



BEAVER SIGN TRACT HUNTING & TIMBER

KURT WILLIAMS ROAD
TALBOTTON, GA 31827

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Property Overview



Sale Price **\$585,800**

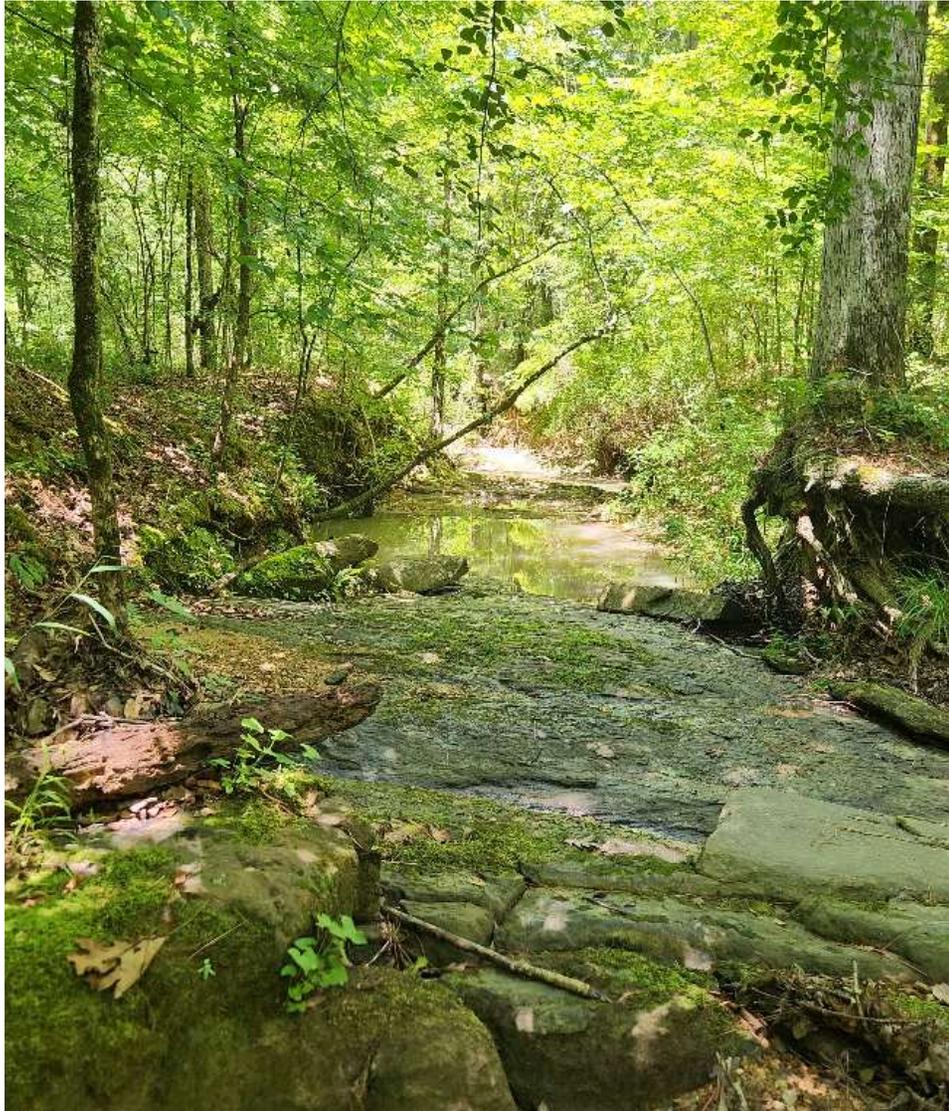
OFFERING SUMMARY

Acreage: **202± Acres**
Price / Acre: **\$2,900**
City: Talbotton
County: Talbot
Property Type: Timberland

PROPERTY OVERVIEW

Beaver Sign Tract Hunting & Timber is a 202± acre professionally managed hunting & timber property that has been in the same family for generations. This aesthetic property is located in a peaceful rural area in NE Talbot County GA near the Flint River. The Flint River corridor is world renowned for producing trophy bucks, and Talbot County GA is a trophy managed county, making this tract and area an excellent place to own a quality hunting property. The property has diverse timber, and with that comes diverse wildlife habitat and staggered revenues from future timber harvests. There are 41± acres of gorgeous mature upland pine and hardwood timber ready to clearcut and replant whenever you are ready. Next up is a fully stocked 51± acre stand of loblolly pine planted in 2017 that should be ready for a first thinning in year 2030. Just getting started off right is two fully stocked stands of loblolly pine planted in 2023 totaling 64± acres, which will be due for a first thinning in year 2036. There are numerous creeks and drains with wide stream buffers full of beautiful oak and other hardwoods that serve as productive wildlife corridors. There are at least six small wildlife openings throughout the property, and a good road network to facilitate access for hunting and future timber harvests. There is good road frontage on the south end [county maintained gravel/dirt Kurt Williams Road] & the northeast end [county maintained gravel/dirt Fallin Road]. There are areas suitable for conversion to fields for larger food plots, hobby farming, or pasture.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Timberland
Uplands / Wetlands:	±78% Uplands; ±22% Cove Creek Bottoms
Soil Types:	Primary upland soils are Pacolet sandy loam (±6% to ±25% slopes).
Taxes & Tax Year:	\$1475.73 [2024]. Property is in Conservation Use Value Assessment, expiring in 12/2031.
Lake Frontage / Water Features:	±2.5 miles of perennial and intermittent streams; potential pond sites.
Road Frontage:	±0.5 miles of county gravel & dirt roads. ±1.0 miles from paved Po Bidy Rd.
Nearest Point of Interest:	Flint River; Big Lazer Wildlife Management Area and Public Fishing Area; Sprewell Bluff Park on the Flint River; F. D. Roosevelt State Park; Callaway Gardens
Current Use:	Hunting & Timber
Game Population Information:	Healthy deer & turkey population.
Current Management Information:	±41.4 acres of mature upland natural pine/hardwood; ±51.5 acres of 2017 Planted Loblolly Pine; ±63.8 ac of 2017 planted loblolly; ±43.5 acres of mature bottomland natural hardwood.



Location



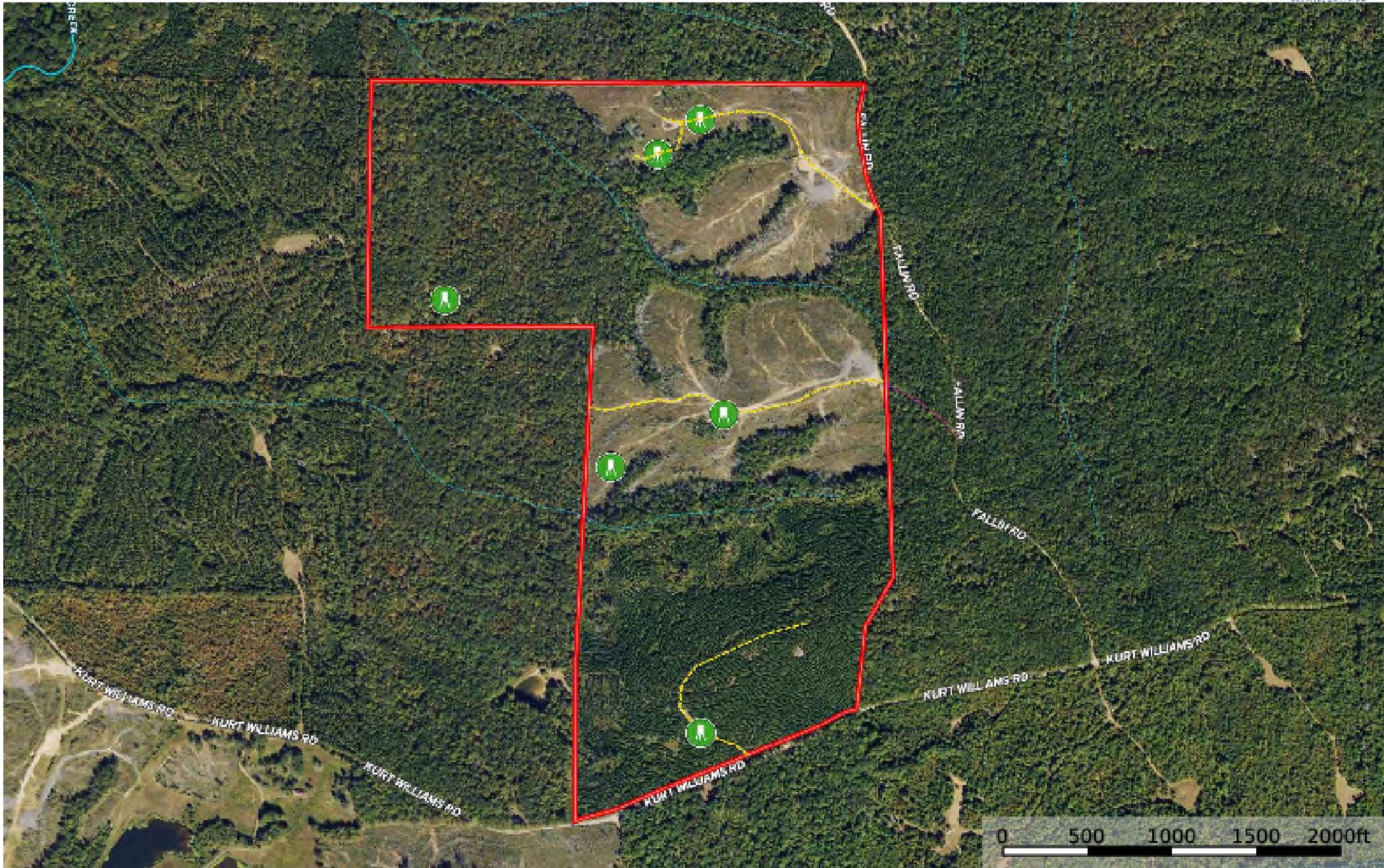
LOCATION & DRIVING DIRECTIONS

Parcel: 00007-00075-015-A00 & 00007-00075-015-B00

GPS: 32.7382875, -84.4740772

- Driving Directions:
- Head east from Talbotton on US 80 for 4.2 miles; turn left to head north on Po Bidy Road for 3.3 miles and take a left (west) on Kurt Williams Rd for 1.0 miles to the beginning of the property on the north





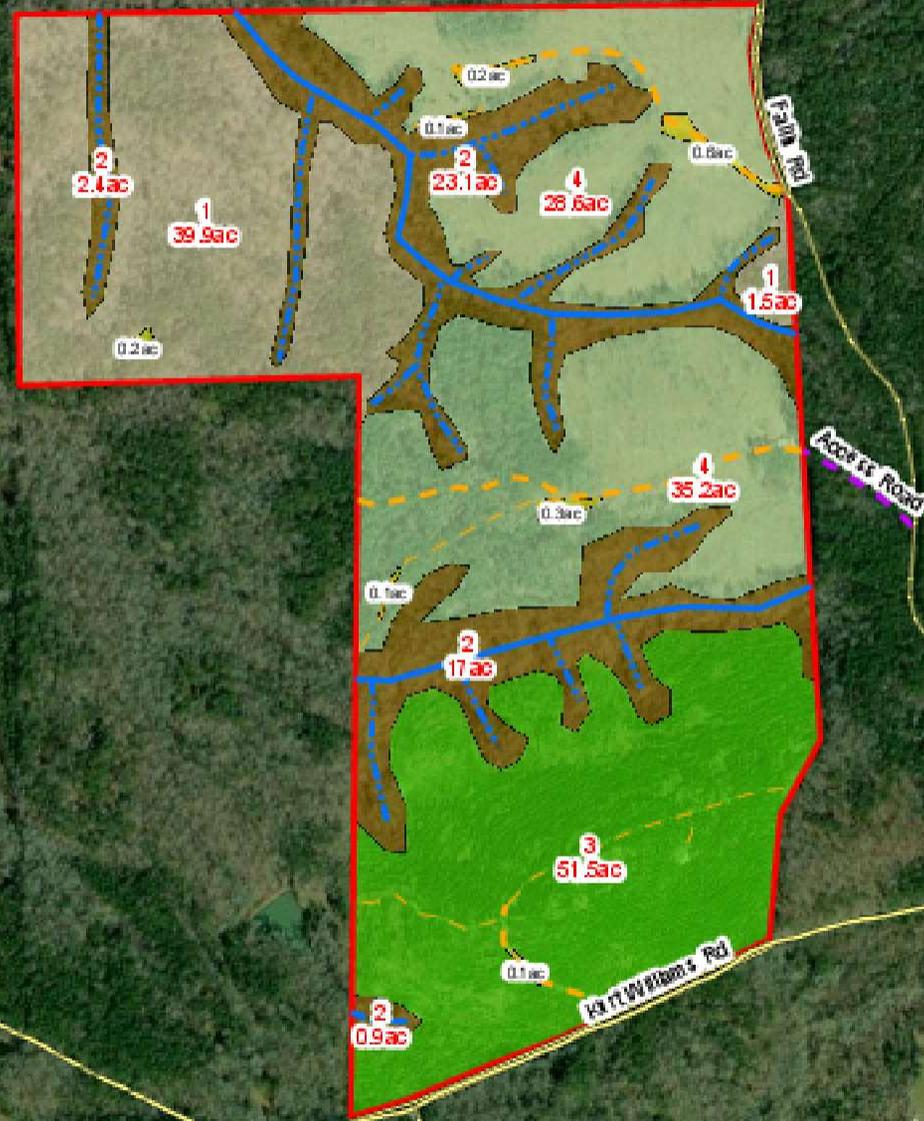


Beaver Sign Tract
Talbot County GA
+200 Acres



Parcels: 007 07515 A & 007 07515 B

Public Roads	
—	County Gravel Road, 0.5mi
—	Access Road, 0.1 mi
—	Woods Road, 0.8mi
—	Trail, 0.7 mi
—	Creek, 0.9mi
—	Drain, 1.6mi
—	Tracts
—	Open, ±1.7ac
Stands, Acres ±	
1	MaUPH, 41.4ac
2	MaBNH, 43.5ac
3	2017UPLb, 51.5ac
4	2023UPLb, 63.8ac



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

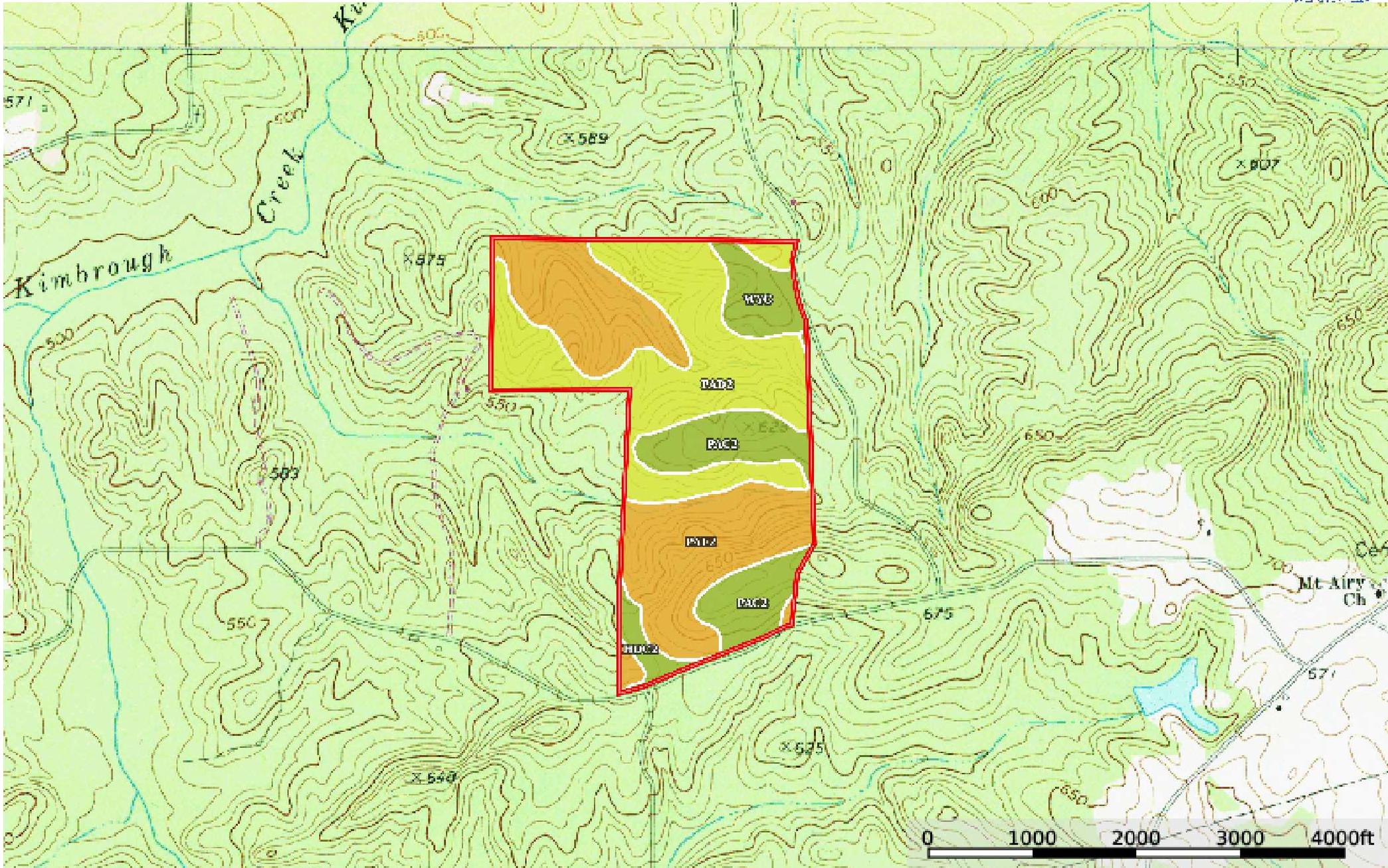
Disclaimer: Map boundaries, acres, & meter descriptions, and all other map data is not guaranteed. The map is not a survey plot. Mapped in ArcMap 10.5 GIS mapping software. Polygon (±) acres are gross acres.

1 inch equals 0.14 miles
1:9,000
1 in = 750 feet



Date: 9/3/2024

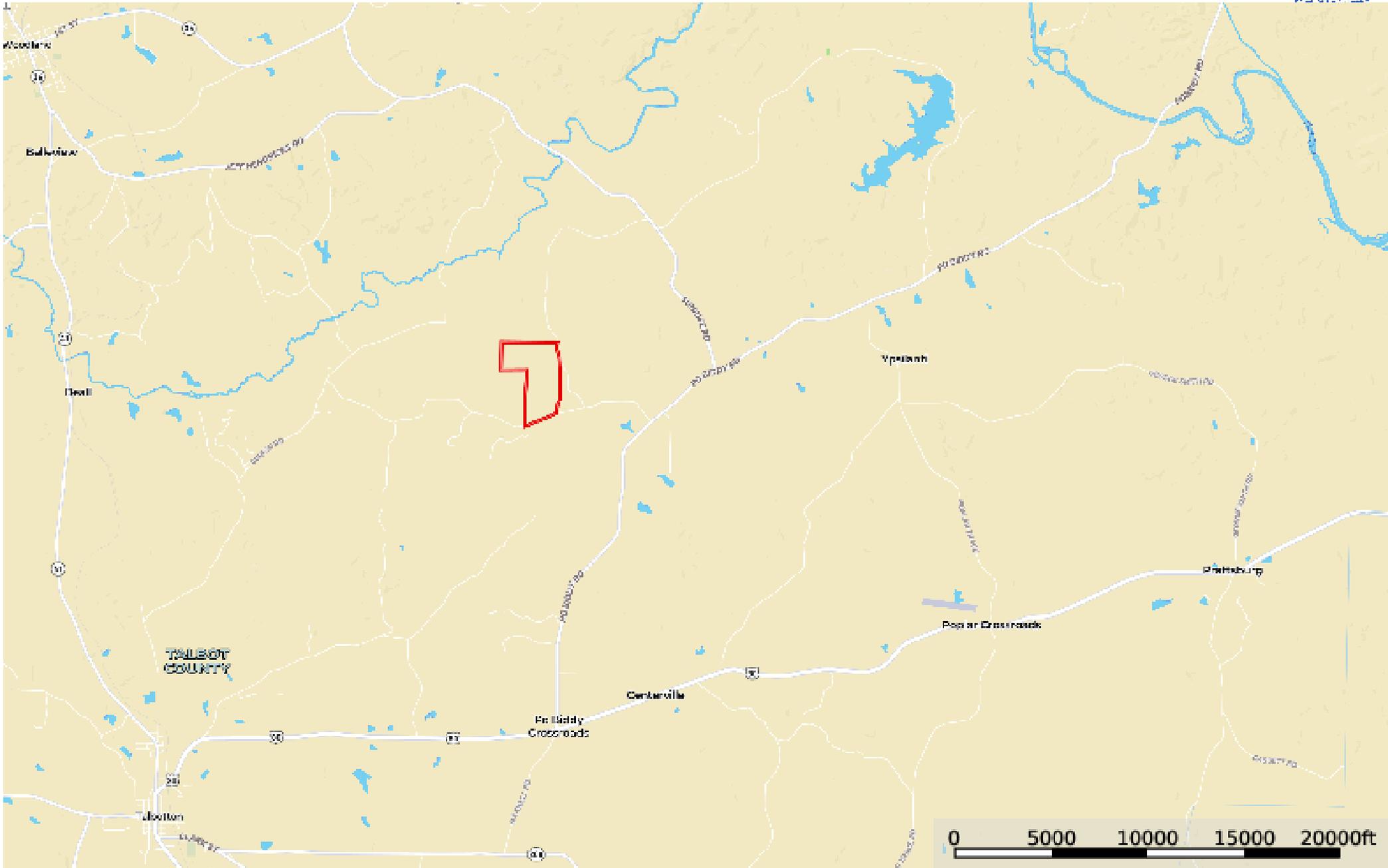
www.matureforestry.com
Abary GA 229-639-4973



 Boundary

Beaver Sign Tract Hunting & Timber

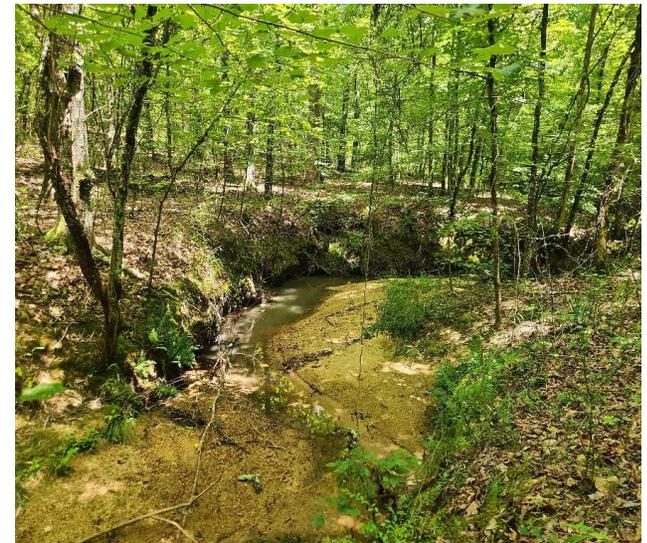
Talbot County, Georgia, 200 AC +/-



Boundary



Additional Photos





MIKE MATRE, ALC, RF, ACF

Senior Advisor

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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.

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