

**Matre Forestry Consulting, Inc.**

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Suite 204  
Albany GA 31707  
Office (229) 639 4973 Fax (229) 255 2910  
[www.matreforestry.com](http://www.matreforestry.com)



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1/18/2019

Re: +-199 Acres Harris County GA (Turntime Branch Tract 2 of 2)

Dear Prospective Land Buyers,

We are pleased to offer for sale the following property:

## **Harris GA 199 (Turntime Branch Tract Tract 2 of 2), West Central Georgia Land for Sale Harris County GA Tract, 199 Acres +- \$725,000; \$3643 per Acre**

- Excellent timber and hunting property with development potential in growing South Harris County GA. Paved road frontage, creeks, Turntime Branch, 2007 Planted Loblolly Pine, aesthetic mature pine and hardwood timber and rolling terrain. Higher and Better Use ( HBU ) timber property. ADDITIONAL PROPERTY AVAILABLE.
- DISCLAIMER: All information is provided as courtesy and deemed to be from reliable sources, however, the accuracy of the information is not guaranteed by Matre Forestry nor the seller.
- NOTICES: Please call to schedule a showing and/or to obtain permission to enter the property. Matre Forestry and the seller are not liable for any accidents or injuries that may occur during property inspections. Anyone entering the property must have permission, and enters the property at their own risk.
- TRACT WEBSITE: <https://www.matreforestry.com/harris-ga-199.html>
- LISTING BROKER: Matre Forestry Consulting, Inc.
- LISTING AGENT: Mike Matre, Broker, RF, ALC, ACF; 229-869-1111 ; [mike@matreforestry.com](mailto:mike@matreforestry.com)
- ACCESS: GA Highway 208 (+-100' road frontage)
- TIMBER RESOURCES: Mature pine and hardwood timber, 2007+- Planted Loblolly Pine. See timber map by clicking files in the interactive map.
- AGRICULTURE RESOURCES: The tract is in timber, but there are areas suitable for conversion to agriculture purposes, especially pasture for horses or cows.
- HUNTING & HABITAT: Excellent wooded habitat with plenty of water and acorns and native browse. There are a couple of small openings planted as food plots. Additional openings could be easily created.
- IMPROVEMENTS: Roads, firebreaks. A new entrance and entrance woods road is contracted to be constructed as of 1/18/19.

- WATER RESOURCES: creeks (one creek is named Turntime Branch), marsh area (natural wet weather pond)
- UTILITIES: Power line, cell service, county water, cable, phone along road frontage.
- CURRENT USE: Hunting, timber, fishing, Higher and Better Use ( HBU ) Timberland
- POTENTIAL USE: Homesites, Residential Development, Ideal for Permanent Conservation Easement
- LEGAL DESCRIPTION: Parcel 068 015; LL 9 DIST 21; Part of LL 8 DIST 21 & LL 248 & 249 DIST 21, Part of Parcel 068 017
- ZONING: AG/Timber
- RESTRICTIONS (OTHER THAN NORMAL ZONING AND COUNTY WIDE ORDINANCES): None.
- LEASES: Hunting lease. Can be cancelled at closing.
- PROPERTY INCOME: Periodic Timber Income Potential, Leasing of hunting Rights Potential, Development Potential
- SOIL: Sandy Loam. See soil map by clicking files in the interactive map.
- TOPOGRAPHY: Gently Rolling, some flat and some rolling and some steep. 0% to 25% slopes +-
- COORDINATES (LAT. & LONG.): 32.6939 -84.8253
- ELEVATION: 600' - 685' +-
- OTHER: Additional +-119 acres available. See Harris County GA 119 Tract (Tract 1 of 2). Also, Additional +-2 acres and house available, but must grant current tenant a life estate at current rental rate, Contact Mike Matre at 229-869-1111 for more information on the 2 acres and house.

NOTE: To make sure you stay up to date with our land and timber offerings, market information, management tips, and current events important to landowners - please sign up for the Matre Forestry newsletter at <https://www.matreforestry.com/newsletter.html> .

We appreciate your interest in the sale. Please contact us anytime to schedule a showing, or if we can help you sell, buy, or manage land.

Sincerely,

Mike Matre, ALC, ACF, RF  
 President, Matre Forestry Consulting, Inc.  
 Georgia & Alabama Registered Forester (GA# 2486, AL# GA2486)  
 Georgia & Alabama Licensed Real Estate Broker  
 Mobile (229) 869-1111  
[mike@matreforestry.com](mailto:mike@matreforestry.com)



*Established in 1999, Matre Forestry Consulting, Inc. of Albany, Georgia is a full service forestry consulting company and real estate brokerage. On behalf of our clients, our services include timber sales & management, land sales and acquisitions, timber inventories/cruising, appraisals, marking, prescribed burning, reforestation, GPS & GIS mapping, investment & market analysis, contract forestry services, wildlife habitat improvement, and hunting plantation development.*

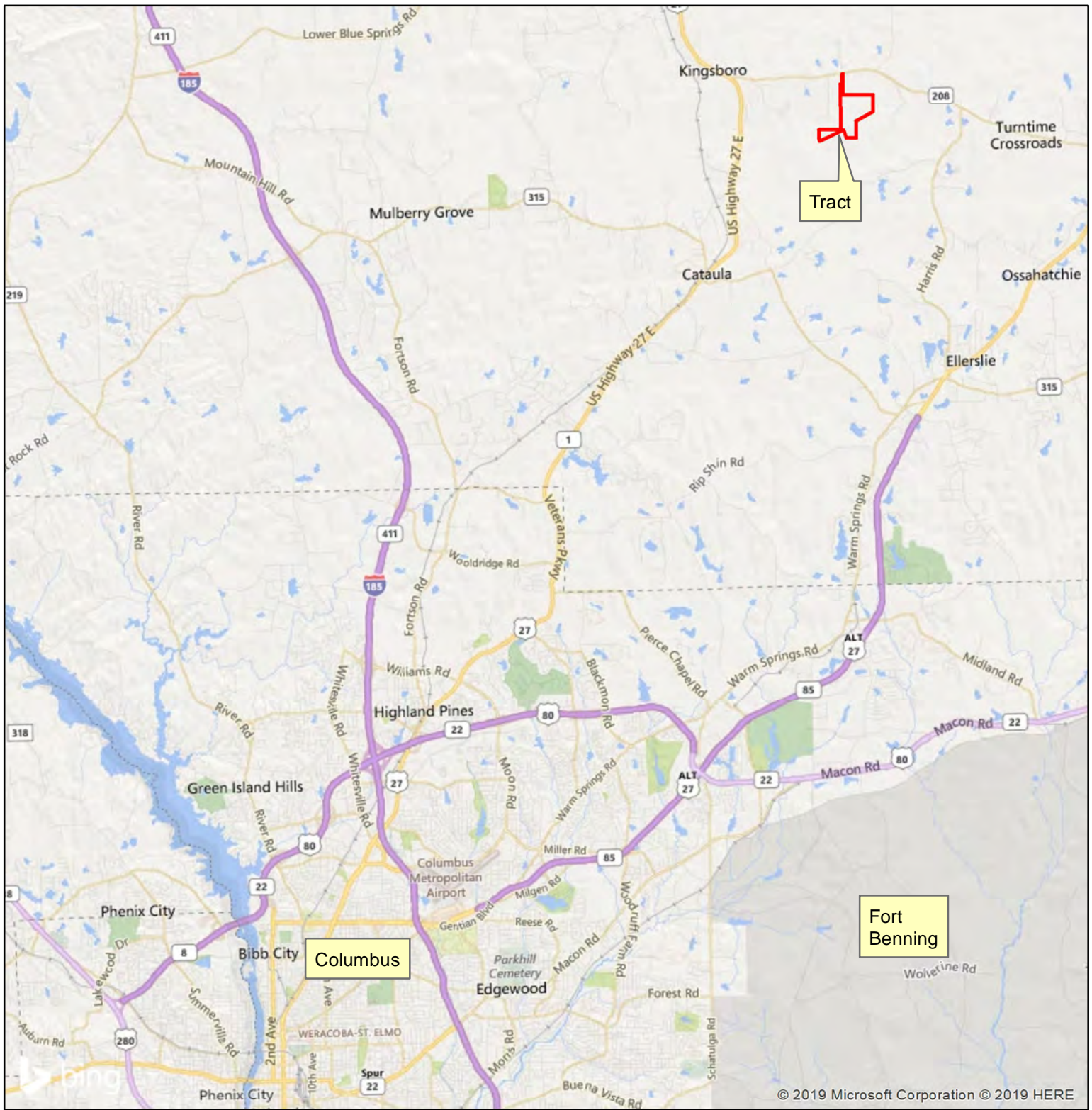












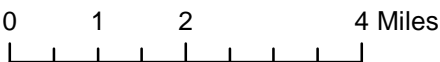
**Harris GA 199 Tract (Tract 2 of 2)**  
**Turntime Branch Tract 2**  
**+198.672 Acres (from Plat)**  
**Harris Co GA**

Key:  
 MaUPH = Mature Upland Pine Hardwood  
 MaUHP = Mature Upland Hardwood Pine  
 MaBH = Mature Bottomland Hardwood  
 (Bottomland may contain upland, slope & bottom)



Parcel 068 015; LL 9 DIST 21  
 Part of Parcel 068 017  
 LL 8 DIST 21 & LL 248 & 249 DIST 21

1:138,362 1 inch equals 11,530.17 feet



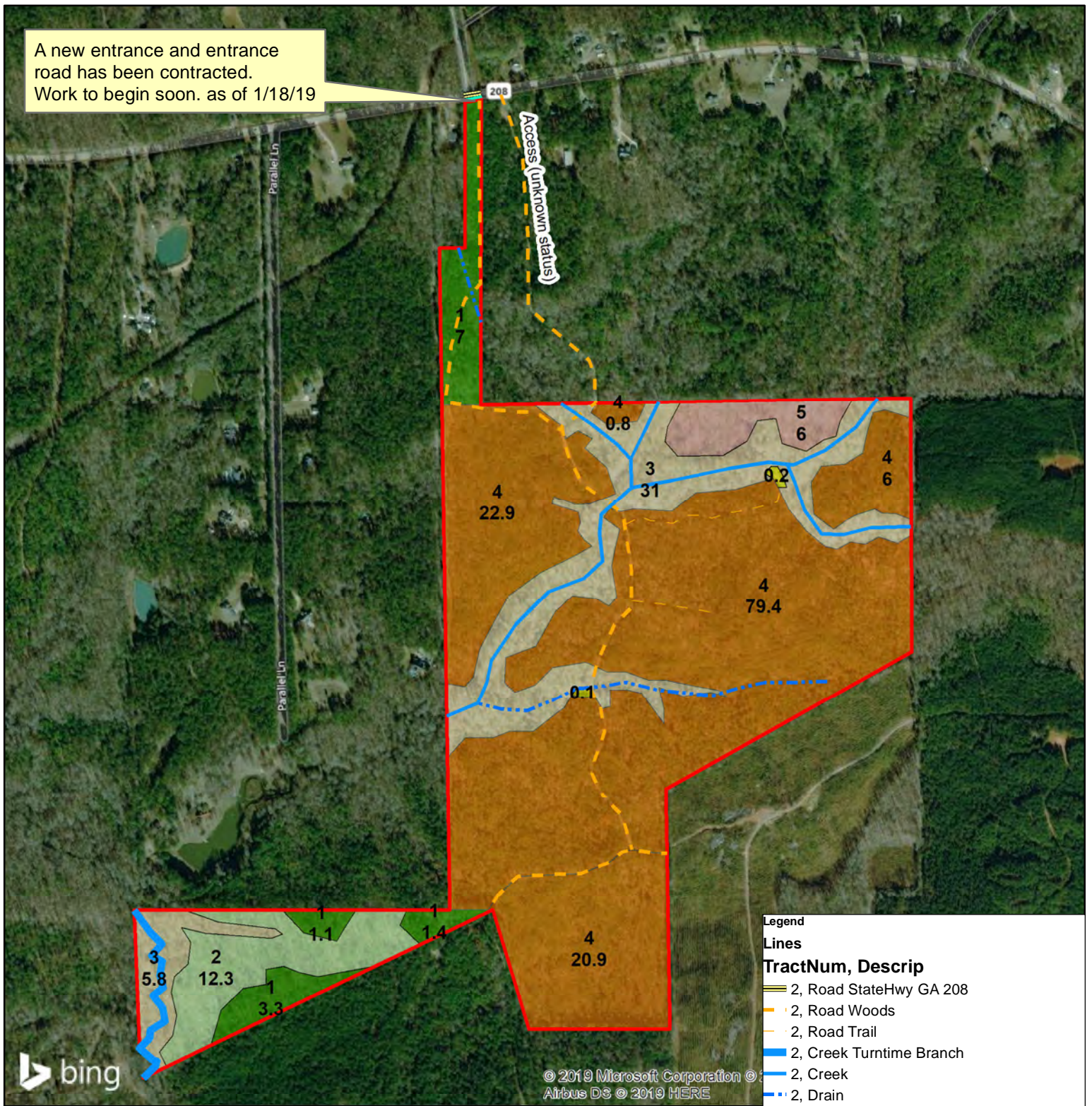
Date: 1/18/2019

Legend	
TractNum	TractName
2	Harris GA 199

Disclaimer: Map information is not guaranteed.  
 Map is intended for management purposes.  
 www.matreforestry.com 229-639-4973



A new entrance and entrance road has been contracted. Work to begin soon. as of 1/18/19



**Legend**

**Lines**

**TractNum, Descrip**

- 2, Road StateHwy GA 208
- 2, Road Woods
- 2, Road Trail
- 2, Creek Turntime Branch
- 2, Creek
- 2, Drain
- 2, R/Wpower

**TractNum, TractName**

- 2, Harris GA 199

**TractNum, StrataNum, Label, Acres+-**

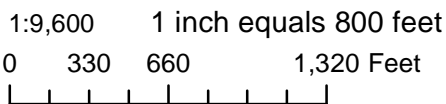
- 2, 201, MaUPH, 12.8ac
- 2, 202, MaUHP, 12.3ac
- 2, 203, MaBH, 36.8ac
- 2, 204, 2007UPLB, 129.9ac
- 2, 205, 2007UHP, 12.3ac, 6.0ac
- 2, Open, 0.3ac

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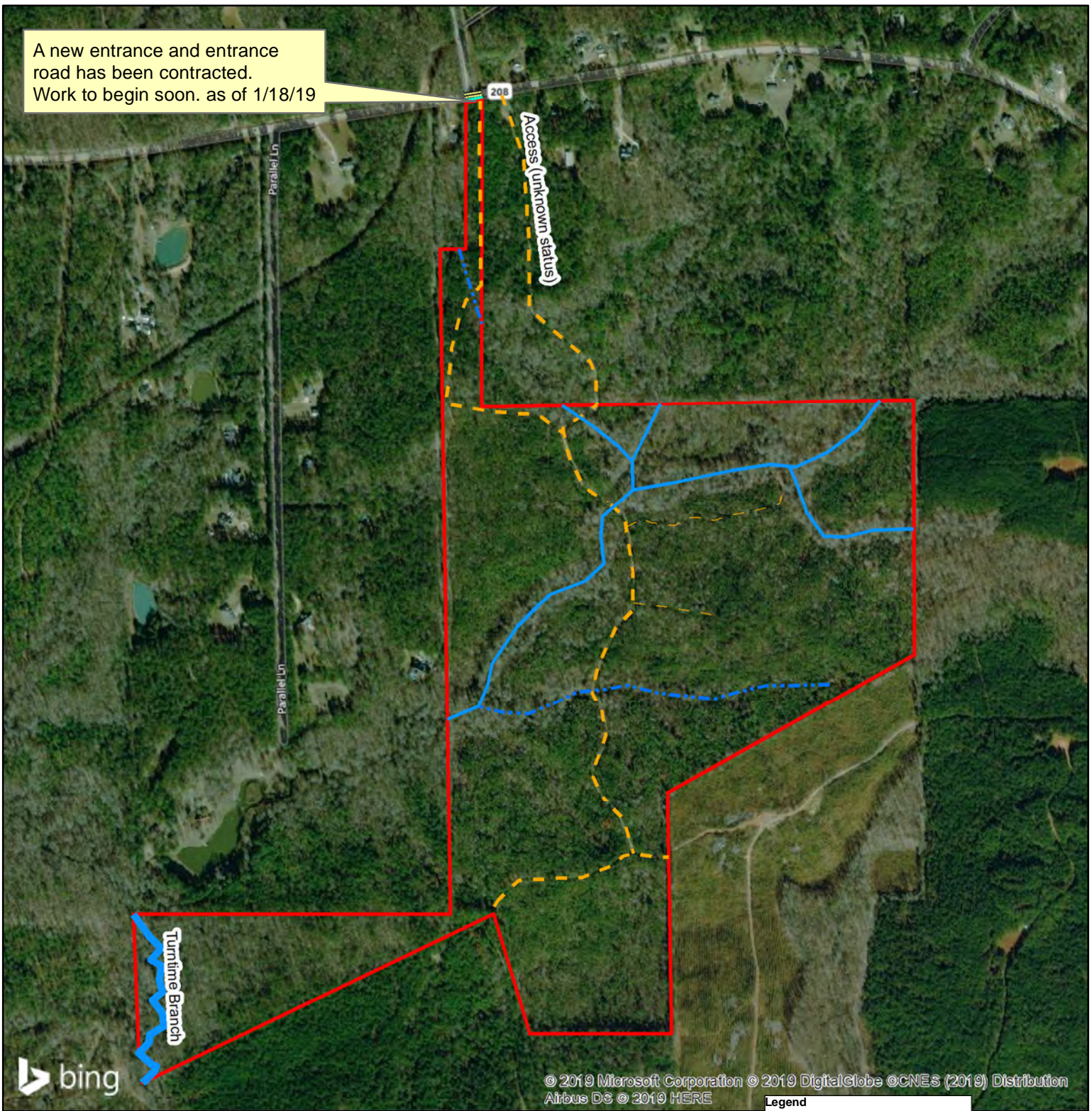


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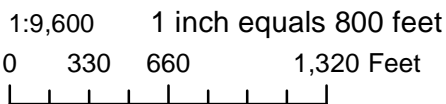


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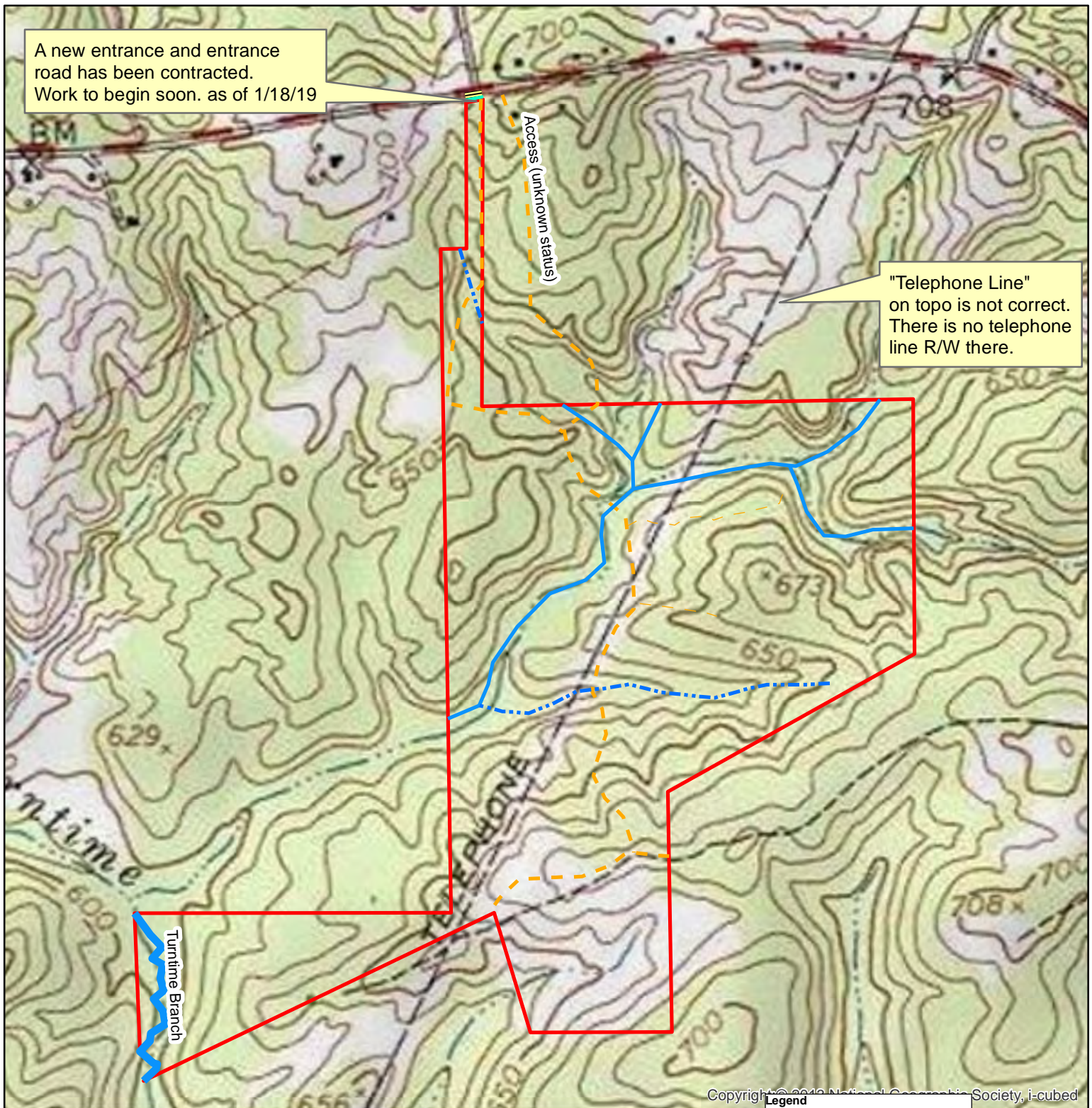


Date: 1/18/2019

Legend	
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TractNum, TractName	
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Access (unknown status)

"Telephone Line" on topo is not correct. There is no telephone line R/W there.

Turntime Branch

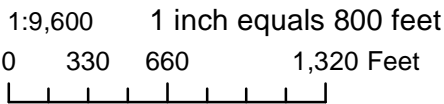
Copyright © 2019 National Geographic Society, i-cubed

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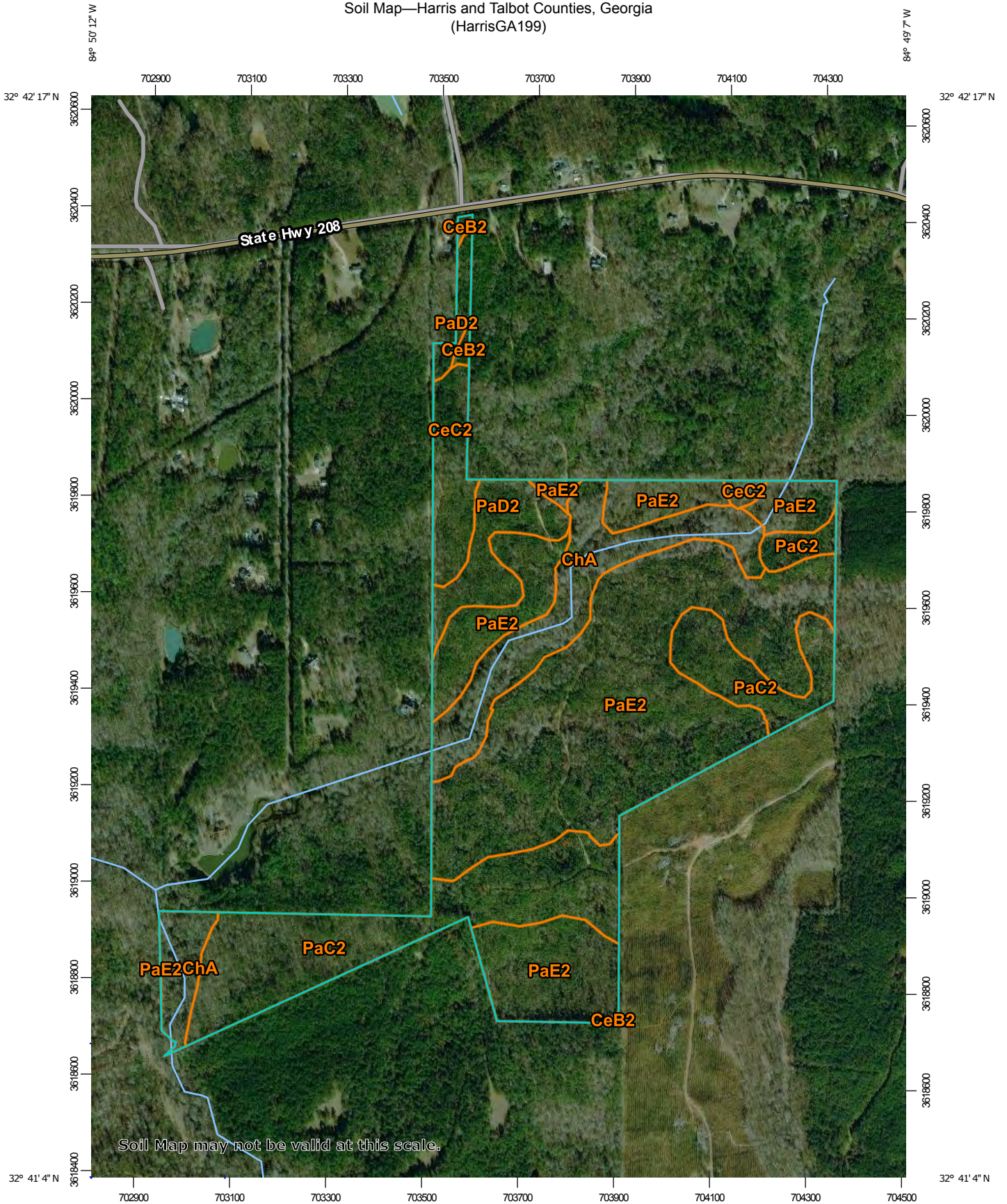
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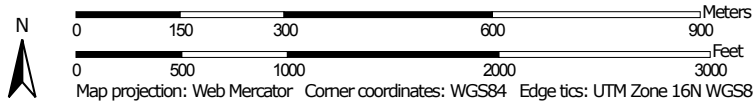
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Soil Map—Harris and Talbot Counties, Georgia  
(HarrisGA199)



Map Scale: 1:10,900 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84





## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CeB2	Cecil sandy loam, 2 to 6 percent slopes, moderately eroded	0.9	0.5%
CeC2	Cecil sandy loam, 6 to 10 percent slopes, moderately eroded	9.2	4.7%
ChA	Chewacla loam, 0 to 2 percent slopes, frequently flooded	26.4	13.3%
PaC2	Pacolet sandy loam, 6 to 10 percent slopes, moderately eroded	45.9	23.1%
PaD2	Pacolet sandy loam, 10 to 15 percent slopes, moderately eroded	11.7	5.9%
PaE2	Pacolet sandy loam, 15 to 25 percent slopes, moderately eroded	104.1	52.5%
<b>Totals for Area of Interest</b>		<b>198.1</b>	<b>100.0%</b>



## Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
CeB2	Cecil sandy loam, 2 to 6 percent slopes, moderately eroded	85	0.9	0.5%
CeC2	Cecil sandy loam, 6 to 10 percent slopes, moderately eroded	82	9.2	4.7%
ChA	Chewacla loam, 0 to 2 percent slopes, frequently flooded		26.4	13.3%
PaC2	Pacolet sandy loam, 6 to 10 percent slopes, moderately eroded	74	45.9	23.1%
PaD2	Pacolet sandy loam, 10 to 15 percent slopes, moderately eroded	74	11.7	5.9%
PaE2	Pacolet sandy loam, 15 to 25 percent slopes, moderately eroded	74	104.1	52.5%
<b>Totals for Area of Interest</b>			<b>198.1</b>	<b>100.0%</b>

### Description

The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

### Rating Options

*Units of Measure:* feet

*Tree:* loblolly pine

*Site Index Base:* Coile, Schumacher 1953 (690)

*Aggregation Method:* Dominant Component

*Component Percent Cutoff:* None Specified

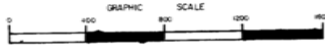
*Tie-break Rule:* Higher

*Interpret Nulls as Zero:* No



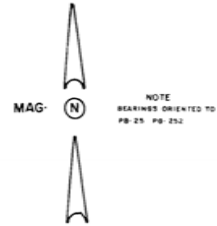
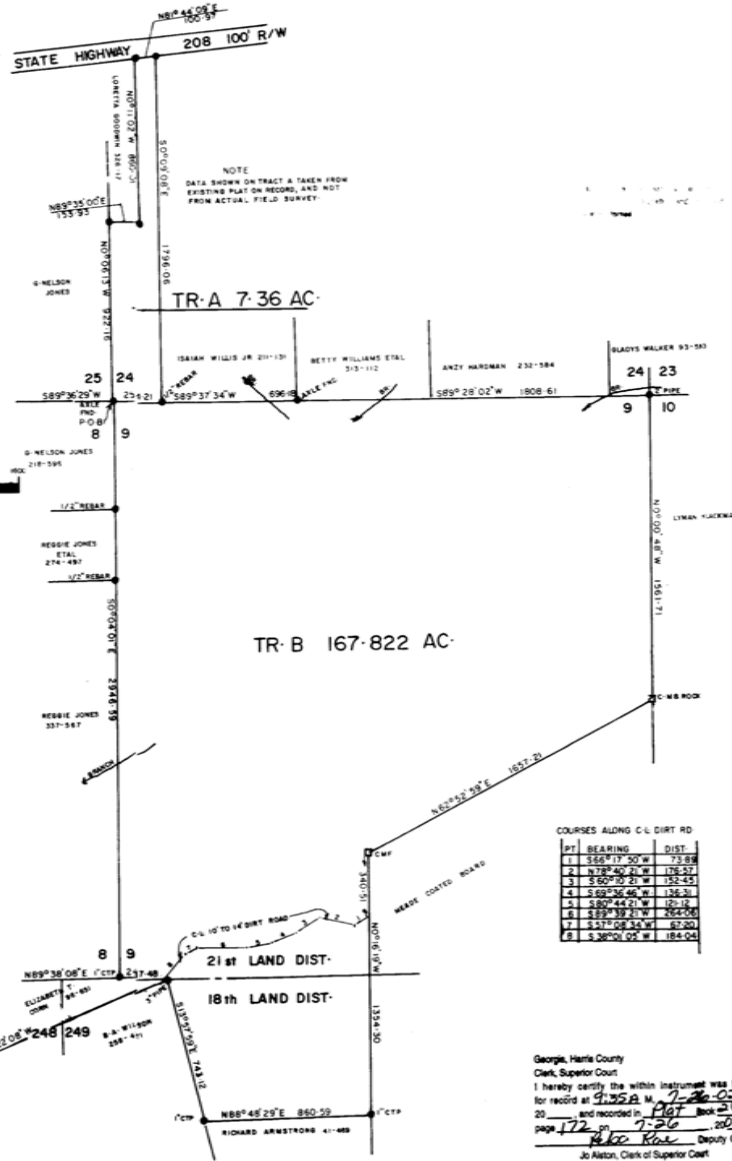
FIELD EQUIPMENT USED  
ON THIS SURVEY  
TOPCON GTS-2110 TOTAL STATION

ONE PLAT SYMBOL IS TO  
REPRESENT ONE HUNDRED FEET



The field observation which is the basis for this plat was made on 06/20/02. The original plat was signed in blue ink by Robert A. Moreland.

THIS PLAT HAS BEEN CALCULATED TO ACCURACY WITHIN ONE HUNDRED THOUSANDTHS OF AN INCH.



APPROVAL BASED ON COMPLIANCE WITH HARRIS COUNTY SUB-DIVISION REGULATIONS ONLY. ORIGINAL SIGNED IN BLUE INK. *[Signature]* Harris County Community Development

Georgia, Harris County  
Clerk, Superior Court  
I hereby certify the within instrument was filed for record as PLAT 7-26-02 and recorded in PLAT Book 210 page 172 on 7-26 2002 by Robert A. Moreland Deputy Clerk  
Jo Alston, Clerk of Superior Court



PLAT FOR  
MRS ELIZABETH T. CORN OF LAND IN L# 9 & 24 21st LAND DIST.  
L# 249 18th LAND DIST. HARRIS COUNTY GEORGIA  
JUNE 26, 2002 SCALE 1" = 400'



## EXHIBIT A

BK 0612 PG 0092

TRACT NUMBER ONE:

All that tract or parcel of land consisting of 121.18 acres, more or less, situate, lying and being in Land Lot Number 8 and 25 of the 21st Land District of Harris County, Georgia, and more particularly described as follows:

Beginning at the point which marks the Southwest corner of said Land Lot Numbered 8 in said District and extending from thence North 1 degree 58 minutes West along the West boundary line of said Lot a distance of 3007.42 feet to the point which marks the Northwest corner of said Land Lot Numbered 8 and the Southwest corner of said Land Lot Number 25; and extending thence North 1 degree 58 minutes West along the West boundary line of said Land Lot Number 25 a distance of 1439.37 feet to a point on the South right of way line of the public road running from U.S. Highway 27 to Waverly Hall, Georgia; thence Easterly along said South right of way line a distance of 1256.80 feet; thence South 1 degree 54 minutes East a distance of 624.19 feet; thence South 78 degrees 15 minutes West a distance of 73.95 feet; thence South 1 degree 54 minutes East a distance of 3831.95 feet to a point on the South boundary line of said Land Lot Number 8; thence South 87 degrees 50 minutes West along said South boundary line a distance of 1176.97 feet to the point of beginning. All in accordance with a Plat of Survey by Thomas L. French, Jr. dated February 27, 1960, filed in Harris County, Georgia, in Plat Book One at Page 304, reference to said Plat being hereby made for a more complete and accurate description.

TRACT NUMBER TWO:

All that tract or parcel of land consisting of 23.49 acres, more or less, situate, lying and being in Land Lot Number 248 and 249 of the 18th Land District of Harris County, Georgia and more particularly described as follows:

Beginning at a point on the North boundary line of said Land Lot Number 248, said point being fixed a distance of 1176.97 feet North 87 degrees 50 minutes East from the original Southwest corner of Land Lot Number 8 in the 21st Land District of Harris County, Georgia, and extending thence from said point of beginning South 2 degrees East a distance of 959.10 feet; thence North 63 degrees 18 minutes East a distance of 2333.64 feet to a point on the North boundary line of said Land Lot Number 249 in said 18th Land District; thence South 87 degrees 34 minutes West along the North boundary line of said Land Lot 248 and 249 a distance of 2021.18 feet to the point of beginning. All in accordance with a Plat of Survey by Thomas L. French, Jr., dated February 27, 1960, filed in Harris County, Georgia, in Plat Book One at Page 304, reference to said Plat being hereby made for a more complete and accurate description.