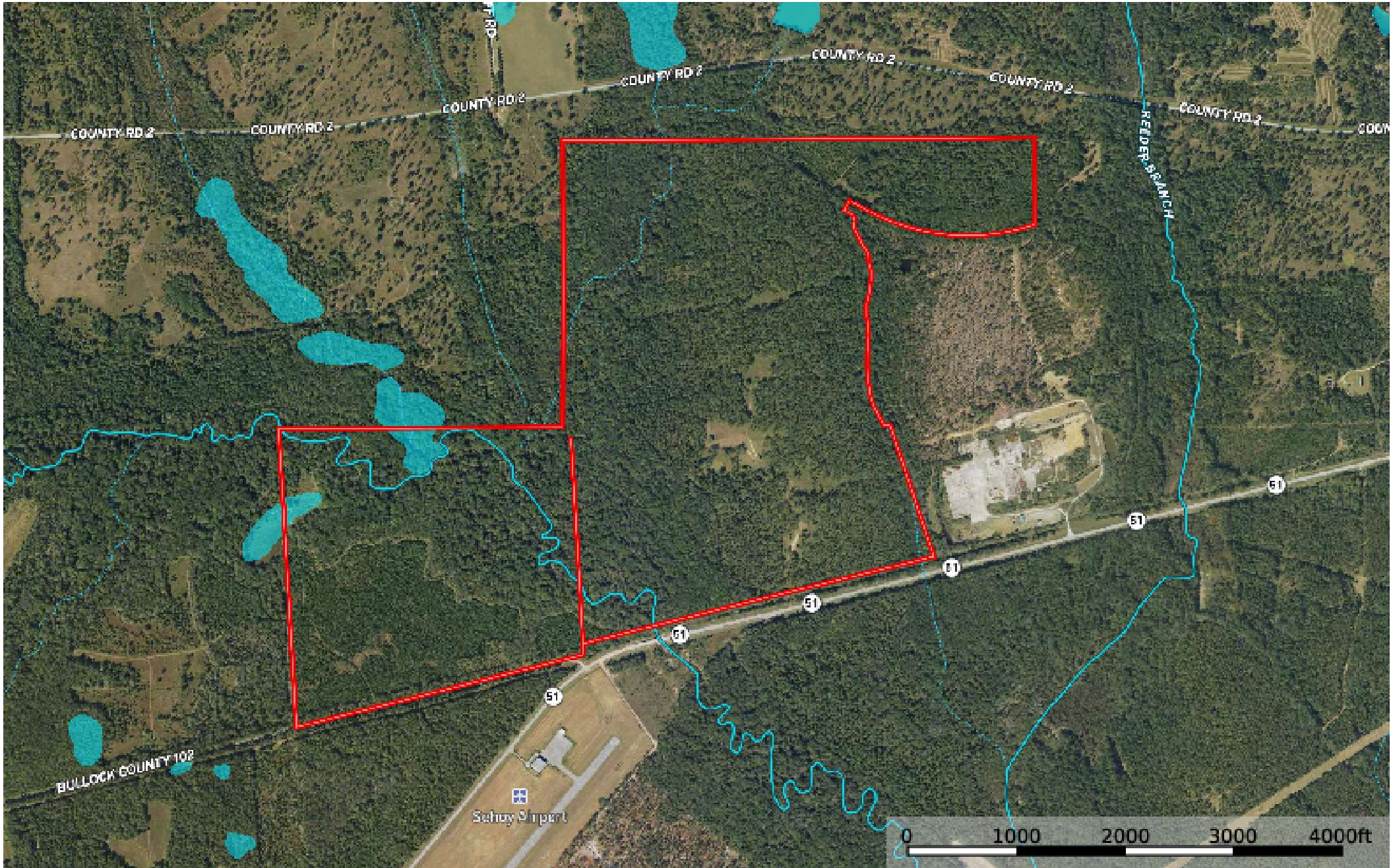
- Head west from Hurtsboro AL on AL Hwy 51
- Property begins on your right (north side of Hwy 51) 2.7 miles west of Hurtsboro

Showing Instructions:

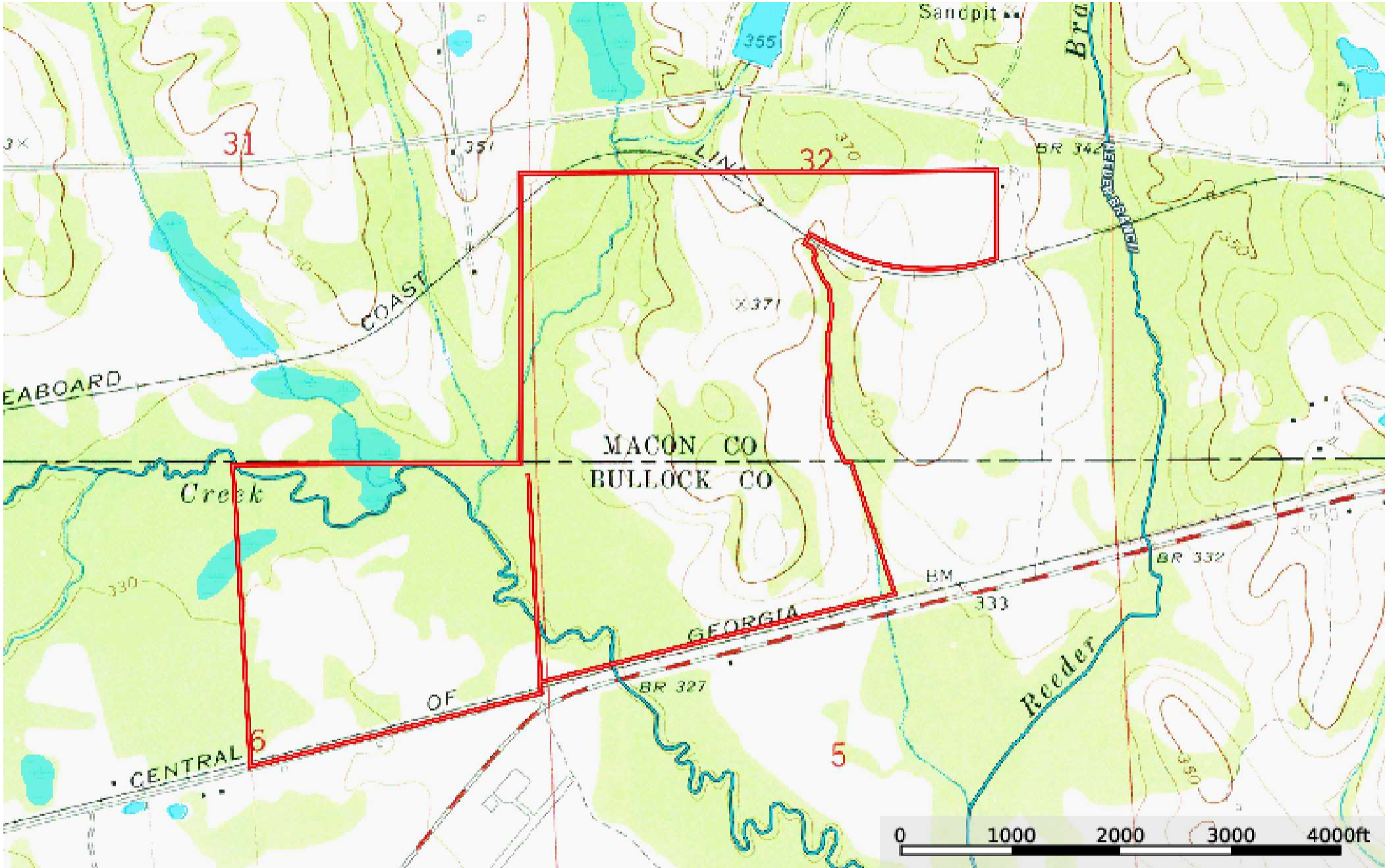
Contact Troy Amos [706-223-9324] or Mike Matre [229-869-1111]



Sunspot Timber & Hunting North
Alabama, 462 AC +/-



- Boundary
- Stream, Interim wet
- River/Creek
- Water Body



Boundary Stream, Intersecting River/Creek Water Body

Additional Photos





TROY AMOS, RF

Associate Advisor

troy.amos@svn.com

Direct: 877.518.5263 x473 | Cell: 706.223.9324

PROFESSIONAL BACKGROUND

Troy Amos, RF is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

Troy is a seasoned professional in the field of forestry and land management, dedicated to helping his real estate clients make informed decisions regarding timberland and recreation properties. Born and raised in Columbus, Georgia, Troy has developed a deep understanding and appreciation for the local environment and its unique characteristics.

Troy's expertise in land management is backed by an impressive educational background. While obtaining his bachelor's degree in forestry from Abraham Baldwin Agricultural College (ABAC) in 2016, he gained a solid foundation in the principles and practices of sustainable forest management. Building upon this knowledge, Troy pursued further education and earned his Master of Forest Resources degree from the University of Georgia (UGA) in 2020. In that same year, Troy took another significant step in his career by founding Amos Land & Timber LLC, a forestry consulting business.

Troy is both a Registered Forester and a Certified Burn Manager in the states of Georgia and Alabama. These certifications further highlight his expertise forestry, land management, and controlled burning practices. Whether it's evaluating the quality and potential of timber resources or assessing the recreational opportunities a piece of land offers, Troy's expertise allows him to provide clients with accurate and strategic advice.

SVN | Saunders Ralston Dantzler
203 E Monroe St.
Thomasville, GA 31792

Advisor Biography



MIKE MATRE, ALC, RF, ACF

Senior Advisor

mike.matre@svn.com

Direct: 877.518.5263 x464 | 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. He also actively manages clients' land properties in Georgia and Alabama

SVN | Saunders Ralston Dantzler
203 E Monroe St.
Thomasville, GA 31792



ONE OF AMERICA'S BEST BROKERAGES



One of America's
Best Brokerages



APEX 2022 Top
National Producer



Most Influential
Business Leaders



Largest Commercial
Real Estate Brokers
in Tampa Bay



Ranked 210 on Inc.
5000 Regional List



For more information visit www.SVNsaunders.com

HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

©2024 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 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, and residential development. 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, a forestry division, international partnerships, and extensive expertise in conservation easements. Located in Florida, Georgia, and Alabama, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

