MATRE FORESTRY CONSULTING, INC.
Est. 1999

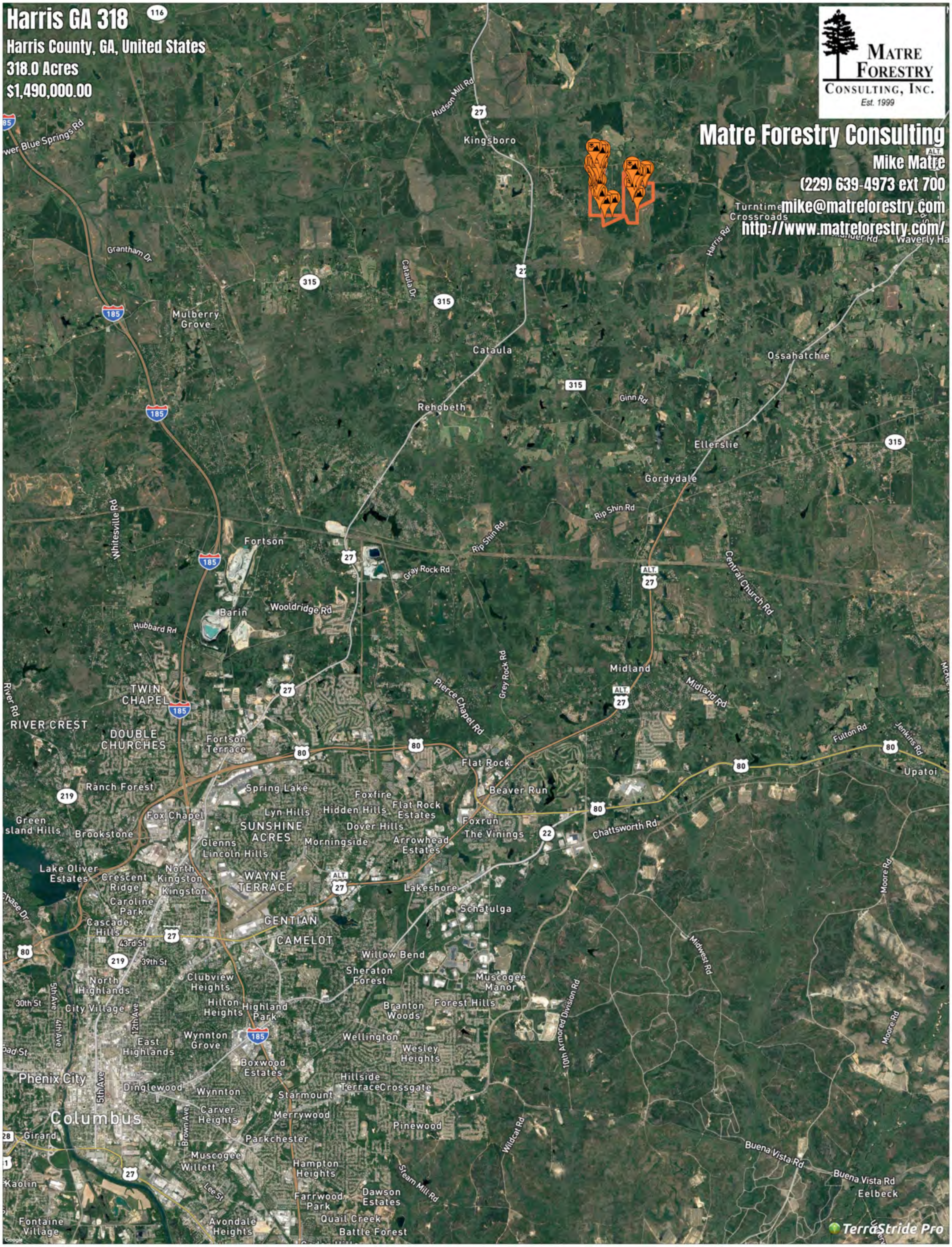
www.matreforestry.com , 2549 Lafayette Plaza Dr Ste 204, Albany GA 31707, 229-639-4973

PROPERTY OVERVIEW
+-318 ACRE TURNTIME BRANCH TRACT
South HARRIS COUNTY GA

NARRATIVE (see property and offering specifications below narrative):
The +-318 acre Turntime Branch Tract is ideally located in growing south Harris County GA, just around 15 miles to all the great shopping and dining north Columbus GA has to offer, only about 20 miles to downtown Columbus, and only about 25 miles to Fort Benning. This beautiful timber property with a lake and creeks is ideal for a planned residential development, a perfect hunting property with great homesites, or a great candidate for a Permanent Conservation Easement. Large acreage tracts are near impossible to find in south Harris County Georgia, so contact us today to schedule your showing. Will consider selling divided. The Turntime Branch Tract is located in the area of Harris County GA classified "Developing Suburban Area (Rural Residential)", according to the Harris County GA 2014 Comprehensive Master Plan, prepared by The River Valley Regional Commission. See the Plan at http://harriscountyga.gov/community-development/ .
TRACT WEBSITE: https://www.matreforestry.com/harris-ga-318.html
ATTENTION: West Central Georgia Land for Sale; Timber Timberland Hunting Hunting Land Investment. Higher and Better Use (HBU), Residential Development Tract, Creeks, lake
DISCLAIMER All information is believed to be reliable and from reliable sources, but the information is not guaranteed. The offering is subject to change.
LAST UPDATED: 1/30/2019
NOTICES: Shown by appointment only. Do not enter without permission. The property is for sale, not for lease. See attached files/documents for more info.
TRACT: Harris GA 318 (TURNTIME CREEK TRACT)
LISTING BROKER: Matre Forestry Consulting, Inc. of Albany GA. Established in 1999, Matre Forestry assists clients with land sales, acquisitions, and management. Contact us today. Licensed in GA & AL.
LISTING AGENT: Mike Matre, Broker, Accredited Land Consultant, Association of Consulting Foresters. 229-869-1111 mike@matreforestry.com ; & Zack Geer, Agent at Matre Forestry Consulting, Inc., 904-349-1837 , zack@matreforestry.com
COUNTRY: US **STATE:** GA **COUNTY:** Harris
ACRES +-: 318 acres
ASKING PRICE PER ACRE: $3,995 per acre **ASKING PRICE TOTAL:** $1,270,410
PRIMARY USE: Higher and Better Use (HBU), Ideal for Residential Development, Timber, Hunting, Fishing, Ideal for Permanent Conservation Easement

PROPOSED/POTENTIAL USE: Higher and Better Use (HBU), Ideal for Residential Development, Timber, Hunting, Fishing, Ideal for Permanent Conservation Easement
LEGAL DESCRIPTION: Par 068 017 LL 8 LD 21; Par 068 015 LL 9 LD 21
ZONING: Ag/Forestry
CURRENT ANNUAL FARM RENT: $0
ESTIMATED TIMBER VALUE: Mature Pine and Hardwood, pre-Merch Planted Pines
HUNTING & RECREATION: Great hunting tract for deer and turkey. Fishing.
CROP BASIS: N/A
SOILS: Dominant upland soils are Pacolet sandy loam, 15 to 25 percent slopes, & Pacolet sandy loam, 6 to 10 percent slopes
WATER RESOURCES: county water, lake, drains, small creeks, Named Creek (Turntime Branch)
TOPOGRAPHY: Rolling
LOCATION/ACCESS: Frontage on paved GA Hwy 208 in Harris County GA. There is a good network of woods roads, trails, and firebreaks.

Can be divided: See https://www.matreforestry.com/harris-ga-119.html and https://www.matreforestry.com/harris-ga-199.html


Harris GA 318
Harris County, GA, United States
318.0 Acres
$1,490,000.00
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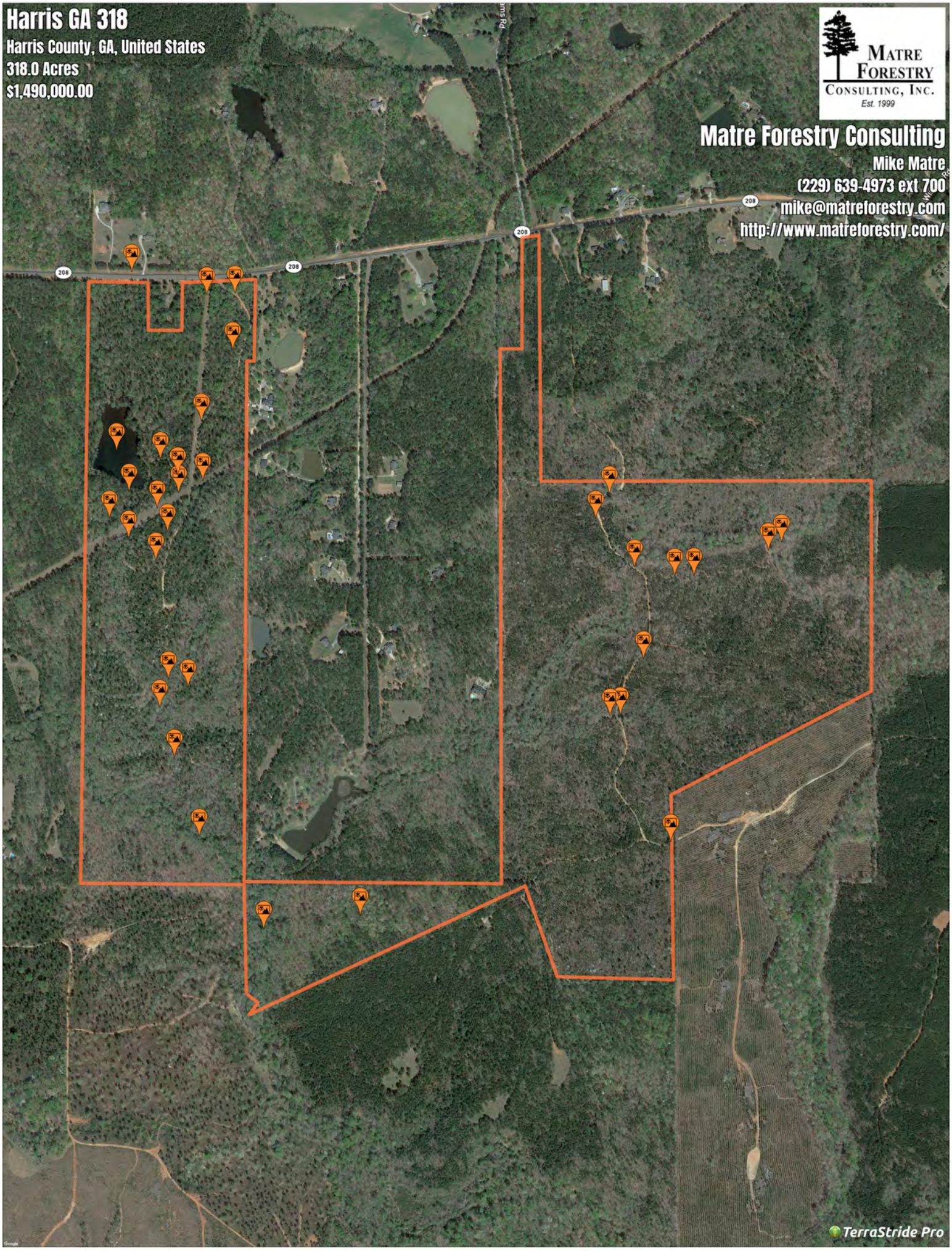
Mike Matre
(229) 639-4973 ext 700
mike@matreforestry.com
http://www.matreforestry.com/
Kingsboro
Hudson Mill Rd
Turntime Crossroads
Harris Rd
Grantham Rd
Mulberry Grove
Catauala Dr
Cataula
Rehobeth
Ossahatchie
Ginn Rd
Ellerslie
Gordydale
Rip Shin Rd
Whitesville Rd
Fortson
Gray Rock Rd
Central Church Rd
Barin
Wooldridge Rd
Hubbard Rd
Grey Rock Rd
Midland
Midland Rd
Pierce Chapel Rd
River Rd
Twin Chapel
River Crest
Double Churches
Fortson Terrace
Flat Rock
Fulton Rd
Jenkins Rd
Upatoi
Ranch Forest
Spring Lake
Beaver Run
Foxfire
Flat Rock Estates
Hidden Hills
Lyn Hills
Fox Chapel
Green Island Hills
Brookstone
Sunshine Acres
Dover Hills
Foxrun
The Vinings
Chattsworth Rd
Glenns
Morningside
Arrowhead Estates
Lincoln Hills
Lake Oliver Estates
Crescent Ridge
North Kingston
Kingston
Wayne Terrace
Lakeshore
Moore Rd
Caroline Park
Schatulga
Cascade Hills
Gentian
43rd St
Camelot
Midwest Rd
Willow Bend
39th St
North Highlands
Clubview Heights
Sheraton Forest
Muscogee Manor
30th St
5th Ave
City Village
4th Ave
12th Ave
Hilton Heights
Highland Park
Branton Woods
Forest Hills
10th Armored Division Rd
East Highlands
Wynnton Grove
Wellington
Wesley Heights
Boxwood Estates
Phenix City
5th Ave
Dinglewood
Wynnton
Hillside Terrace
Crossgate
Starmount
Columbus
Carver Heights
Merrywood
Pinewood
Girard
Parkchester
Wildcat Rd
Brown Ave
Muscogee Willett
Hampton Heights
Buena Vista Rd
Eelbeck
Kaolin
Lee St
Steam Mill Rd
Farrwood Park
Dawson Estates
Quail Creek
Fontaine Village
Avondale Heights
Battle Forest
TerraStride Pro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208
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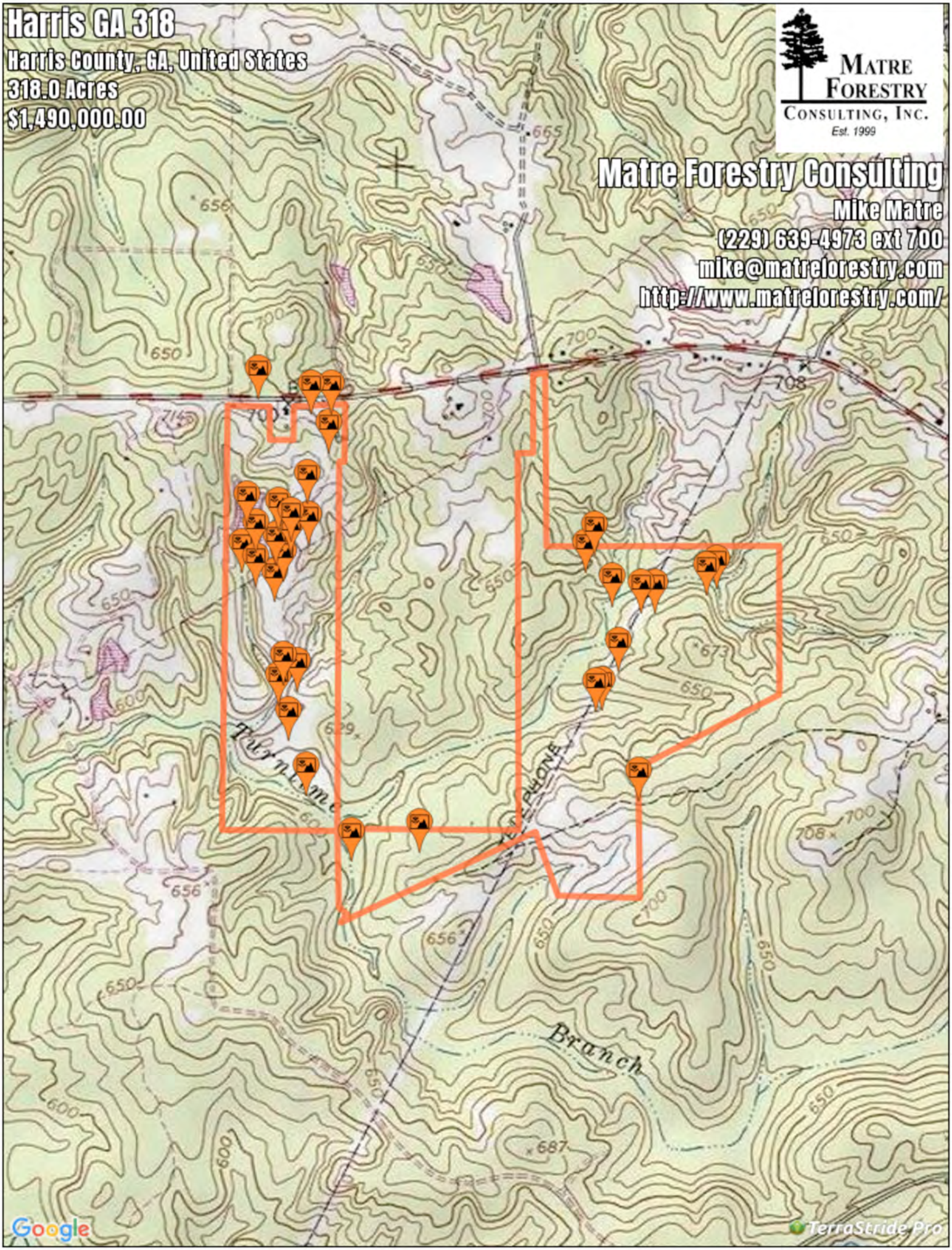
TerraStride Pro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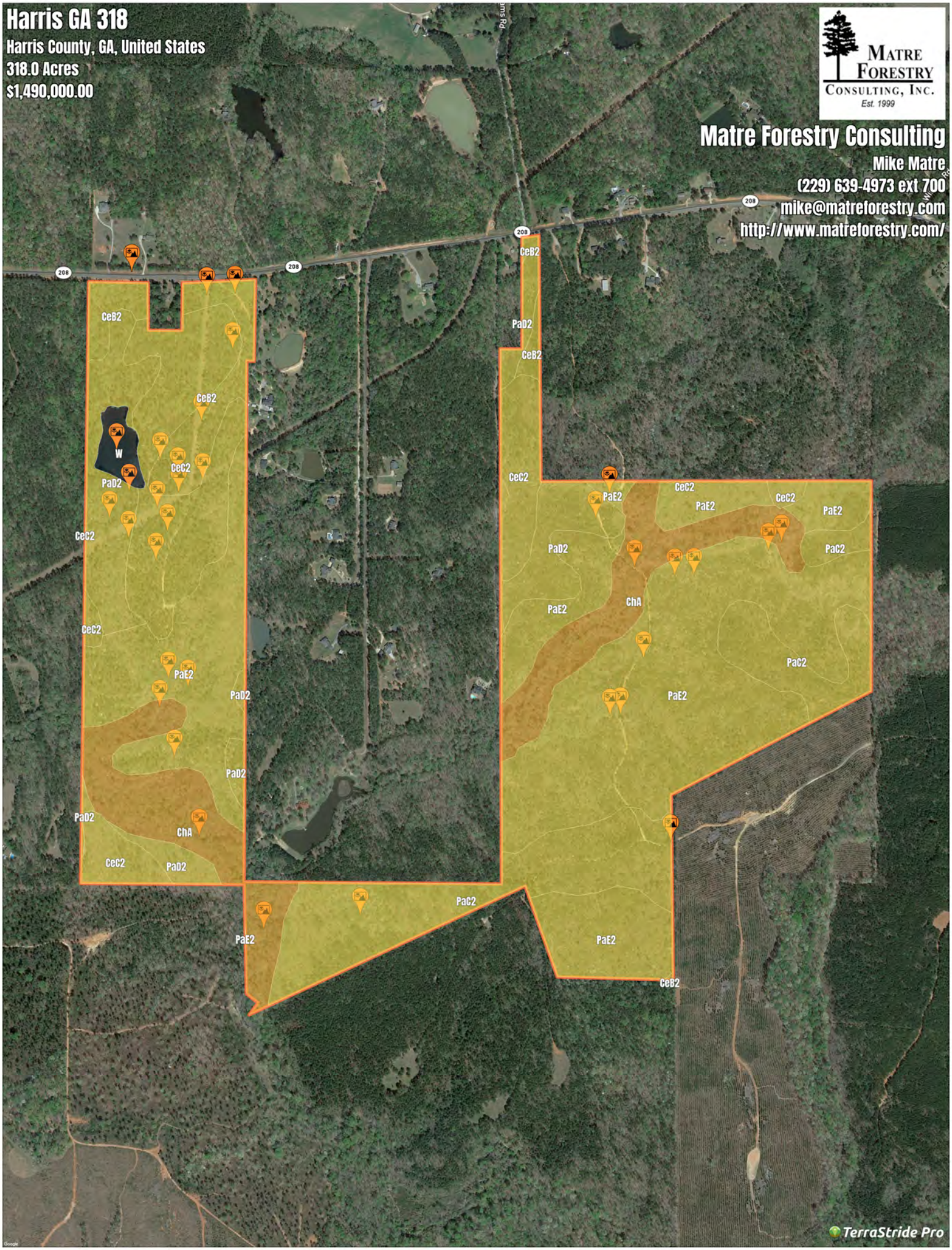
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208
CeB2
PaD2
CeC2
PaE2
PaC2
ChA
W
TerraStride Pro

Harris GA 318

Soil Report

Symbol	Map Unit Description	Farmland class	Area (AC)	Available Water Storage (0-150cm - Weighted Average)	Flooding Frequency (Maximum)	Drainage Class (Dominant Condition)	Drainage Class (Wettest Component)	Hydric Classification	Water Table Depth (Annual Minimum)	Water Table Depth (April to June Minimum)	Bedrock Depth (Minimum)	Soil Order
PaE2	Pacolet sandy loam, 15 to 25 percent slopes, moderately eroded	Not prime farmland	136	18.0	None	Well drained	Well drained	0	0	0	0	Ultisols
PaC2	Pacolet sandy loam, 6 to 10 percent slopes, moderately eroded	Farmland of statewide importance	47	18.0	None	Well drained	Well drained	0	0	0	0	Ultisols
CeC2	Cecil sandy loam, 6 to 10 percent slopes, moderately eroded	Farmland of statewide importance	45	20.9	None	Well drained	Well drained	0	0	0	0	Ultisols
ChA	Chewacla loam, 0 to 2 percent slopes, frequently flooded	Not prime farmland	43	25.1	Frequent	Somewhat poorly drained	Somewhat poorly drained	5	41	41	0	Inceptisols
PaD2	Pacolet sandy loam, 10 to 15 percent slopes, moderately eroded	Not prime farmland	27	18.0	None	Well drained	Well drained	0	0	0	0	Ultisols
CeB2	Cecil sandy loam, 2 to 6 percent slopes, moderately eroded	All areas are prime farmland	16	20.9	None	Well drained	Well drained	0	0	0	0	Ultisols
W	Water	Not prime farmland	3.29	0.0				0	0	0	0	

Harris GA 119 Tract (Tract 1 of 2)
Turntime Branch Tract 1
+-119.18 Acres (from Plat)
Harris Co GA

Part of Parcel 068 017
LL 8 DIST 21 & LL 248 & 249 DIST 21
Disclaimer: Map information is not guaranteed.
Map is intended for management purposes.
www.matreforestry.com 229-639-4973

N

1:7,920 1 inch equals 660 feet

0 330 660 1,320 Feet

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

Matre Forestry Consulting, Inc.
Est. 1999

Date: 1/14/2019

Legend

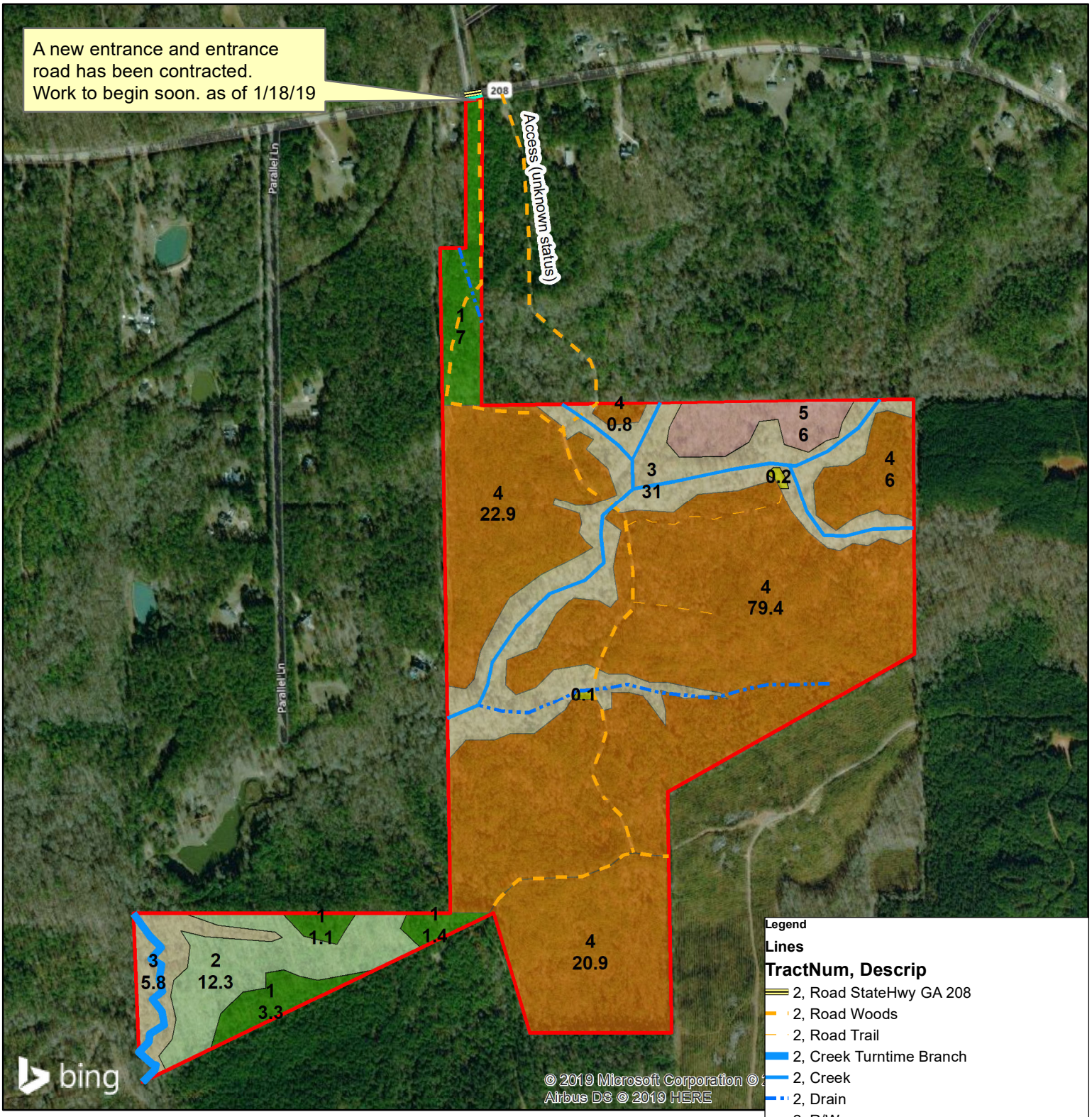
Lines

TractNum, Descrip
- 1, Road StateHwy
- 1, Road Woods
- 1, Road Trail
- 1, Creek Named
- 1, Creek
- 1, Drain
- 1, R/Wpower
- 1, R/Wgas

TractNum, TractName
- 1, Harris GA 119

TractNum, StrataNum, Label, Acres+-
- 1, 101, MaUPH, 53.8ac
- 1, 102, MaUHP, 8.6ac
- 1, 103, MaBH, 47.5ac

TractNum, Label, Acres+-
- 1, Lake, 4.2ac
- 1, Open, 2.6ac
- 1, R/Wgas, 2.8ac



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

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

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

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

TractNum, Label, Acres+-
- 2, Open, 0.3ac

N

1:9,600 1 inch equals 800 feet

0 330 660 1,320 Feet

Matre Forestry Consulting, Inc.
Est. 1999

Date: 1/18/2019

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