4/23/2022

LAND FOR SALE

MATRE FORESTRY CONSULTING, INC.
Est. 1999

Tract:	**Smith's Lazer Creek Tract**	**County:**	**Talbot**
Acres:	**295**	**State:**	**GA**
Price:	**$ 1,029,550**	**Cities:**	**+- 4 mi. to Manchester,**
per Acre:	**$ 3,490**		**10 mi. to Talbotton, 30 mi. to Columbus**

Webpage: https://www.matreforestry.com/properties.html

Listing Agent: **Mike Matre, Broker, Accredited Land Consultant, Registered Forester**

Contact Info: **229-869-1111** mike@matreforestry.com

Comments: Beautiful timber property, heavily timbered with +-1996 Planted Loblolly that was 2nd thinned in 2017 and gorgeous very mature hardwood. Much of the hardwood is suitable for conversion to planted pines, but may be to pretty to cut! Lazer Creek, which is a huge creek flows south through the middle of the property, and several tributary creeks feed Lazer Creek Ideal gently rolling topography and good soils. Excellent hunting. This tract has been in the same family for generations, and it would make a great legacy property for you.
Power, county water, and RV hookup are on the property. The famed Flint River and the Big Lazer Creek is only about 9 miles downstream as the crow flies.

Disclaimer: *All information is provided as a courtesy and is from sources deemed reliable, however, the accuracy of the information is not guaranteed. Terms of the offering are subject to change.*

Notices: *Shown by appointment only. Not for lease. Do not enter property without permission. Once you have permission from the Broker to enter the property, you enter at your own risk.*

Acres +-:	145 ac. 1996 Planted Loblolly Pine; 127 ac. Mature Upland & Bottom Natura Hardwood; 7 ac. Transmission Line R/W; 16 ac. Open and misc. non-timber		
Primary Use:	Timber, Hunting		
Secondary Use:			
Potential Use:	Agriculture, Homesites, Solar (Transmission Line on tract, Substation +-1.25 miles away), cattle, horses, lake sites		
Access:	0.6 mi. frontage on paved Chestnut Grove Rd. & 0.7 mi frontage on Hunsinger Rd, also known as McCrary Rd.		
Internal Access:	Good internal woods road network		
Timber:	Heavily timbered with mature planted pine and mature natural timber		
Ag.:	Ag. Conversion potential		
Water features:	County water on site, Lazer Creek, smaller creeks		
Improvements:	Power on site, woods road network, RV hookup		
Topo:	Mostly gentle roll	**Site:**	66% Upland, 17% Lowland, 17% Bottom
Soil:	Sandy loam, 3.2 capability (ideal for forestry & grazing, moderate for cultivation), 63.11 NCCPI, 74' to 90' Site Index for Natural Lobolly at Base Age 50		
Hunting:	Deer, turkey, small game. Hogs & ducks possibly. Talbot is a trophy managed county.		
Fishing:	Possible fishing in Lazer Creek. Public fishing on nearby Flint River and Big Lazer Creek WMA.		
Legal Descrip.:	Parcel 007 22920; LL 239, 240, 264, 265; LD 22; DB & Page 166 05		
Zoning:	Ag		
Restrictions	Conservation Use Value Assessment (CUVA) expiring 12/31/2025. CUVA		

	is a popular program with GA landowners that reduces property taxes.
Prop. Tax per Yr.:	$ 2,451
Coordinates:	32.8061 -84.6296
Address:	0 Chestnut Grove Rd, Shiloh GA 31826
Google Map Link:	https://maps.app.goo.gl/GZXGmNyn2mb3qnCf9
Interactive Map:	https://mapright.com/ranching/maps/ddd45ab99cf07b2d25745c50b6ccba1a/share
Directions:	Main entrance is on north side of Chestnut Grove Rd 1.1 mi. N. of Co. Rd. 116 or 2.1 mi. S of GA Hwy 41.
Survey:	If there is a survey on record, it is old. **Financing:** No seller finance
House:	N/A
Crop Basis:	N/A
Timber Cruise:	Not available. Timber value is significant. Serious prospects may cruise the timber if desired, with permission from Matre Forestry.
Nearby Public Lands:	Big Lazer Creek WMA, Callaway Gardens, Roosevelt State Park, Pine Mountain, Spreewell Bluff WMA, Blanton Creek Wildlife Management Area

Georgia Deer Registry for Talbot County GA:

Hunter/Owner	Record Type	Score	County	Method	Year
Harold Cole	Typical	174 3/4	Talbot	Firearms	1985
Jim Sams	Typical	164	Talbot	Firearms	2016
David L. Newman	Typical	163 3/4	Talbot	Firearms	1997
Suzette Childers	Typical	156	Talbot	Firearms	1985
Jerr C. Jones	Typical	152 3/4	Talbot	Firearms	1978
Vernie Grant	Typical	152 5/8	Talbot	Firearms	1977
Greg Locke	Typical	151 7/8	Talbot	Firearms	1987
Greg Locke	Typical	150	Talbot	Firearms	1993
Wayne Fowler	Typical	148 1/4	Talbot	Firearms	1983
Mark Glaccum	Typical	144 7/8	Talbot	Archery	1989
Rob Green	Typical	137 5/8	Talbot	Archery	2016
John Roland	Typical	130 1/2	Talbot	Archery	2015
Jerry Roland Jr.	Typical	127 3/4	Talbot	Archery	2017

+-295 Acres FOR SALE Northwest Talbot County GA; Broker Mike Matre 229-869-1111 www.matreforestry.com ; Pictures 2/7/2022

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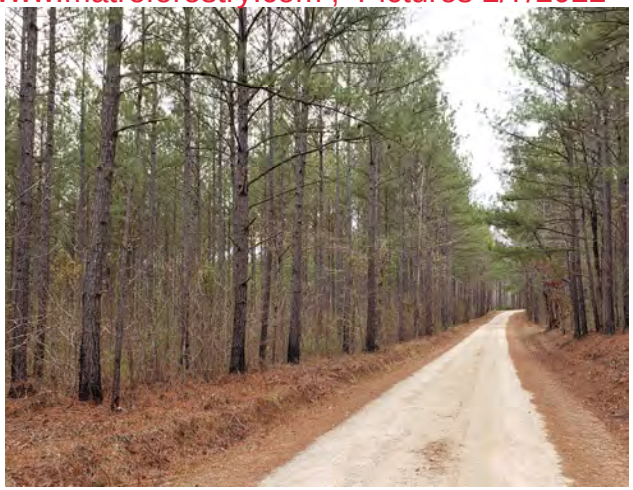

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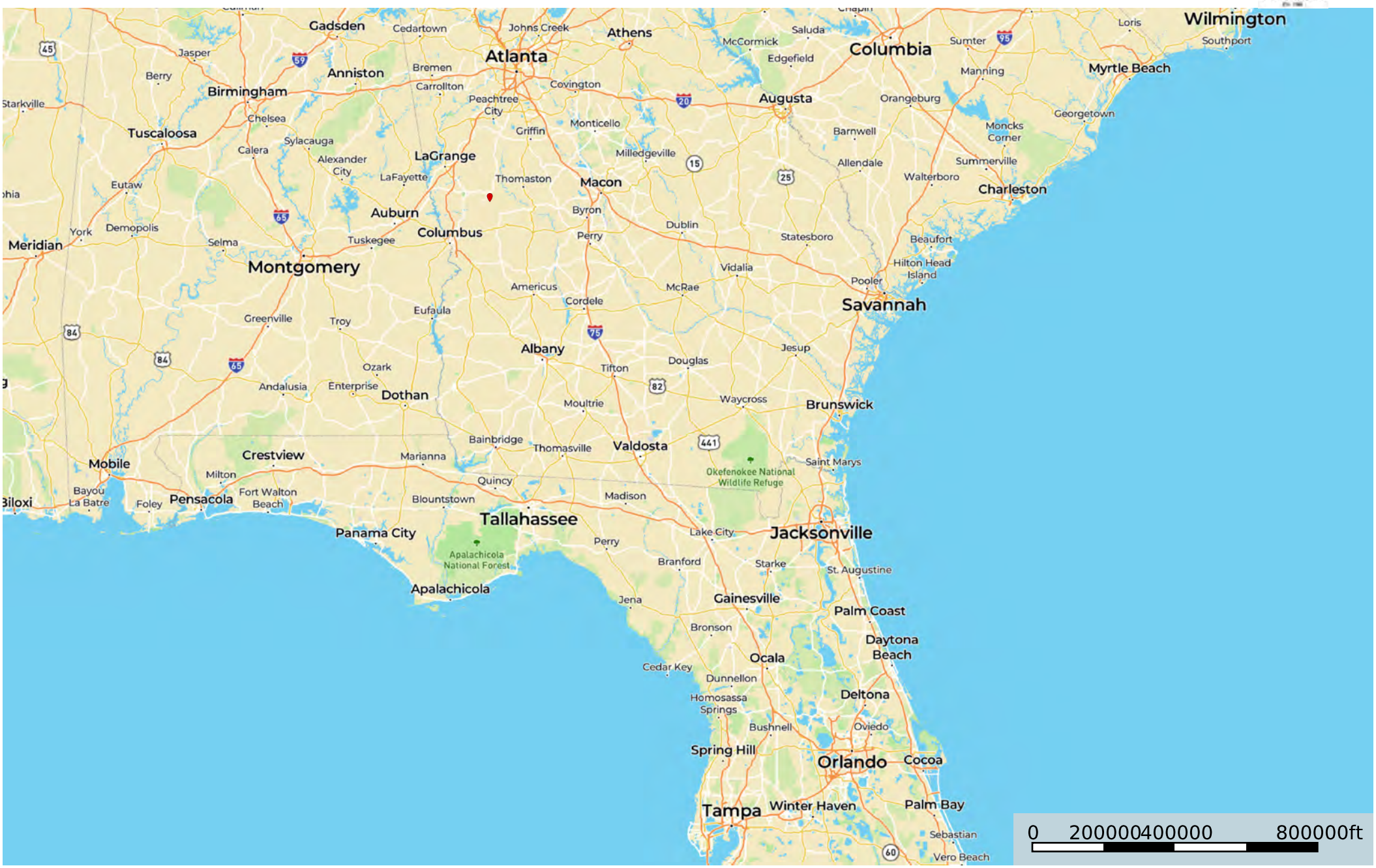
Smith's Lazer Creek Tract

Talbot County, Georgia, 295 AC +/-



Tract Location

Boundary

Mike Matre

P: 229-639-4973 mike@matreforestry.com 123 Hugh Rd, Leesburg GA 31763

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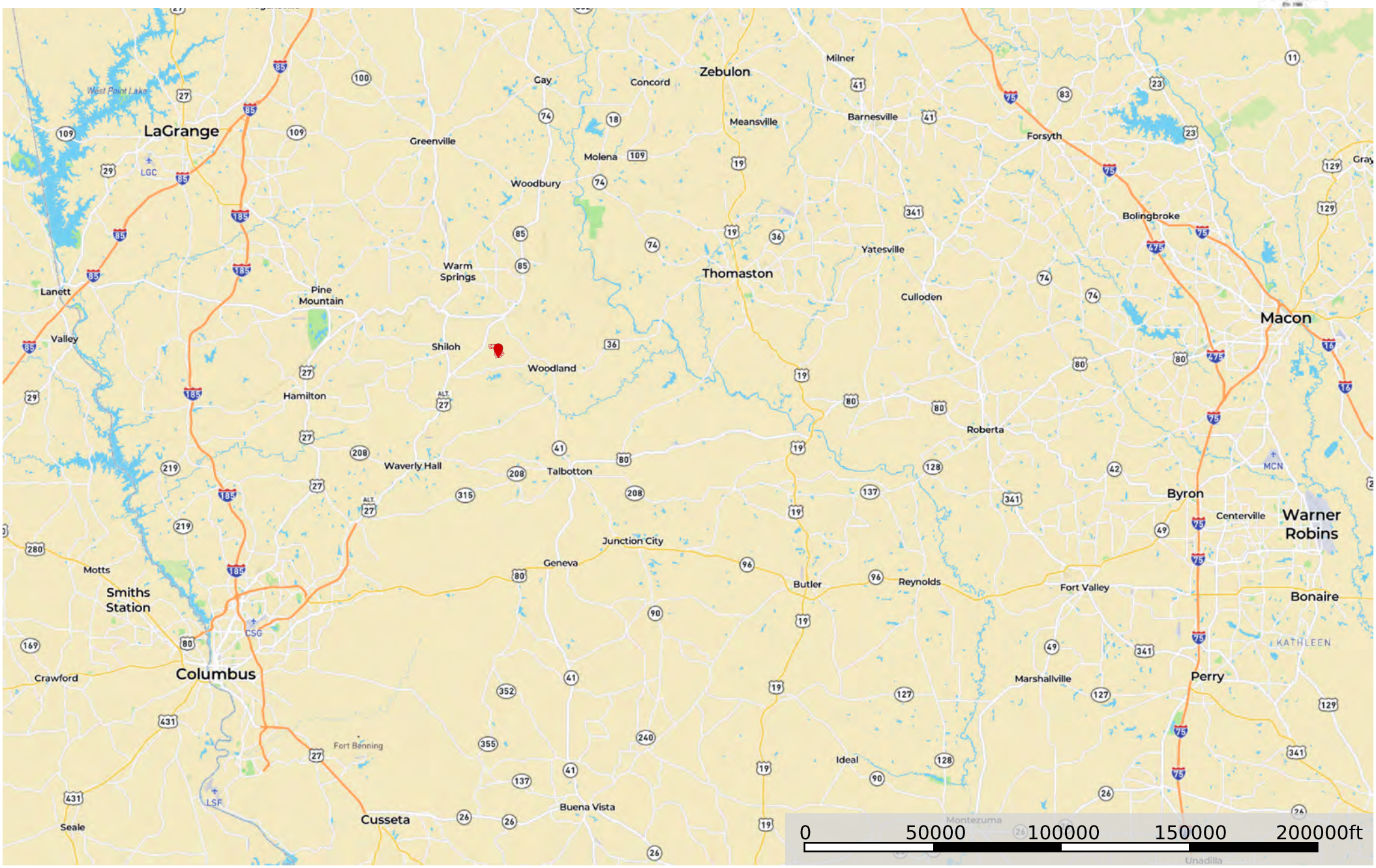
Smith's Lazer Creek Tract

Talbot County, Georgia, 295 AC +/-



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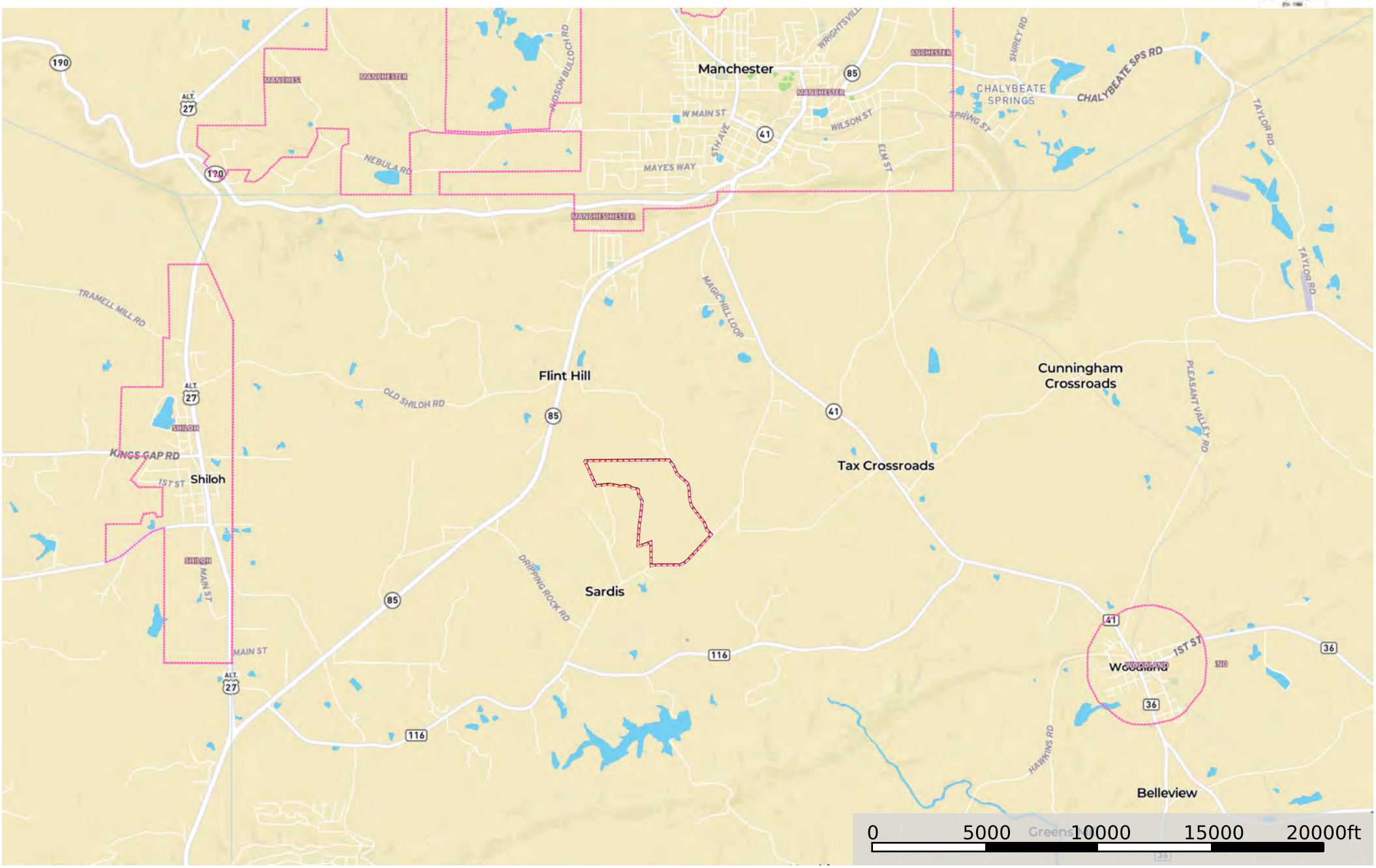

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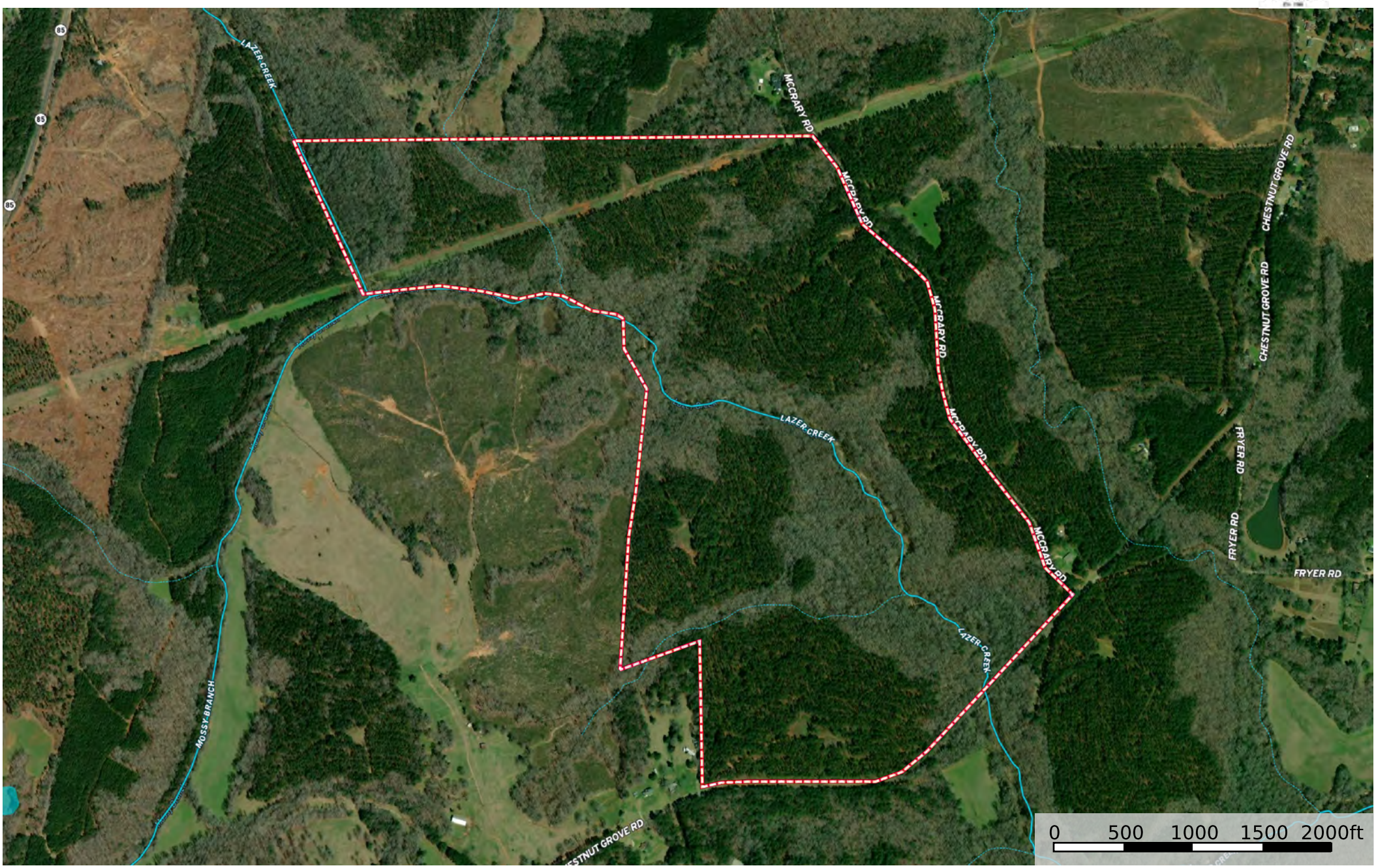

Boundary | Stream, Intermittent | River/Creek | Water Body

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Joyce B Smith Family Partnership
Parcel 007 22920; LL 239, 240, 264, & 265; 22nd Land District
NW Talbot County GA
+-295 Acres

Stand 1: Upland Planted Loblolly Pine
2nd Thinned 2017,
+-144.9 acres

Stand 2: Mature Hardwood (mostly hard bottom, some upland),
+-127.3 acres

Non-Timber: +-20.1 acres

Total: +-292.3 GIS acres (may differ from taxed/deed/plat acres)
(GIS = Geographic Information System mapping software)

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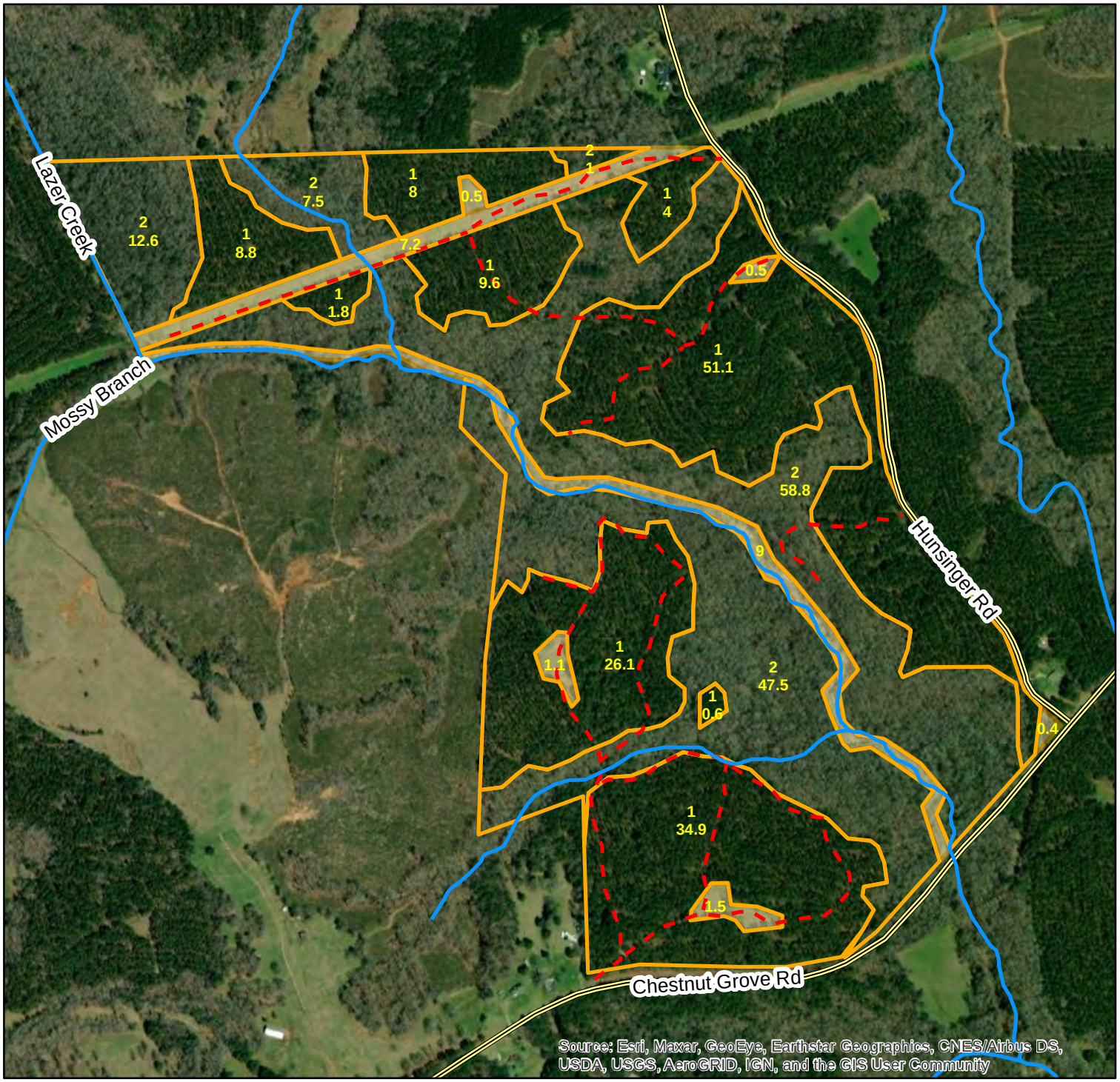

Legend
- Streams
- tr_roads
- Lines
- Stands
- NonTimber

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Est. 1999

N W E S

www.matreforestry.com
Albany GA 229-639-4973

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

1 inch equals 0.15 miles

0 330 660 1,320 Feet

1:9,525 1 in = 793.8 feet

Date: 2/15/2022

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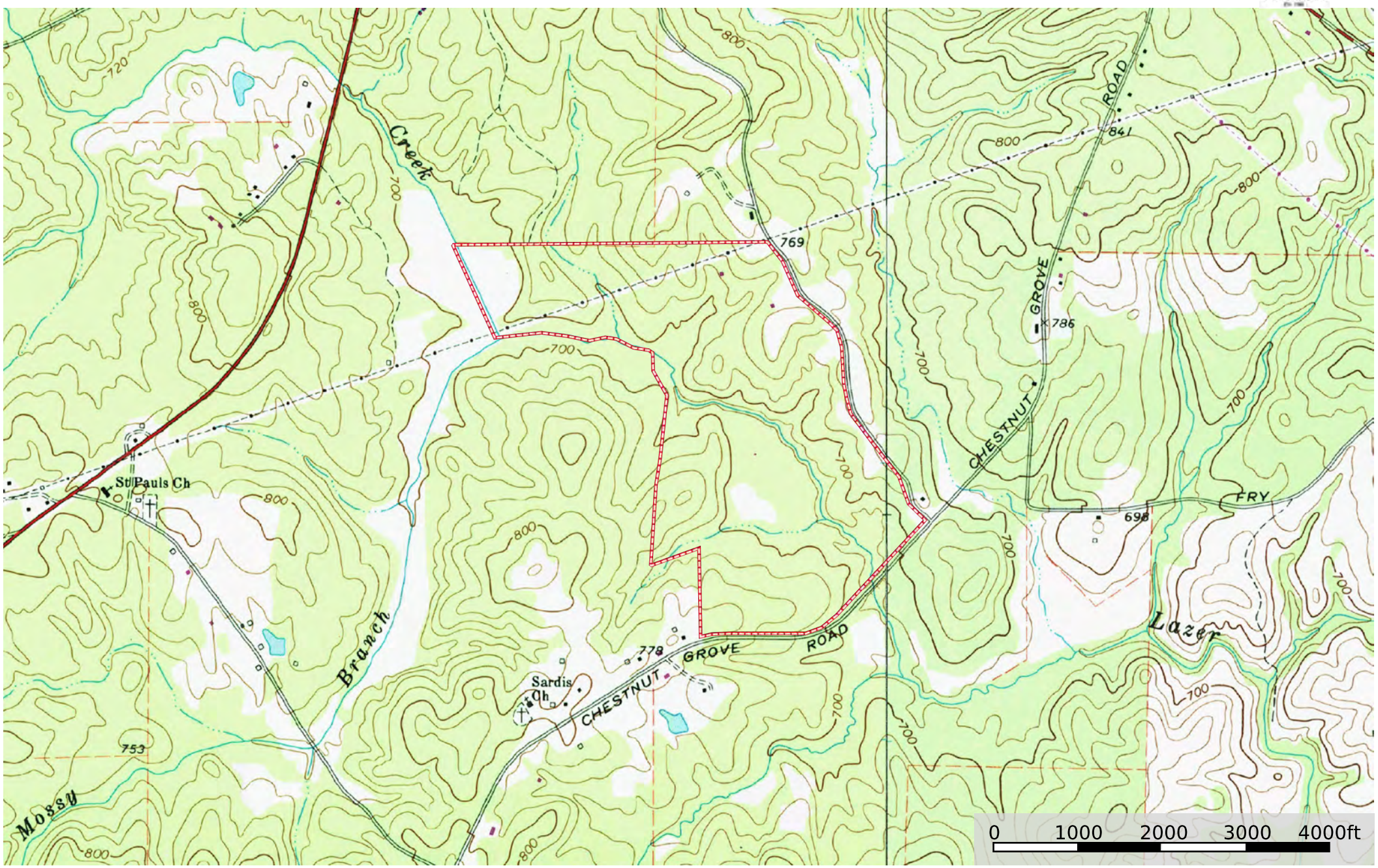

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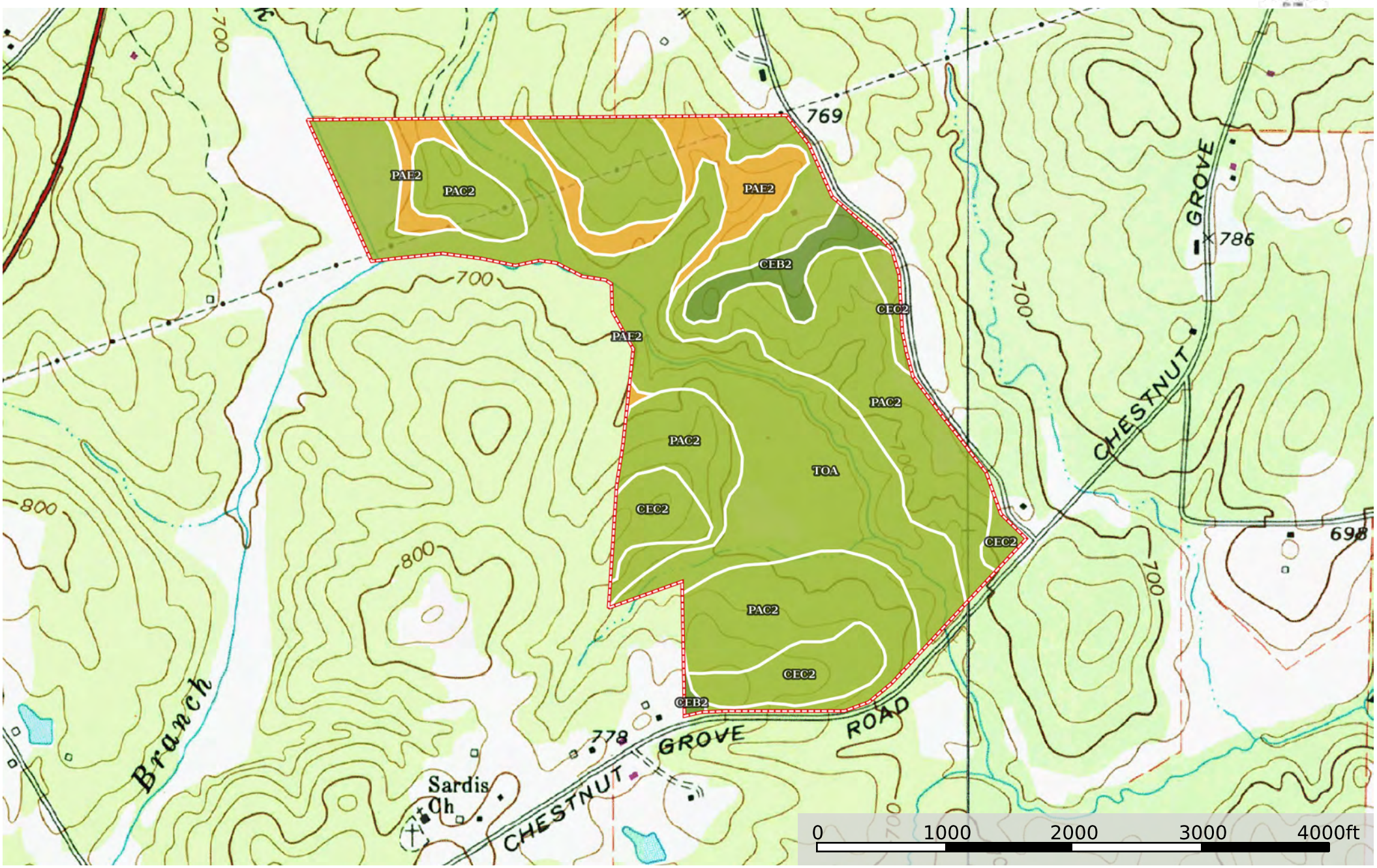

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| Boundary 293.91 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PaC2	Pacolet sandy loam, 6 to 10 percent slopes, moderately eroded	132.24	44.99	0	64	3e
ToA	Toccoa sandy loam, 0 to 2 percent slopes, frequently flooded	101.5	34.54	0	62	3w
CeC2	Cecil sandy loam, 6 to 10 percent slopes, moderately eroded	26.76	9.11	0	69	3e
PaE2	Pacolet sandy loam, 15 to 25 percent slopes, moderately eroded	23.2	7.89	0	53	6e
CeB2	Cecil sandy loam, 2 to 6 percent slopes, moderately eroded	10.21	3.47	0	70	2e
TOTALS		293.9(*)	100%	-	63.11	3.2

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.