

## **PATAULA PLACE**

**Opportunities abound with this tract thanks to its ample frontage on GA Hwy 39, access to power and water, and well-laid terrain.**



**27.1 Acres**  
**Georgetown, Quitman County, Georgia**

**Price Improvement: \$142,275 ~~\$182,295~~**

## LOCATION

Pataula Place is located in the upper coastal plain of southwest Georgia and is known for its relatively flat yet well-drained land. The tract is immediately adjoined by other timberland and cultivated agricultural land. There are a few small residences in the area. The city of Georgetown is just about eight miles away. Lake Eufaula, a 45,000-acre lake known for its bass and crappy fishing, is within a few minutes drive.

The City of Eufaula, Alabama, is about 15 minutes away. Eufaula offers dining, lodging, a grocery store, and a medical facility. Lake Point State Park, Florence Marina State Park, and the Eufaula National Wildlife Refuge are in close proximity. These parks offer a marina, resort lodge, restaurant, campground, hiking trails, fishing, boating, hunting, and wildlife viewing. This is a recreationally rich area.

Pataula Place is located on GA Hwy 39. The property is only five miles off of US Hwy 82. US Hwy 431 in Eufaula, AL, is only 10 miles away, and US Hwy 27 in Cuthbert, GA, is only 26 miles away.

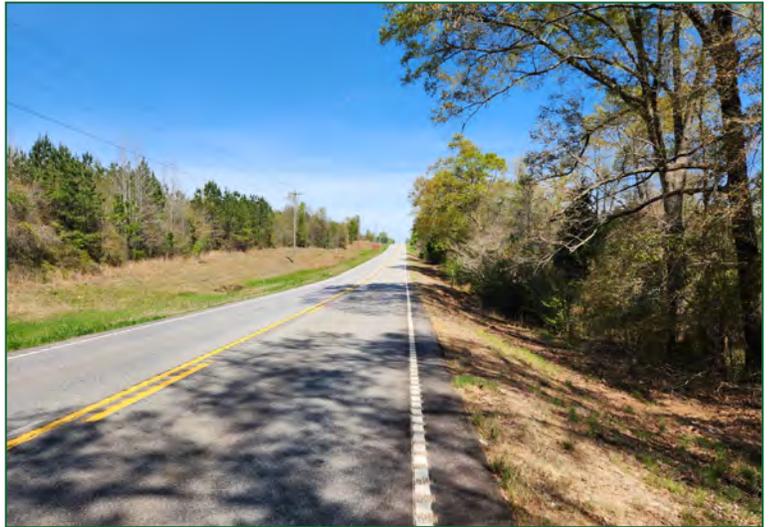
The City of Eufaula has a small municipal airport 20 minutes away. The Columbus, Georgia, airport is about an hour and 15 minutes from the property.

## ACCESS

Pataula Place has excellent paved state highway frontage along GA Hwy 39. The tract has an approximate 2,350 feet of frontage on Hwy 39.

There is currently one driveway cut, but the tract is well suited for multiple plots should subdividing become an objective. The tract has direct access to water and electricity.

The tract has an internal road about 550 feet long that runs from Hwy 39 to the east line. The road is an access easement for the property to the east. A series of fire breaks run along the east and south boundaries, providing ATV/UTV or easy walking access if kept open.



Driving north along GA Hwy 39, Pataula Place is on your right.



Primary access to Pataula Place is gated.



A fire break runs the length of the east boundary.

## SITE DESCRIPTION

The tract is primarily flat but slopes down to an intermittent stream on the southern end. Its elevation runs approximately from 305 feet above sea level to about 370 feet at its highest point. The soils are well-drained and productive. The tract has primarily been in timber production; the final harvest produced more than 100 tons per acre, which is a credit to its soils.

Lake Eufaula, and all it brings, is literally minutes away. With active cultivation directly across Hwy 39, the beauty of Georgia's agriculture will also be in full view.

The tract is an option for subdivision and development. Each lot can have a nice block of acreage and easy highway access.

This part of Georgia is known for its wildlife, and this tract provides excellent opportunities for deer and rabbit hunting.

The tract itself is well suited for hunting, trail walking, and wildlife watching. Its recreational opportunities are amplified by its proximity to Lake Eufaula.

## TIMBER

Pataula Place was harvested several years ago, and the majority was replanted with loblolly pine in 2022. If allowed to grow and develop, the plantation should be thinned at or near age 15 to keep it healthy and developing well. It will reach full financial maturity in this market around age 26. As is, this plantation provides both cover and forage for wildlife.

A hardwood stand is also on the southern end of the tract, following the intermittent stream and down to the south boundary. This area adds diversity to the tract and is an extra source for browsing when acorns fall



The 2022 planted loblolly pine is now going into its third growing season.



Within the planted area, there is also some older natural pine providing some additional cover and diversity.



The hardwood is young and developing, which adds forest diversity to the property.

## TAXES & TITLE

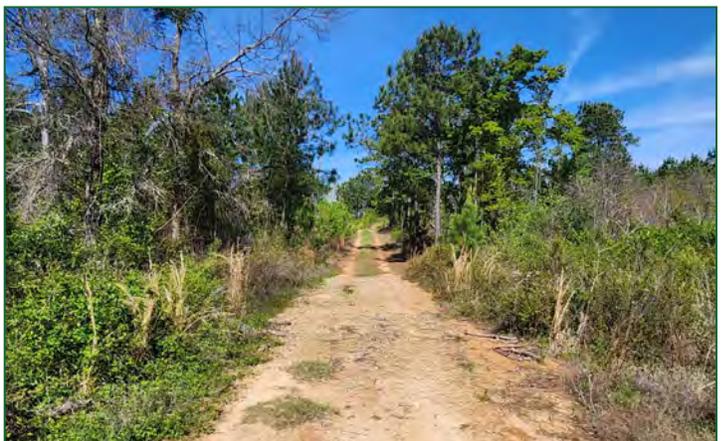
The tract is currently owned by Tinkey Timberlands, LLLP. It is recorded in the Quitman County Courthouse in Deed Book 116, Deed Pages 459-460. There is an access easement recorded. Taxes paid to Quitman County in 2023 were approximately \$772. Boundaries are delineated either by iron t-posts, flagging, or blue boundary paint. The property is currently enrolled in the Conservation Use program for tax savings. The covenant ends in 2028.



Heading south through the property, the timber transitions from pine to hardwood.



An intermittent stream runs across the southern portion of the tract. It will have water during wet periods.



This interior road runs from the gate on GA Hwy 39 to the east boundary.

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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.

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# Locus Map Pataula Place

## Quitman County, GA

27.1 ± Acres



**Legend**

-  Pataula Place
-  Railroads
-  Secondary State or County Hwy
-  Primary US or State Hwy
-  Primary Limited Access or Interstate
-  Counties

0 0.5 1 1.5 2 Miles



# Pataula Place

## Quitman County, GA

27.1 ± Acres



**This is Not A Survey**

### Legend

-  Pataula Place
-  Internal Roads
-  Primary Road
-  Secondary Road
-  Railroad

Photos are courtesy of NAIP 2021



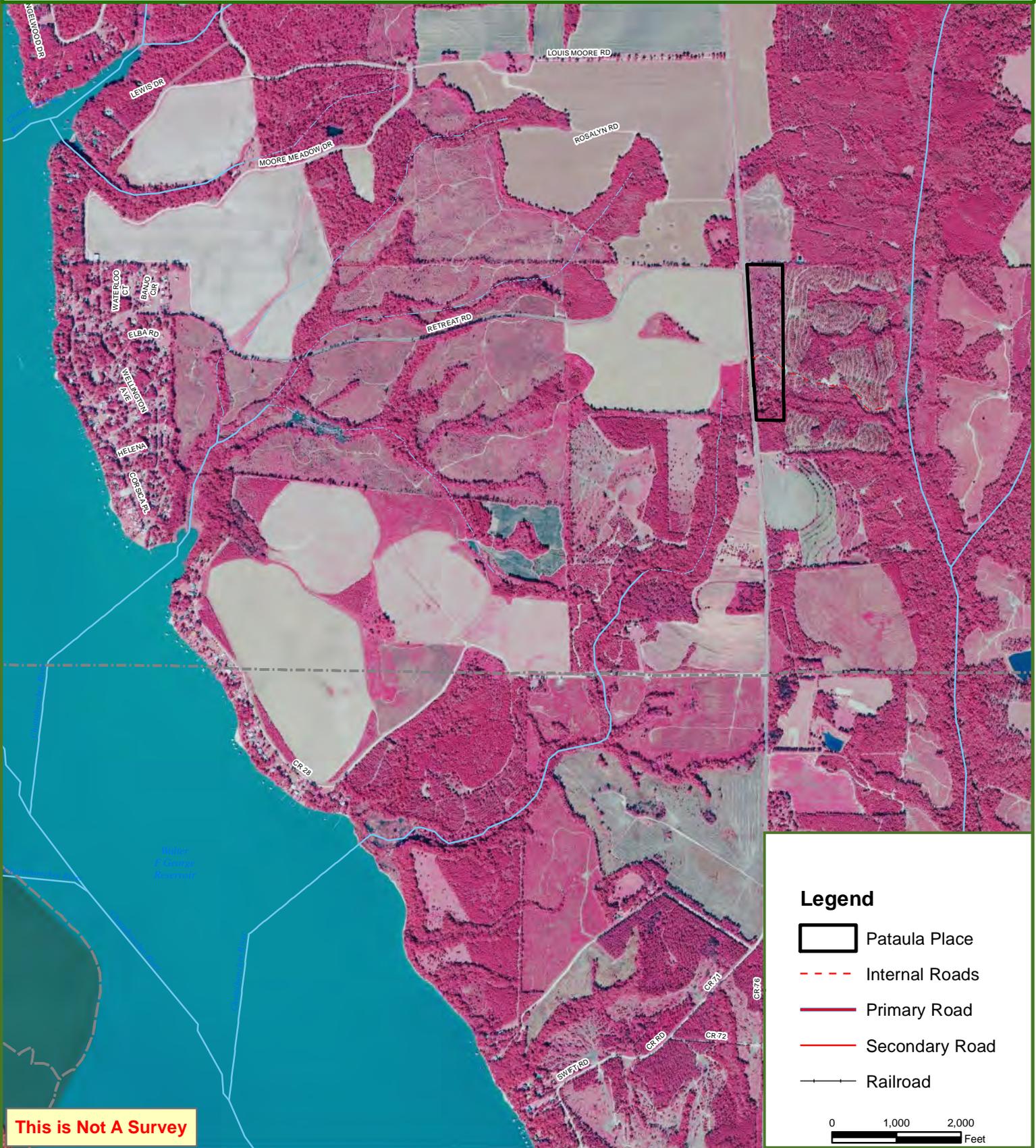
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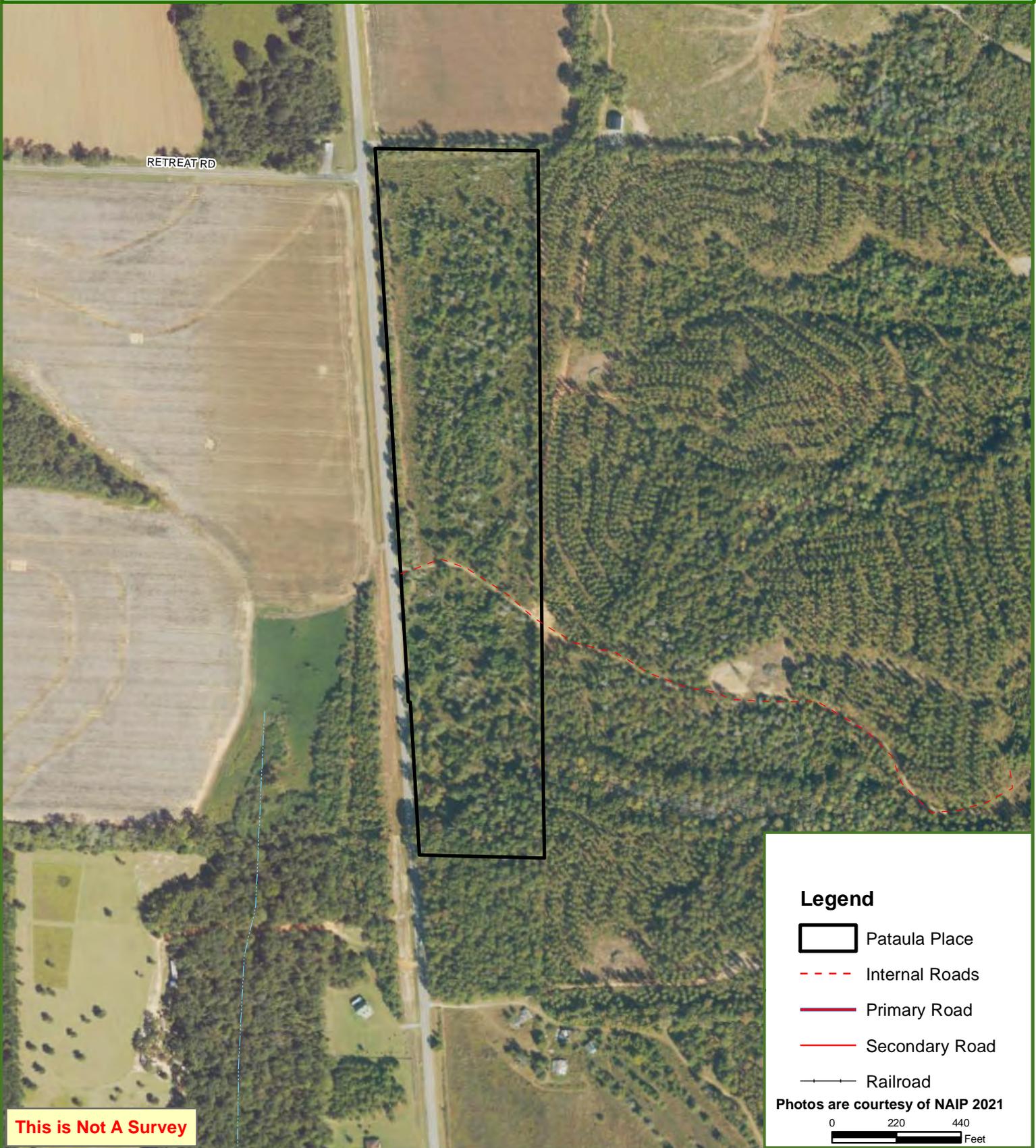
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# Pataula Place

## Quitman County, GA

27.1 ± Acres



RETREAT RD

### Legend

-  Pataula Place
-  Internal Roads
-  Primary Road
-  Secondary Road
-  Railroad

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0 220 440  
Feet

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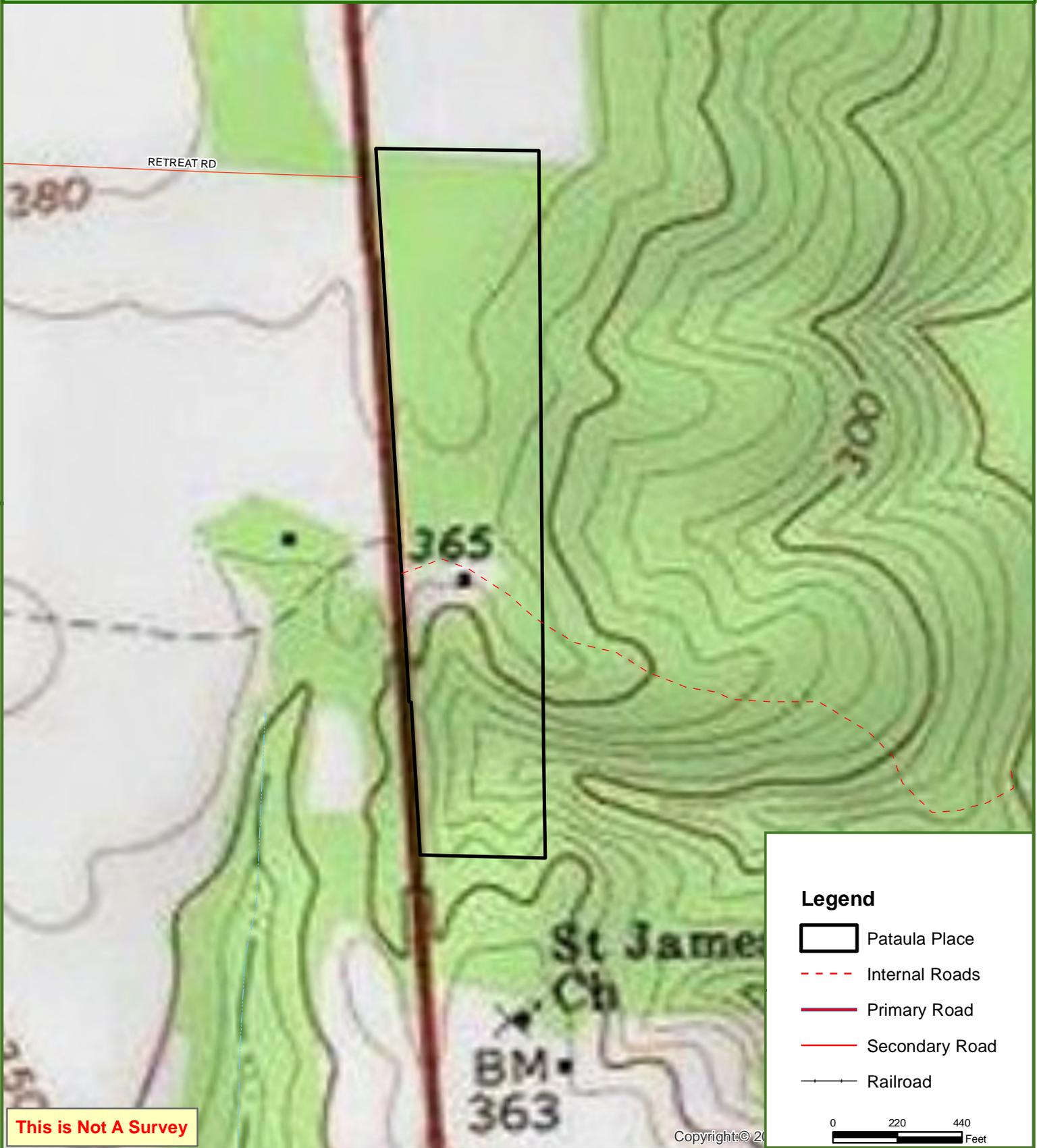
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