



8/29/2023

Dear Matre Forestry Newsletter Subscribers,

As I prepare this latest Matre Forestry newsletter, Hurricane Idalia is approaching Florida and we are praying for all in its path. While much of Georgia & Florida has gotten dry and we need some rain, hopefully property damage and flooding from Idalia will be minimal. We hope all in and near its path are preparing.

Now on to some quick updates:

### **NEW LAND LISTINGS**

**Grey Hunt Farms of Worth County GA: +-1137 Acres, \$7,333,650**

View at <https://www.saundersrealestate.com/property-listings/grey-hunt-farms/>

Video coming soon! **AVAILABLE**



**Flynn Hunting & Timber Property in Lee County GA: +-196 Acres, \$1,450,400**

View at <https://www.saundersrealestate.com/property-listings/flynn-hunting-timber/>

**AVAILABLE**



**Lazer Creek Hunting & Cabin in Talbot County GA: +-262 Acres, \$1,090,000**

View at <https://www.saundersrealestate.com/property-listings/1773-harvey-ingram-road-woodland-ga-31836/>

**UNDER CONTRACT**

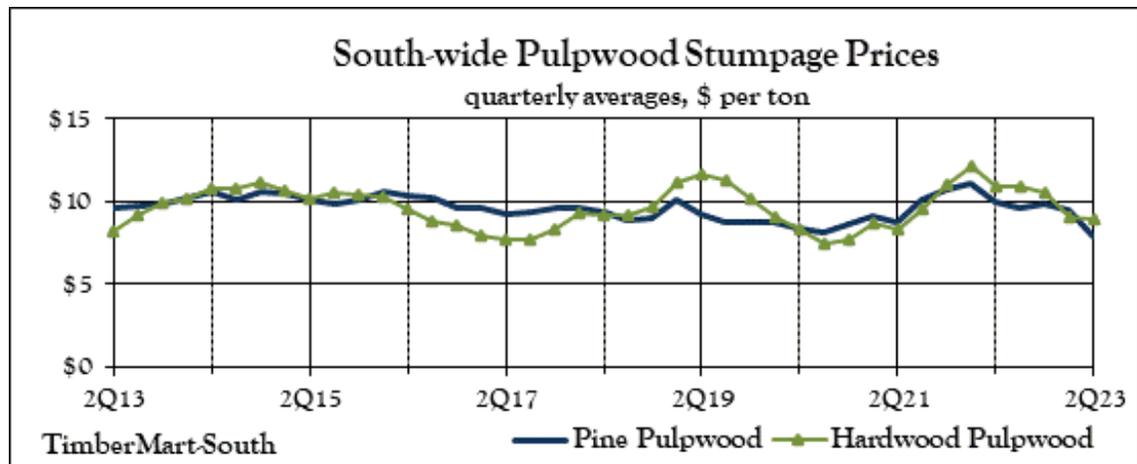
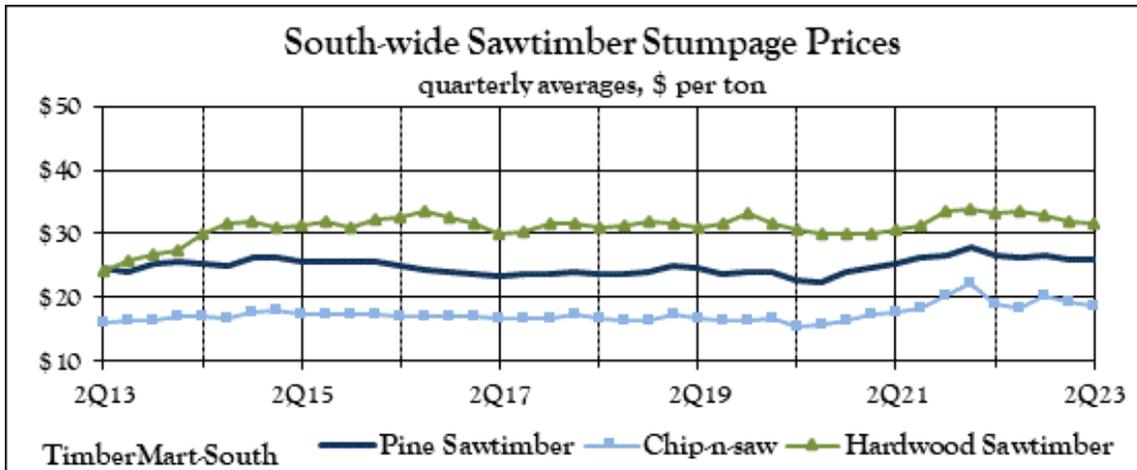


We are currently working on a few new listings coming to market soon, as well as some buyer broker deals, and an off market deal or two. The land market is still hot with a lot of buyers, tight inventory, and still lots of cash out there. Please contact me if I can help you with land sales, acquisitions, or management. I am also offering commercial and industrial real estate services as well, and fellow SVN Saunders Senior Advisor Todd Davis and I will be bringing an industrial land parcel to market soon in Lee County GA. Stay tuned or reach out for more information.

**TIMBER MARKET UPDATE**

The Sowega timber market was hot in 2022, but struggled in much of 2023, especially in the pulpwood sector. We have had a few good chip-n-saw and sawtimber sales lately, but with very poor pulpwood pricing, which were minor products in these sales. The feedback we keep getting is that pulpwood should start getting better soon, and soon can't come soon enough, as we do have clients needing to thin pulpwood, especially for management purposes. Well under \$10 per ton for pulpwood just isn't going to do it though.

Below are South-wide Average Prices compliments of <http://www.timbermart-south.com/index.html> :



While our Sowega timber markets consistently out perform the South-wide averages, the above graphs are helpful in seeing the general trajectory of the timber markets. We provide detailed timber pricing data to our clients as part of our timber sales & appraisal services.

**MANAGEMENT TIPS**

We are starting to see a lot of Florida trucks up here as expected this time of year, with hunters scrambling to get ready for deer season. With so many hunters in the woods from fall through spring, it is a great time to get a premium for timber, since so many hunters do not want logging on their property during hunting season. The funny thing is, logging during hunting season does not negatively impact hunter success rate, and actually can improve it. There is an old saying that says "the best deer stand is sitting on a loader after the loggers go home". So if you have been wanting to sell timber, now might be a good time to pull the trigger, even if you are an avid hunter.

As fall is fast approaching, we are wrapping up site prep spraying for tree planting, and we are about to start site prep burning. If you are planting pines this winter, hopefully you have prepped well and have seedlings reserved. Make sure your planting contractor plants fresh seedlings, correctly. Below is a couple of good reforestation videos. The first is on proper longleaf planting from the longleaf Alliance, and the other is on wet prone flatwoods site prep & reforestation by Rayonier:



Before we know it, late winter and early spring will be here which is prime time for woods burning. Did you know that 3 acres of properly thinned pines managed by prescribed fire can provide as much nutrients for deer as a one acre food plot? Learn more about the benefits of prescribed fire in the video below with yours truly and Bryant Peace:



## **PODCASTS**

To my surprise, I have recently been invited to two podcasts. If you do not have anything better to do, give them a listen and let me know what you think!

The first is audio only: <https://www.swgafarmcredit.com/news/here-we-grow-episode-four>

The second podcast and most recent is audio and/or video:



## "Land, an investment you can truly enjoy"

Mike Matre

**God bless America.**



Thank you very much for being a subscriber to the Matre Forestry Newsletter, a great way to keep up with our land listings, and receive occasional news regarding timber and land market conditions, land management and investment tips, and occasional giveaways. We would also invite you to like Matre Forestry on Facebook and Instagram and/or YouTube, and Mike Matre on LinkedIn. We keep our subscriber list confidential and you can unsubscribe at anytime.

Sincerely,

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