Disclaimer: The property information is provided as a courtesy and is deemed to have come from reliable sources, however, the reliability of the information is not guaranteed.

$1,072,210 - - 358 acres

GA 31827

- Talbot County

Recreational Property | Timberland | Hunting Land

https://www.matreforestry.com/talbot-county-ga-358.html

Contact Listing Broker Mike Matre, ALC, ACF, RF
Cell 229-869-1111, Office 229-639-4973
mike@matreforestry.com

On Richland Creek & Lots of Mature Timber

State	County	City	Zip
Georgia	Talbot County	Talbotton	31827

Address	Price	Acreage	Bedrooms
	$1,072,210 - $2995 per Acre	358 acres	0

Baths
0

Will divide into Tract 1 at 220 acres or Tract 2 at 138 acres. Divided price is $3450 per acre. Tracts 1 & 2 combined is offered at $2995 per Acre. Tracts 1 & 2 are contiguous and are separated by an old road bed.

Description

Brand new listing as of today 9/16/2022, so check back soon for additional pictures and more, but better yet, go ahead and contact us to schedule your showing!

Being on the +-358 acre Richland Creek Tract in trophy managed Talbot County GA is reminiscent of being in a national forest, with nearly wall to wall mature pine and hardwood timber. Conveniently located between Columbus and Macon GA and in the same family for two generations, the aesthetic Richland Creek Tract has 1.2 miles of frontage on Richland Creek. Richland Creek is a major tributary to the famed Flint River just a little under 8 miles downstream from the tract (as the crow flies). Wait, it gets even better: You will own both sides of Richland Creek for +-0.5 miles of the creek frontage, and it is easy to cross in multiple spots for hunting, or even logging. There are an additional +-1.2 miles of un-named creeks and +-1.9 miles of drains on the tract. There is a 1.3 acre nice pond at the north end of the property. The pond is shared with another large landowner. So, plenty of water for deer and other wildlife, and some fishing for you.

There is +-230 acres of mature upland pine/hardwood, and +-118 acres of mature cove and bottomland hardwood. There are all kinds of timber management options ranging from leave as is, thin timber, clearcut and replant, or a combination of these. A significant component of the hardwood is various oak species, providing lots of acorns for the healthy deer population. The pine and hardwood has quality grade sawtimber present. Two large fields on the northwest side of the property provide great longer range hunting opportunities, and three small food plots on the south side are excellent bow hunting spots and shorter range rifle hunting. There is so much timber on the property, there is great visibility for hunting and the woods are pleasant to walk, even

now in late summer/early fall with everything still green. There +-4.6 miles of roads for access throughout the property.

If privacy is a plus, and it is, the Richland Creek tract may be just the right property for you, because access is via a +-0.14 mile deeded easement. Power is just +-0.14 miles away from the property at Macon Highway (US 80). No public road poaching here, plus the nearly square shape of the property and having creeks for much of the property lines provides all around great privacy. The topography is mostly rollong, but with some flat land and some steeper aesthetic bluffs along Richland Creek.

Lots of aesthetic potential homesites, and some good potential lake or pond sites.

Some division is possible. It is parceled in two parcels, with Tract 1 being +-220 acres and Tract 2 being +-138 acres. The seller will consider selling Tract 1 or Tract 2 at $3450 per acre. Tract 1 & 2 combined is offered at $2995 per acre.

Again: Brand new listing as of today 9/16/2022, so check back soon for additional pictures and more, but better yet, go ahead and contact us to schedule your showing!

Amenities

Agriculture and Farming

Number of Acres of Timber

- 349

Yield History

- Site Index for Natural Loblolly Pine at Age 50: 74' to 95' Source: NRCS Soil Map There is a history of fields on the property, probable pasture.

Soil Productivity Rating

- 61 NCCPI, 4.3 Capability

Financing Options

Mortgage Options

- Conventional Mortgage

Land

Activities

- Camping
- Fishing
- Horseback Riding
- Hunting
- Off-roading

Easements

- Deeded easement to property

Fish

- Bass

Game

- Ducks
- Turkey
- Whitetail Deer

MATRE FORESTRY CONSULTING, INC.
Est. 1999

- Whitetail Deer

Land Type

- Timber

Lot Description

- Creek
- Heavily Treed
- Horses Permitted
- Natural Forest
- Planted Forest

Number of Ponds (water 1-5 acres)

- 1

Present Use

- Hunting/Fishing
- Timber

Proposed Use

- Agriculture
- Equine
- Hunting/Fishing
- Residential Single
- Timber

Road Frontage Desc

- Asphalt
- Short deeded easement to US 80
- State

Topography

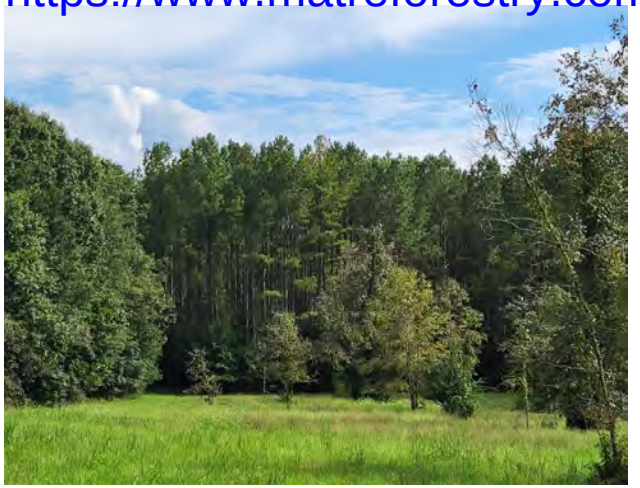
- Bottom
- Level
- Very nice topo, mostly rolling
- Rolling
- Steep
- Varied

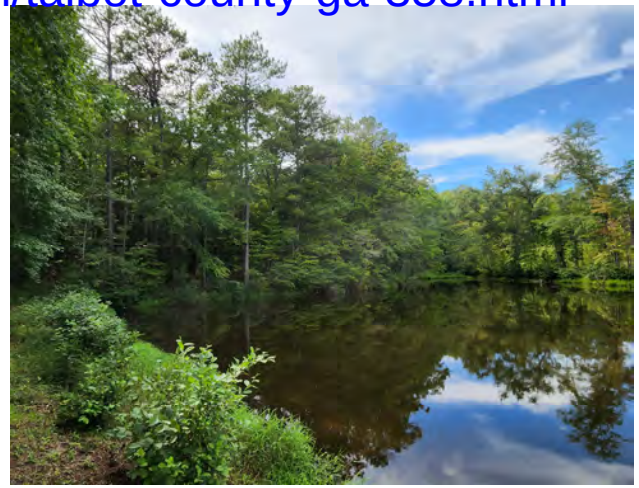
Will Subdivide

- Yes

MATRE FORESTRY CONSULTING, INC.
Est. 1999

https://www.matreforestry.com/talbot-county-ga-358.html



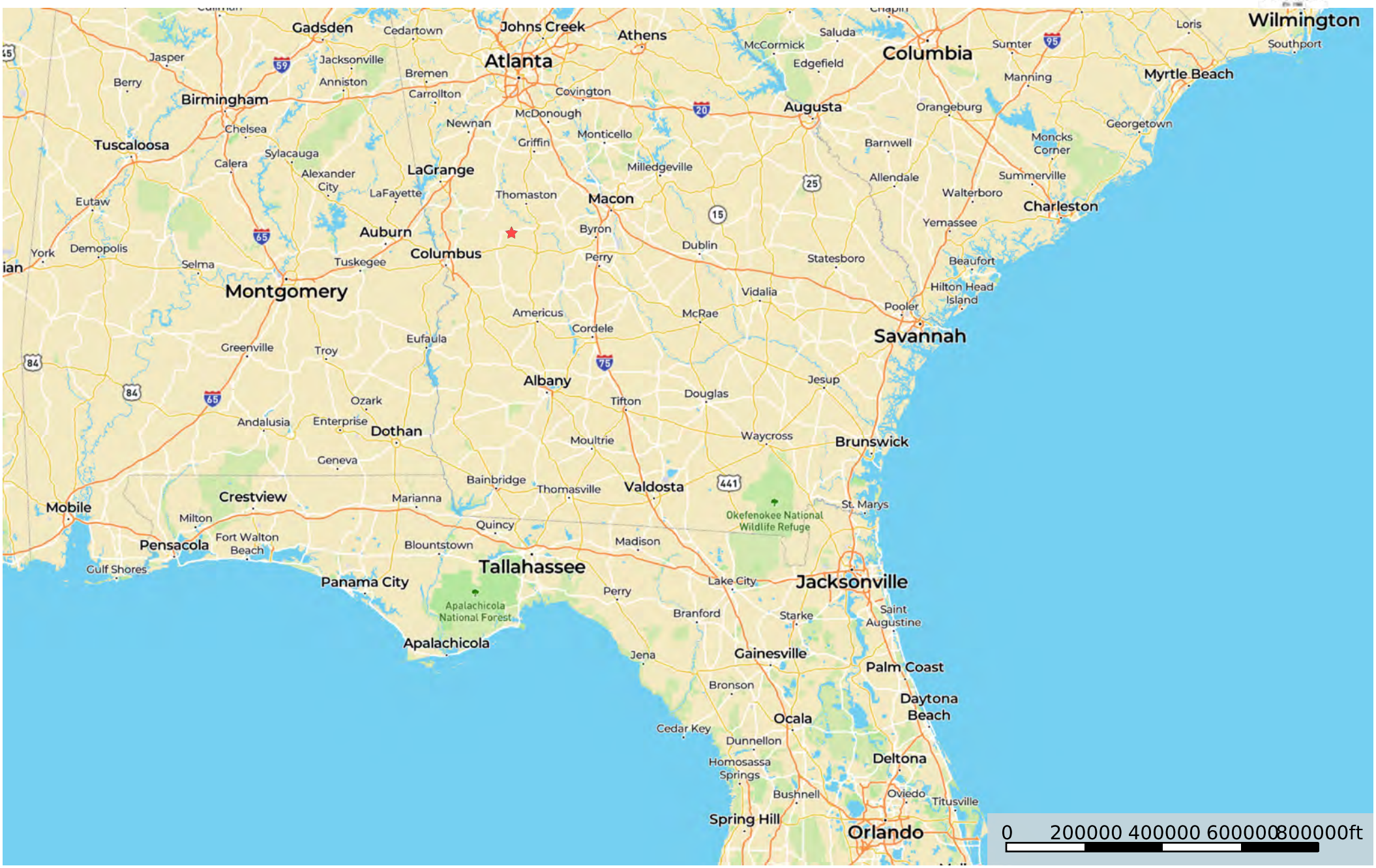


Brand new listing.
More pictures and a
drone video coming soon.

Visit:
https://www.matreforestry.com/talbot-county-ga-358.html

Talbot GA 358

Talbot County, Georgia, 358 AC +/-



Tract Location

Easement (20' Wide)

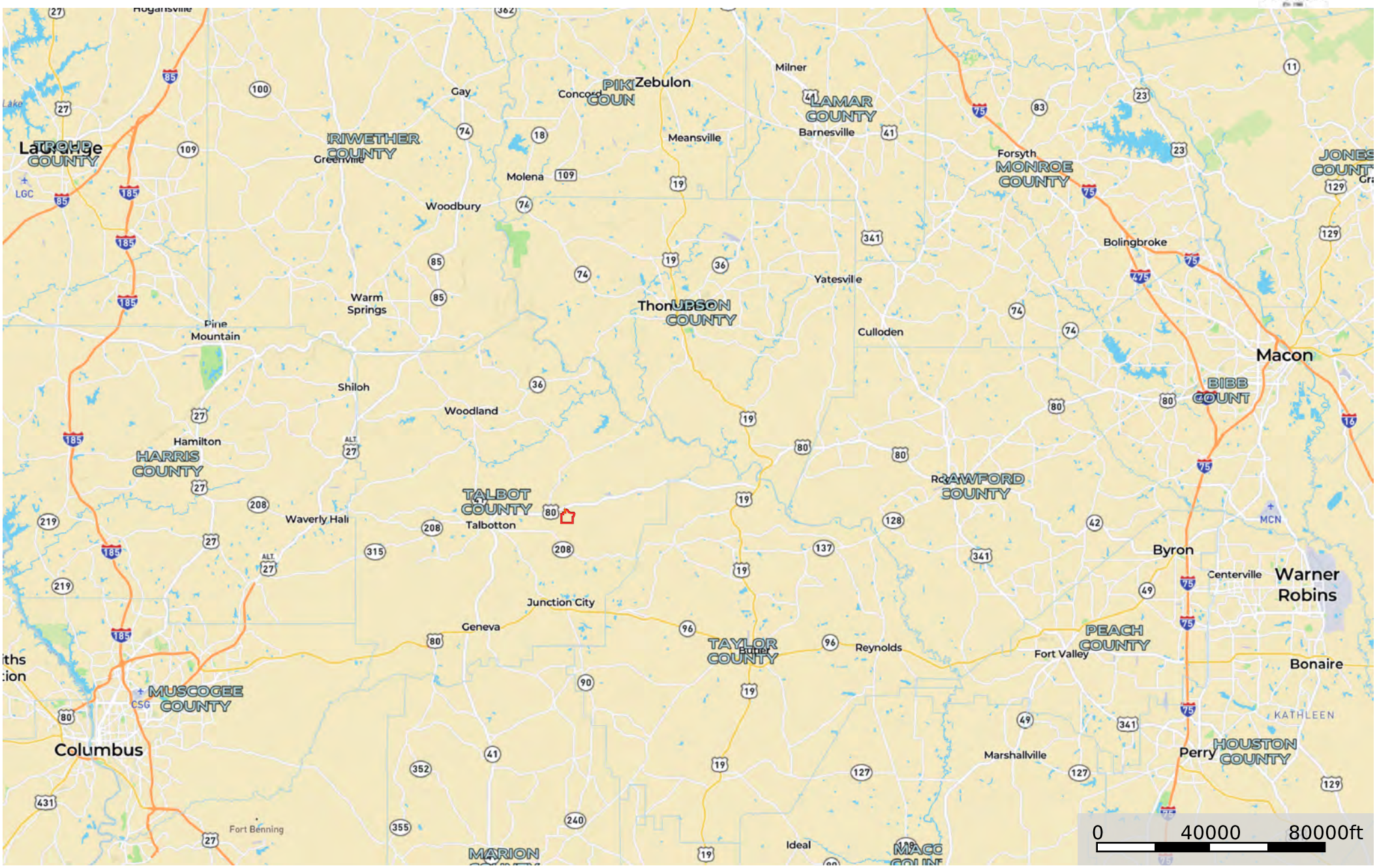
Mike Matre

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

The information contained herein was obtained from sources deemed to be reliable.
MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Talbot GA 358

Talbot County, Georgia, 358 AC +/-



Easement (20' Wide)

Boundary

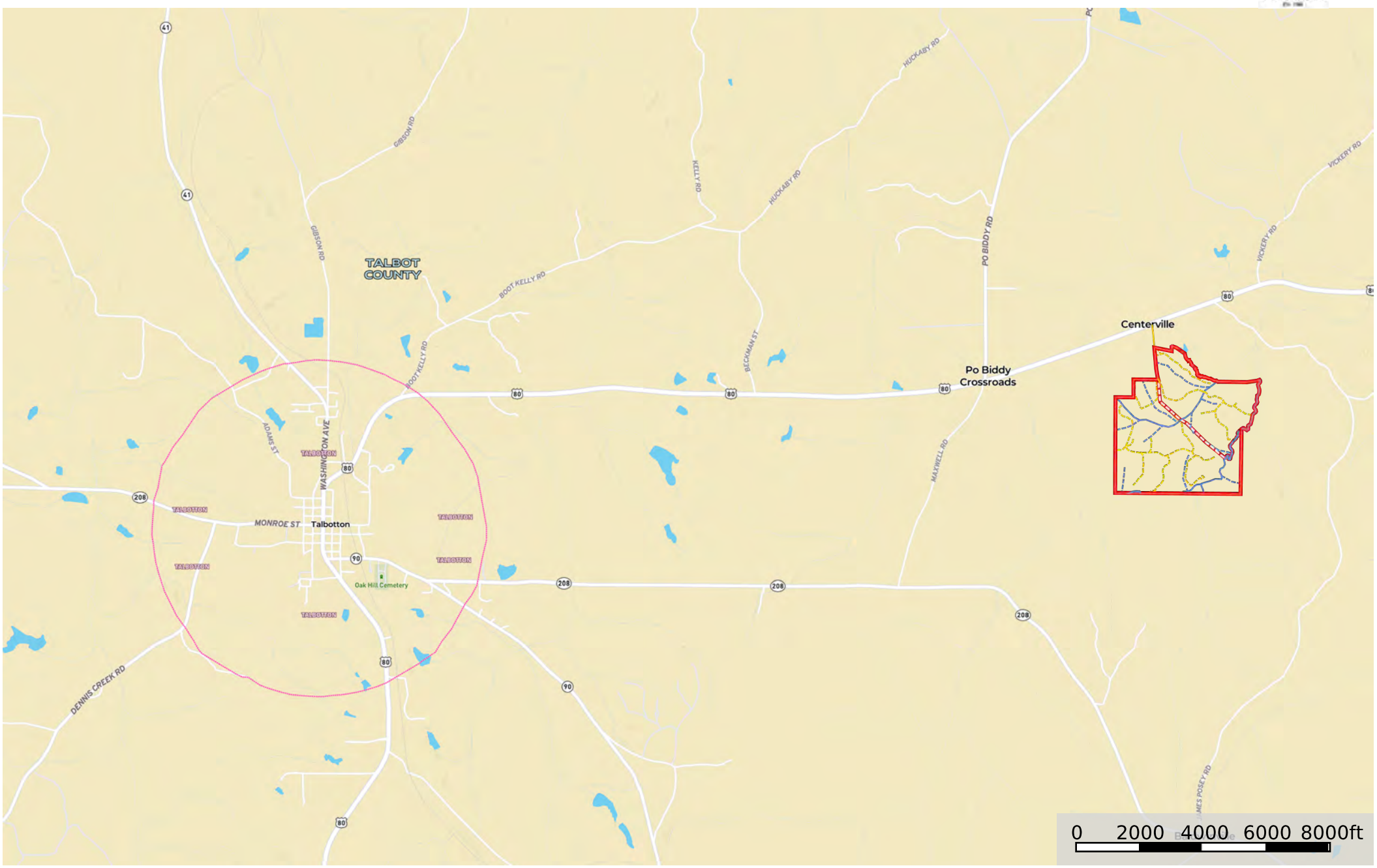
Mike Matre

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

The information contained herein was obtained from sources deemed to be reliable.
MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Talbot GA 358

Talbot County, Georgia, 358 AC +/-



Richland Creek | Creek | Drain | Easement (20' Wide) | Road / Trail | Boundary | Compartment

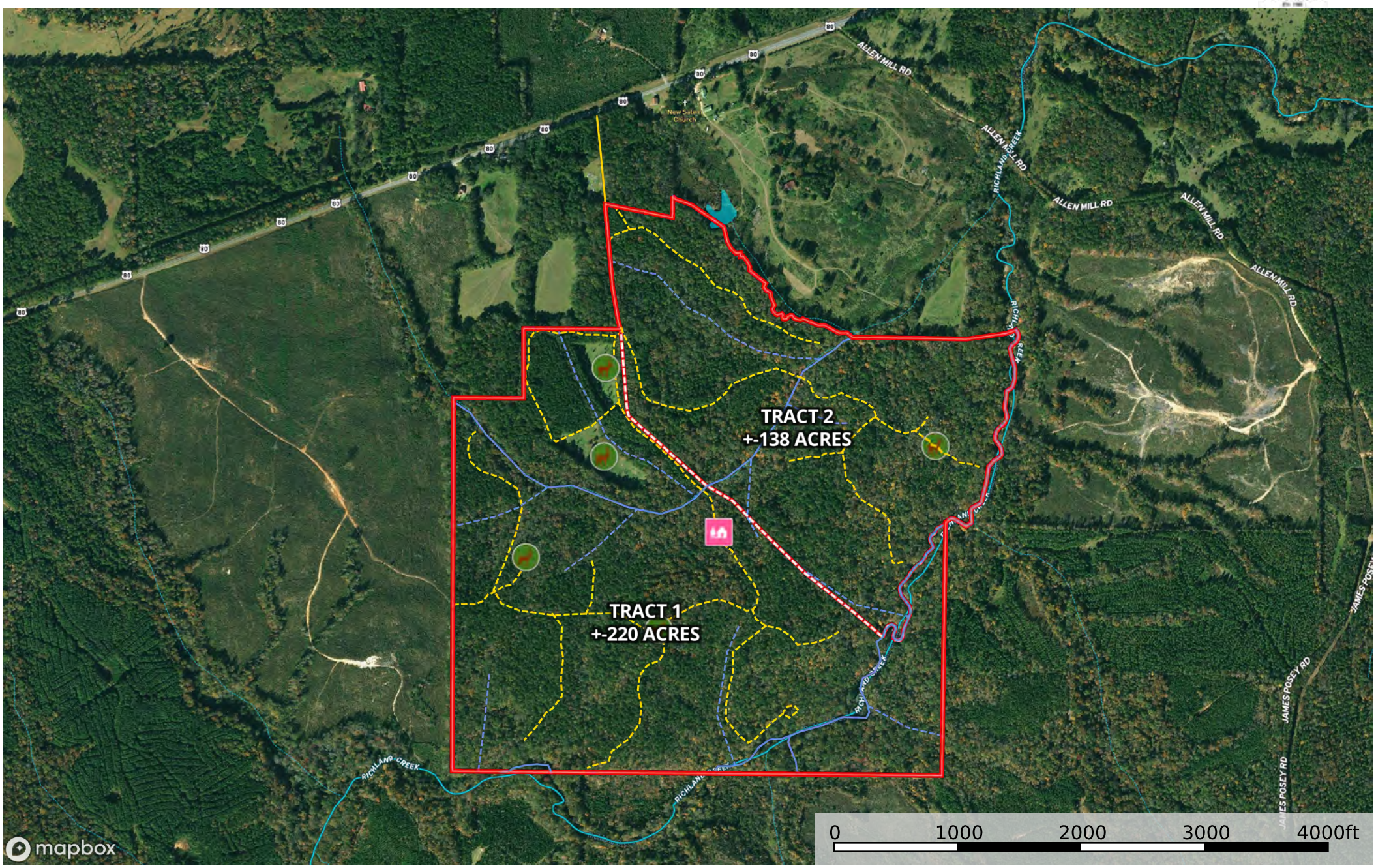
Mike Matre

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

The information contained herein was obtained from sources deemed to be reliable.
MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Talbot GA 358

Talbot County, Georgia, 358 AC +/-



Food Plot | Camp | Richland Creek | Creek | Drain | Easement (20' Wide) | Road / Trail | Boundary | Compartment | Stream, Intermittent | River/Creek | Water Body

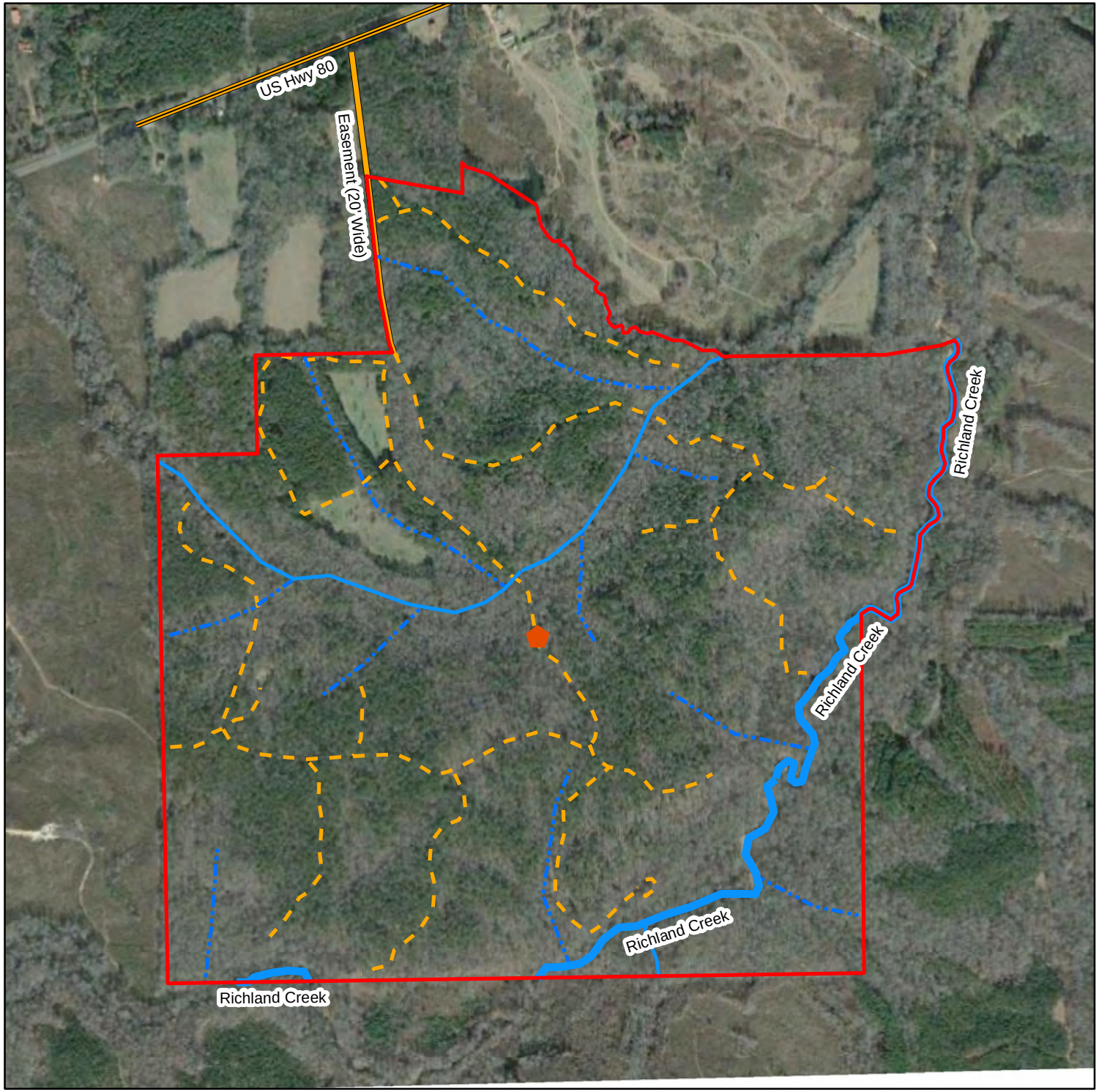
Mike Matre

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

The information contained herein was obtained from sources deemed to be reliable.
MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Richland Creek Tract
(aka Christensen Tract)
Talbot County GA

LL 283, 284, & 285 of the 16th LD
LL 221 & 222 of the 23rd LD
Parcels 007 07909 & 007 07908
+-358.2 Acres from GIS Map
(Not surveyed Acres)



Legend

- Camp
- Boundary, +-358.2 Acres
- Richland Creek, +-1.2 Miles
- Creek, +-1.2 Miles
- Drain, +-1.92 Miles
- US Highway
- Easement (20' Wide), +-0.14 Miles
- Road/Trail, +-4.64 Miles

Labels: Stand acres +- are labeled.

0 330 660 1,320 Feet

1 inch equals 0.15 miles
1 in = 800 ft
1:9,600

Matre Forestry Consulting, Inc.
Est. 1999

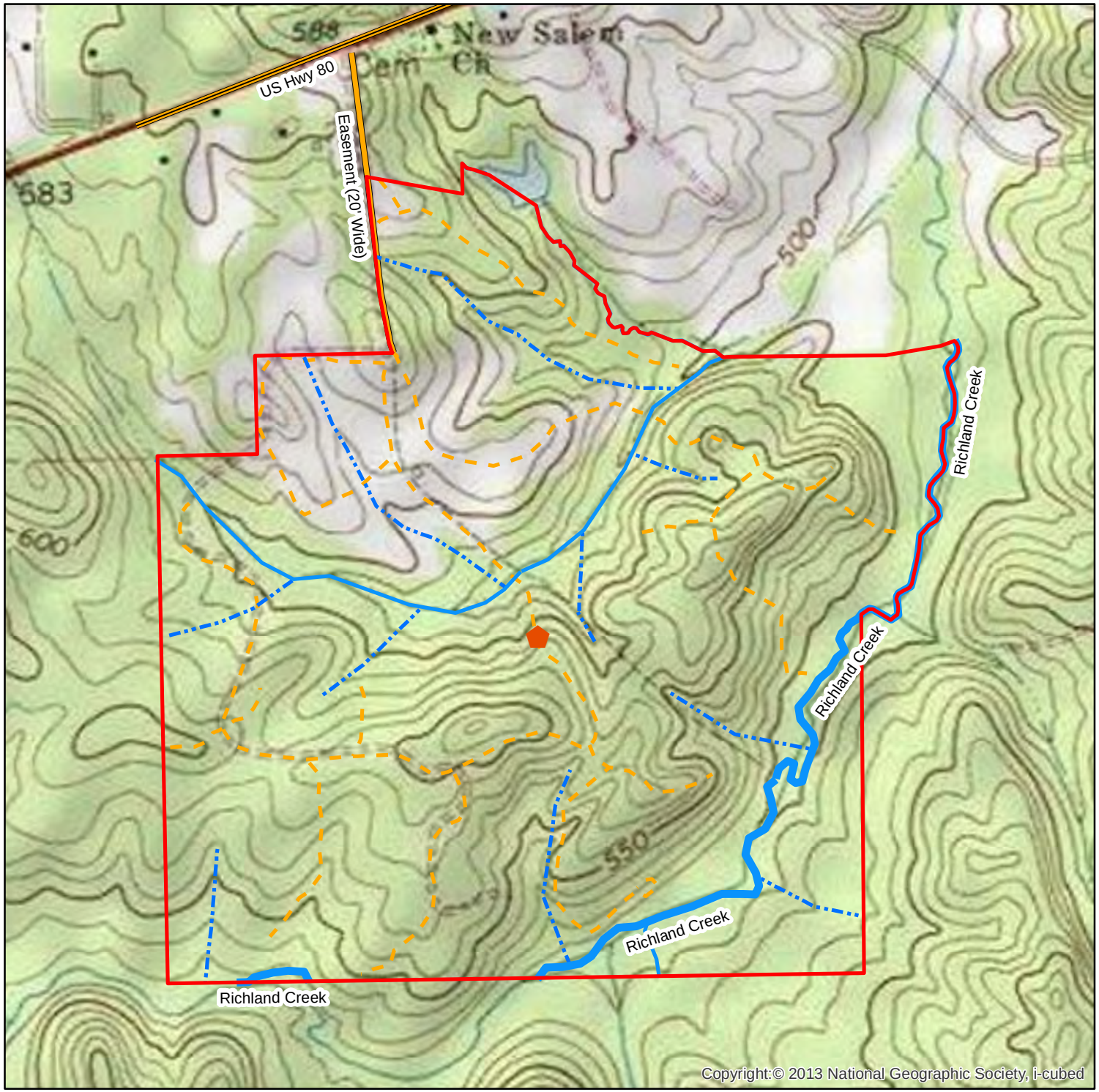
www.matreforestry.com
Leesburg GA 229-639-4973

Disclaimer: Map information is not guaranteed. Acreage estimates are based on GIS mapping, and may differ from taxed, deed, and/or plat acres. Mapped from aerial and topographic maps and brief field inspection.

Date: 9/14/2022

Richland Creek Tract
(aka Christensen Tract)
Talbot County GA

LL 283, 284, & 285 of the 16th LD
LL 221 & 222 of the 23rd LD
Parcels 007 07909 & 007 07908
+-358.2 Acres from GIS Map
(Not surveyed Acres)



Legend

- Camp
- Boundary, +-358.2 Acres
- Richland Creek, +-1.2 Miles
- Creek, +-1.2 Miles
- Drain, +-1.92 Miles
- US Highway
- Easement (20' Wide), +-0.14 Miles
- Road/Trail, +-4.64 Miles

Labels: Stand acres +- are labeled.

0 330 660 1,320 Feet

1 inch equals 0.15 miles
1 in = 800 ft
1:9,600

Matre Forestry Consulting, Inc.
Est. 1999

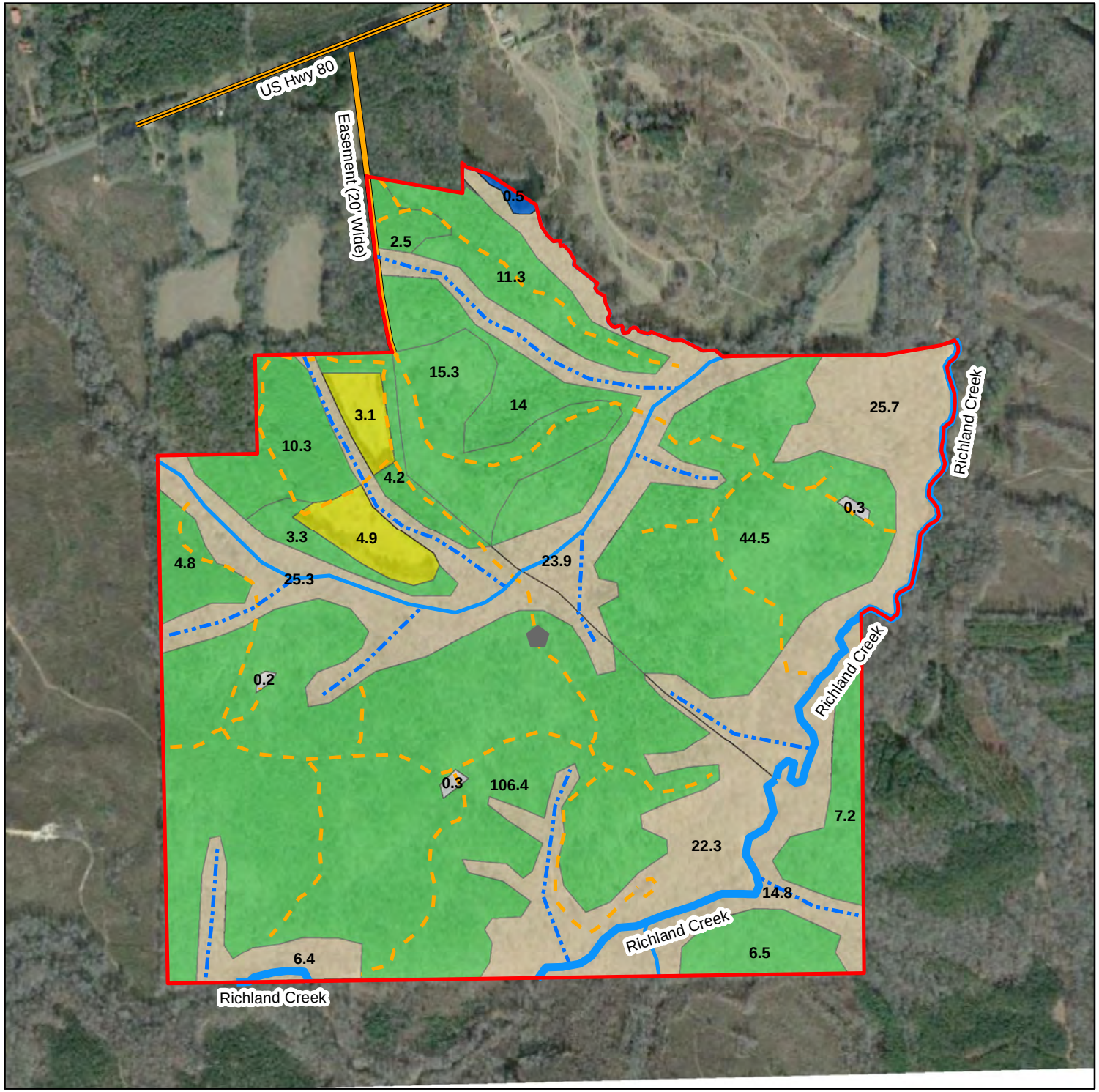
www.matreforestry.com
Leesburg GA 229-639-4973

Disclaimer: Map information is not guaranteed. Acreage estimates are based on GIS mapping, and may differ from taxed, deed, and/or plat acres. Mapped from aerial and topographic maps and brief field inspection.

Date: 9/14/2022

Richland Creek Tract
(aka Christensen Tract)
Talbot County GA

LL 283, 284, & 285 of the 16th LD
LL 221 & 222 of the 23rd LD
Parcels 007 07909 & 007 07908
+-358.2 Acres from GIS Map
(Not surveyed Acres)



Legend

- Camp
- Boundary, +-358.2 Acres
- Richland Creek, +-1.2 Miles
- Creek, +-1.2 Miles
- Drain, +-1.92 Miles
- US Highway
- Easement (20' Wide), +-0.14 Miles
- Road/Trail, +-4.64 Miles

Stratum

- Upland Mature Pine/Hardwood, +-230.2 Acres
- Bottom Mature Hardwood, +-118.4 Acres

Descrip

- Fields, +-8.0 Acres
- Food Plot, +-0.7 Acres
- Lake (Shared), +-0.5 Acres

Labels: Stand acres +- are labeled.

0 330 660 1,320 Feet

1 inch equals 0.15 miles
1 in = 800 ft
1:9,600

Matre Forestry Consulting, Inc.
Est. 1999

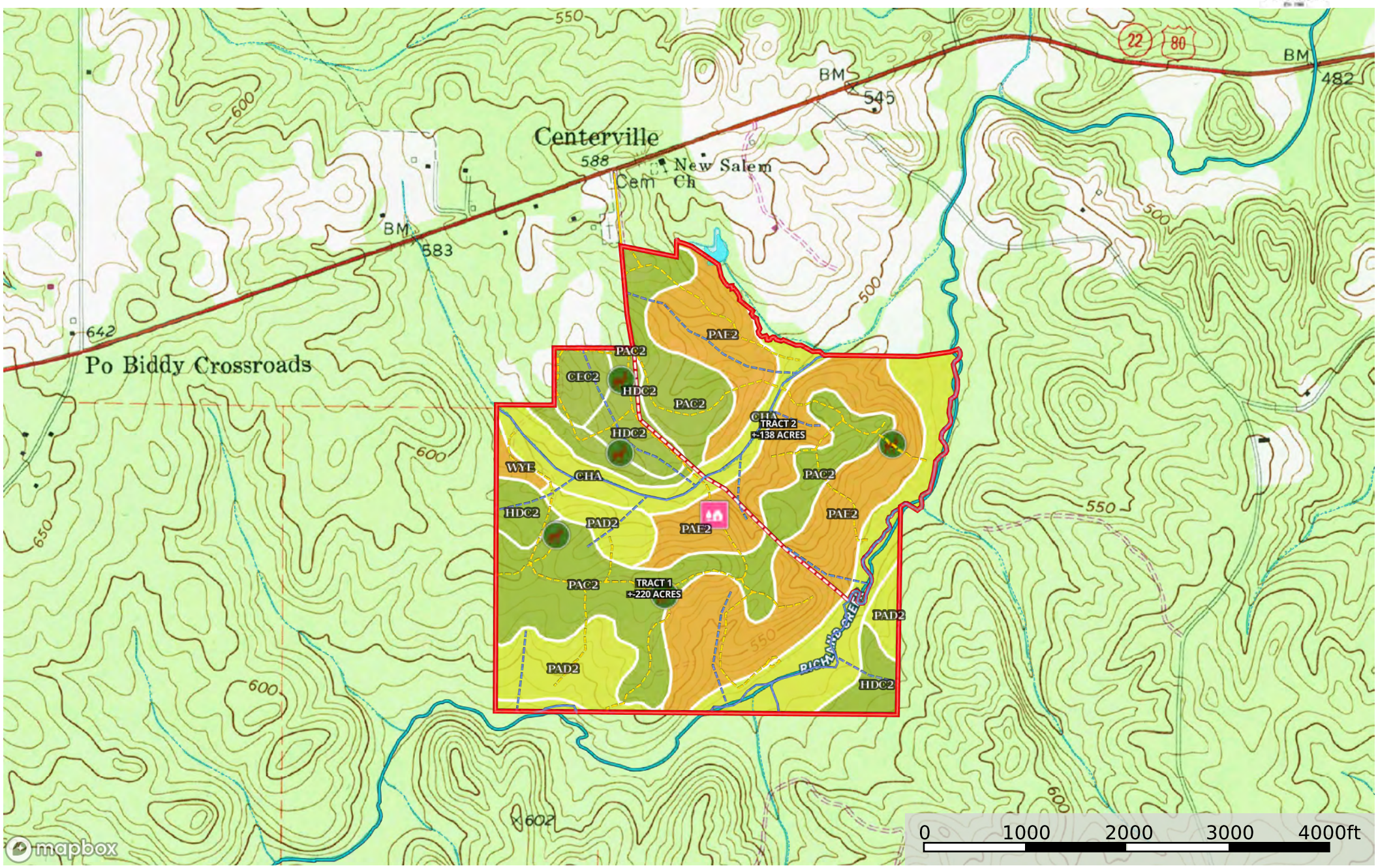
www.matreforestry.com
Leesburg GA 229-639-4973

Disclaimer: Map information is not guaranteed. Acreage estimates are based on GIS mapping, and may differ from taxed, deed, and/or plat acres. Mapped from aerial and topographic maps and brief field inspection.

Date: 9/14/2022

Talbot GA 358

Talbot County, Georgia, 358 AC +/-



Food Plot | Camp | Richland Creek | Creek | Drain | Easement (20' Wide) | Road / Trail | Boundary | Compartment | Stream, Intermittent | River/Creek | Water Body

Mike Matre

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

The information contained herein was obtained from sources deemed to be reliable.
MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

| All Polygons 358.26 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PaE2	Pacolet sandy loam, 15 to 25 percent slopes, moderately eroded	117.04	32.67	0	53	6e
PaC2	Pacolet sandy loam, 6 to 10 percent slopes, moderately eroded	97.26	27.15	0	64	3e
ChA	Chewacla loam, 0 to 2 percent slopes, frequently flooded	68.85	19.22	0	69	4w
PaD2	Pacolet sandy loam, 10 to 15 percent slopes, moderately eroded	36.03	10.06	0	62	4e
HdC2	Hard Labor-Appling complex, 6 to 10 percent slopes, moderately eroded	27.8	7.76	0	64	3e
CeC2	Cecil sandy loam, 6 to 10 percent slopes, moderately eroded	8.38	2.34	0	69	3e
WyE	Wynott-Wilkes complex, 15 to 25 percent slopes	2.9	0.81	0	35	6e
TOTALS		358.25(*)	100%	-	61.05	4.3

(*) 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.

| Compartment 220.22 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PaC2	Pacolet sandy loam, 6 to 10 percent slopes, moderately eroded	56.55	25.68	0	64	3e
PaE2	Pacolet sandy loam, 15 to 25 percent slopes, moderately eroded	46.12	20.94	0	53	6e
ChA	Chewacla loam, 0 to 2 percent slopes, frequently flooded	43.78	19.88	0	69	4w
PaD2	Pacolet sandy loam, 10 to 15 percent slopes, moderately eroded	36.03	16.36	0	62	4e
HdC2	Hard Labor-Appling complex, 6 to 10 percent slopes, moderately eroded	26.46	12.02	0	64	3e
CeC2	Cecil sandy loam, 6 to 10 percent slopes, moderately eroded	8.38	3.81	0	69	3e
WyE	Wynott-Wilkes complex, 15 to 25 percent slopes	2.9	1.32	0	35	6e
TOTALS		358.25(*)	100%	-	62.17	4.03

(*) 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.

| Compartment 138.04 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PaE2	Pacolet sandy loam, 15 to 25 percent slopes, moderately eroded	70.92	51.38	0	53	6e
PaC2	Pacolet sandy loam, 6 to 10 percent slopes, moderately eroded	40.71	29.49	0	64	3e
ChA	Chewacla loam, 0 to 2 percent slopes, frequently flooded	25.07	18.16	0	69	4w
HdC2	Hard Labor-Appling complex, 6 to 10 percent slopes, moderately eroded	1.34	0.97	0	64	3e
TOTALS		358.25(*)	100%	-	59.26	4.72

(*) 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.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing **Cultivation**

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water