

Nipper Tract Development Land

US 82 E, Cuthbert, Georgia 39840

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PROPERTY OVERVIEW



Sale Price

\$245,000

Offering Summary

Acreage:	27.375 ± acres
Price / Acre:	\$8,950
State:	Georgia
City:	Cuthbert
County:	Randolph
Property Type:	Development Land, Timberland, Hunting and Recreational Land
Video:	View Here

Property Overview

The Nipper Tract is a 27.375 ± acre property located in Cuthbert, Georgia. It offers 26.99 usable upland acres, with approximately 1,950 feet of frontage along US Highway 82 and 284 feet along District Line Road. The property is situated within an Opportunity Zone and has access to all available utilities. Accessible to major trucking routes.

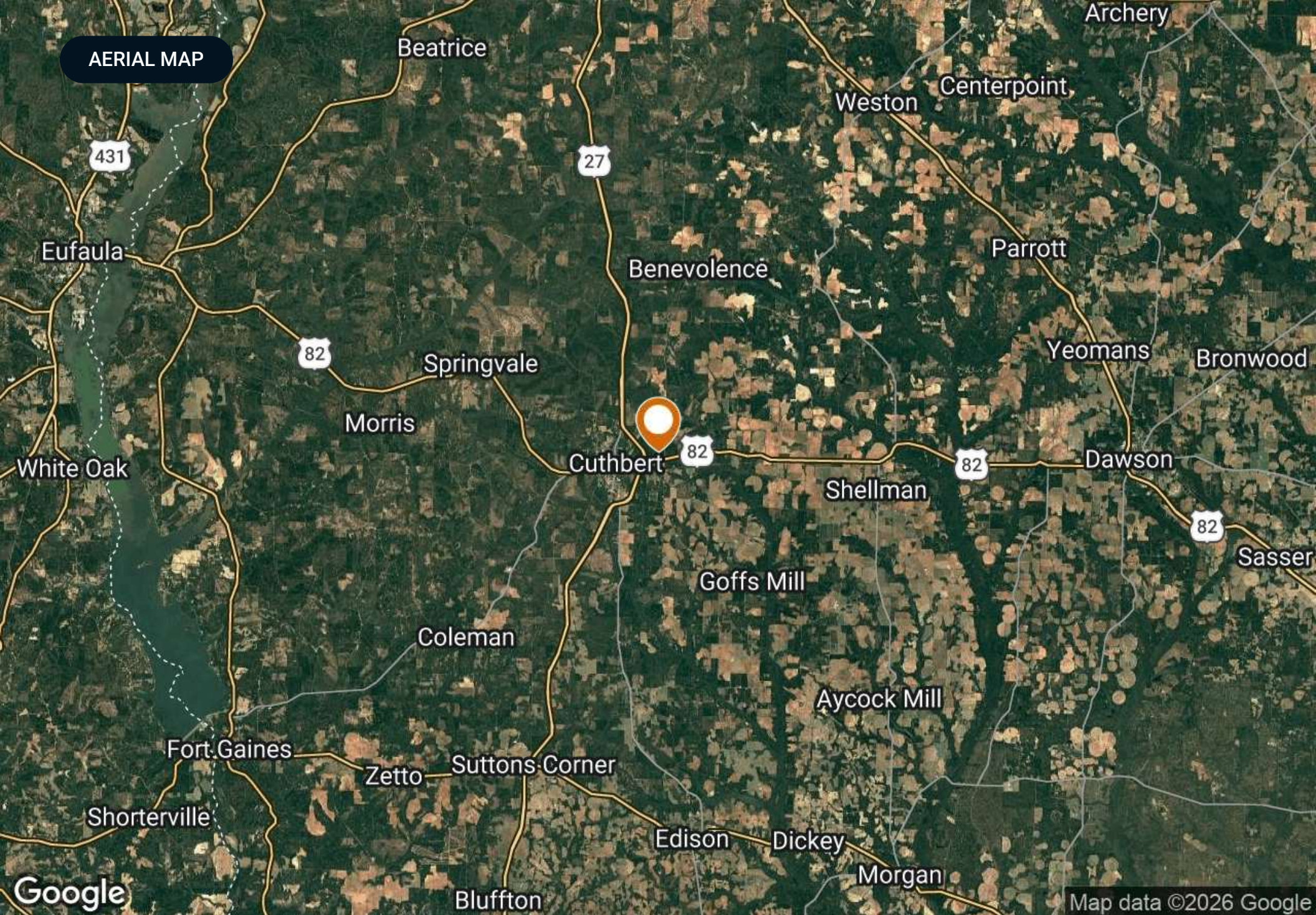
This tract is ideally suited for a variety of uses, including commercial, residential, or industrial development. Its transitional nature and strategic location make it an attractive option for buyers seeking flexibility and long-term value.

SPECIFICATIONS & FEATURES



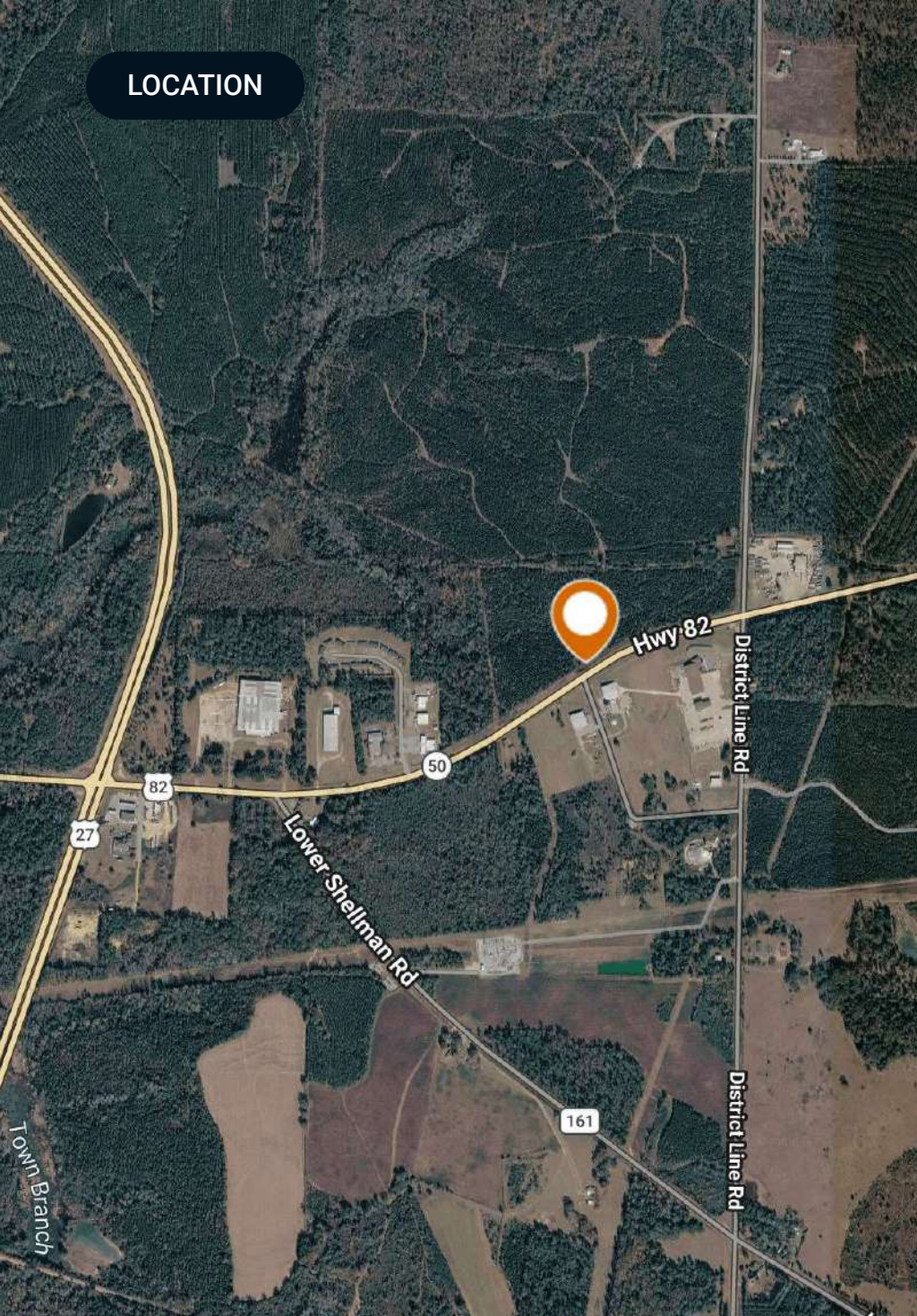
Specifications & Features

Uplands / Wetlands:	Uplands: 26.99 ± acres / Wetlands: 0.9 ± acres (Source: NWI)
Soil Types:	NcD Nankin: 15.44 ± acres NcB Nankin: 11.95 ± acres
Taxes & Tax Year:	± \$568.77 for 2026 (Source: Tax Assessor). The property is NOT in Conservation Use Value Assessment.
Zoning / FLU:	Ag, Adjacent to Residential and Industrial
Water Source & Utilities:	County
Road Frontage:	1950 ± feet on US 82; 284 ± feet on District Line Road (County Road 134, aka Carnegie Vilulah Road)
Nearest Point of Interest:	26 Miles to Lake Eufaula 58 Miles to Columbus GA 161 Miles to Atlanta GA Andrew College in Cuthbert, and Providence Canyon (Little Grand Canyon) State Park is located nearby in Stewart County, GA
Current Use:	Timber (Planted Loblolly Pine, planted in ± 2018)
Potential Recreational / Alt Uses:	Development potential. Adjacent to commercial/industrial & residential and located on US 82 just 0.6 miles east of four lane US 27
Survey or Site Testing Reports:	Surveyed in 2021. 27.375 surveyed acres. Plat book E2017, Page 00196. Plat is available.



AERIAL MAP

LOCATION



Location & Driving Directions

Parcel: 043006A

GPS: 31.7731, -84.7603

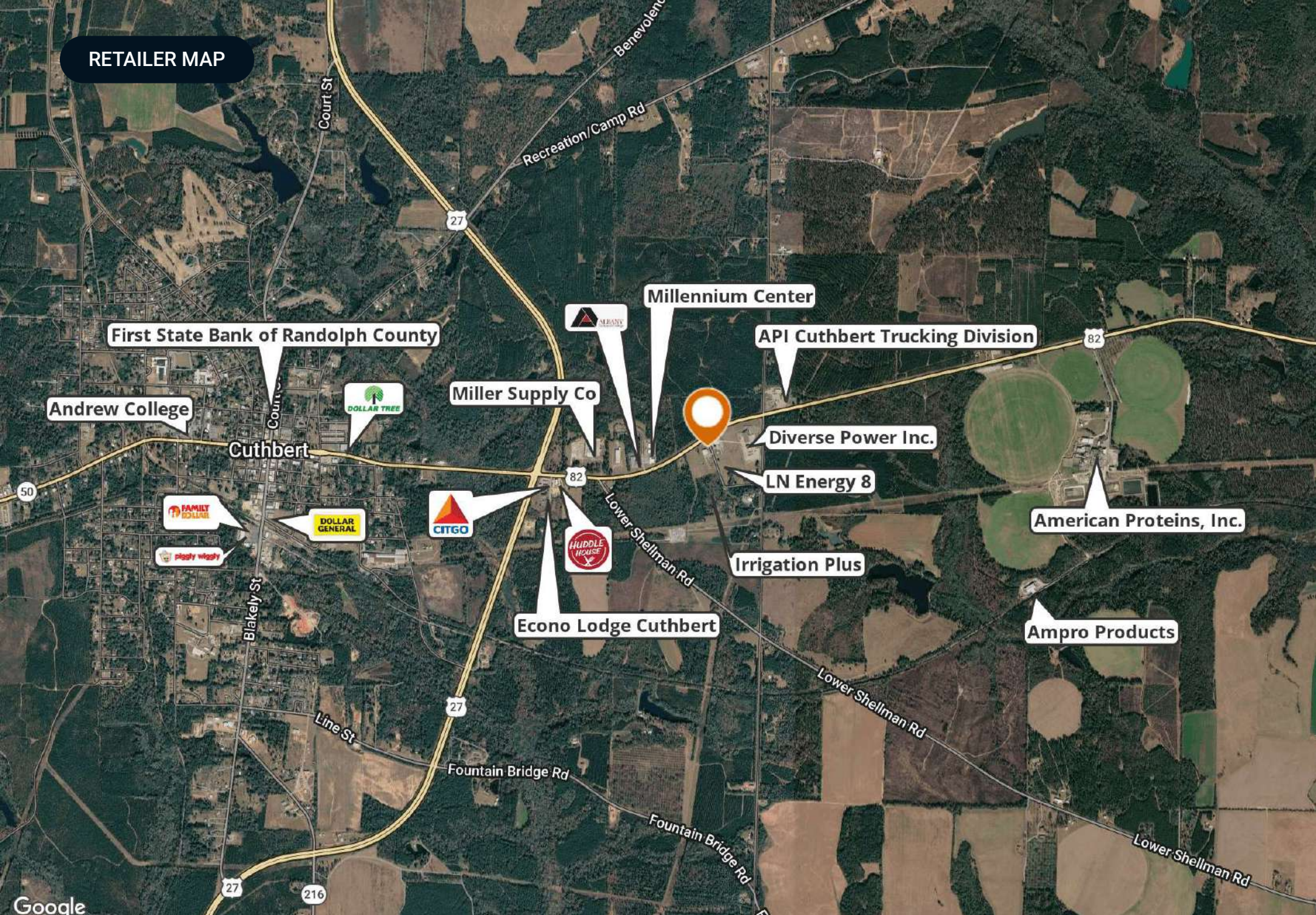
Driving Directions:

- From US 27 at the Citgo truck stop head east on US 82
- The property starts $\pm$ 0.6 miles east of US 27 on the north side of US 82 and continues to District Line Road (Co Rd 134, aka Carnegie Vilulah Road) intersection

Showing Instructions:

Contact Mike Matre or Todd Davis for showing instructions.

RETAILER MAP



WETLANDS MAP

27.38 ac

RANDOLPH

R4SBC

PFO1C

PUBHx

27, 82, 134, 161, 165

0.00 0.12 0.25 0.37 ml

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-  County
-  Nipper Tract, Randolph Co GA, ± 27.375
Surveyed Acres
-  County Roads
-  State Roads
-  Highways
-  Wetlands NWI: Riverine

CODE	DESCRIPTION	ACRES
R4SBC	Riverine	0.39
TOTAL UPLAND		26.99
TOTAL WETLAND		0.39
TOTAL		27.38

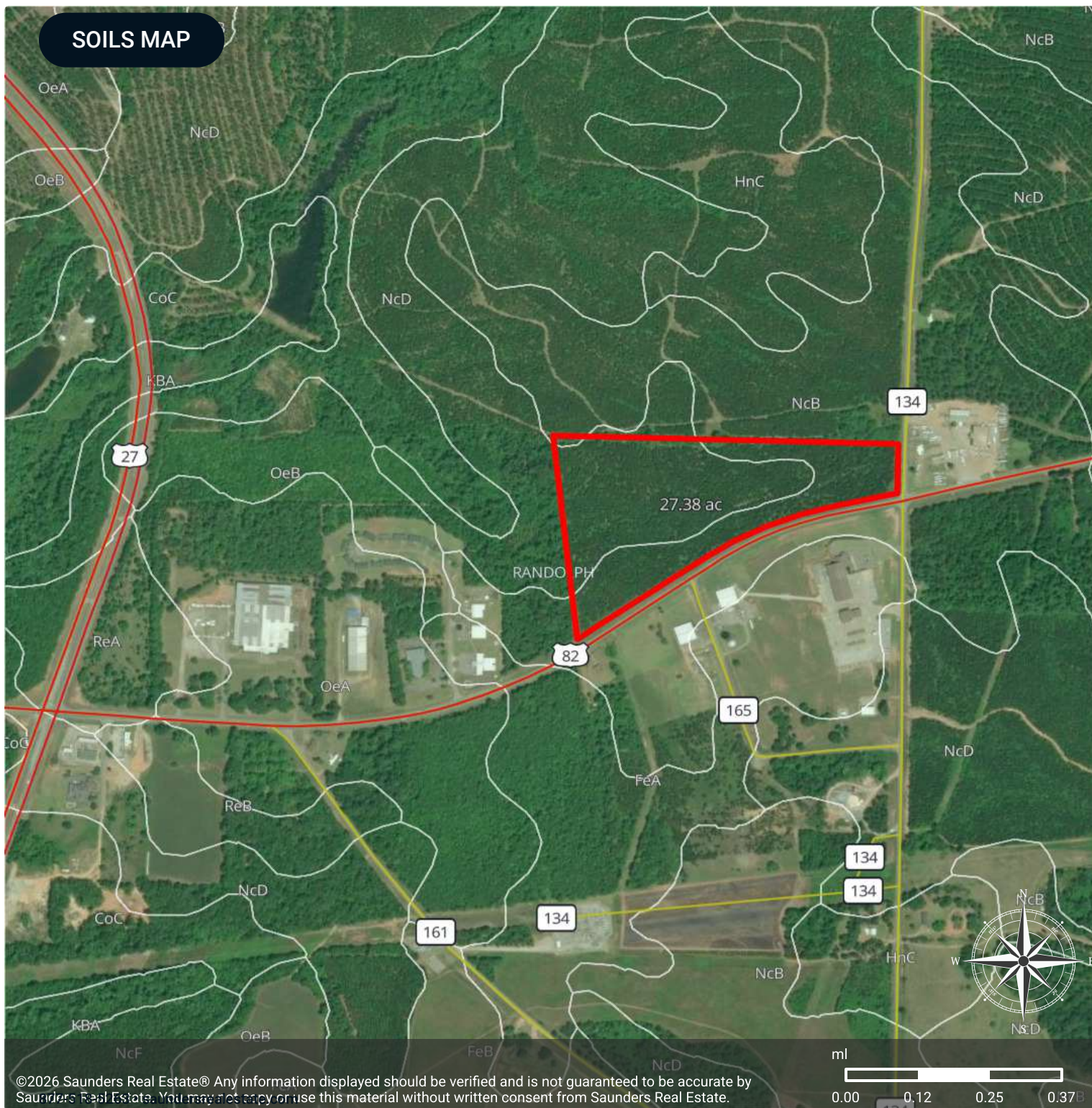


SOILS MAP

Soils

- County
- Nipper Tract, Randolph Co GA, ± 27.375 Surveyed Acres
- County Roads
- State Roads
- Highways
- Soils

MUID	COMPONENT NAME	ACRES
NcD	Nankin	15.44
NcB	Nankin	11.95
TOTAL		27.38



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Mike Matre, ALC, RF, ACF

Senior Advisor

mikem@saundersrealestate.com

Direct: **877-518-5263 x464** | Cell: **229-869-1111**

Professional Background

Mike Matre, ALC, RF, ACF is a Senior Advisor at Saunders Real Estate.

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 Cedar & Vine 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 \$80,000,000 in sales volume. He also actively manages clients' land properties in Georgia and Alabama.

Mike specializes in:

- Acreage and Estates
- Farms and Cropland
- Hunting and Recreational Land
- Timberland

ADVISOR BIOGRAPHY



Todd Davis

Senior Advisor

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Professional Background

Todd Davis is a Senior Advisor at Saunders Real Estate. He works from his office in Albany, Georgia, and specializes in the state's southwest region.

Todd is an accomplished real estate professional with 25 years of industry experience. His experience ranges from real estate investing, investment property sourcing, land and commercial development, and analysis and management in commercial banking specializing in investor financing and loan origination.

Todd has an accomplished record of successfully advising local, regional, national, and international clients with commercial acquisitions, lease obligations, asset repositions, and dispositions. He is a trusted leader in his industry, with highly-respected expertise regarding his clients' representation. Todd advises and facilitates transactions for investors in commercial, industrial, agricultural, recreational, timberland, plantations, pecan groves, and residential development. During the last four years, Todd has successfully closed over 90 transactions in multiple real estate disciplines.

Todd received a Bachelor's in Business Communications from Valdosta State University. He currently serves on the Executive Board of the Boys & Girls Club of Albany and the Advisory Board for Feeding the Valley Food Bank. Over the years, Todd has dedicated much of his time volunteering in his community. During his spare time, Todd enjoys hunting, fishing, and photography.

Todd specializes in:

- Investment
- Residential Development
- Commercial
- Industrial
- Agricultural
- Recreational
- Timberland
- Plantations
- Pecan Groves



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