## Matre Forestry Consulting, Inc.

2549 Lafayette Plaza Dr Suite 204 Albany GA 31707 Office (229) 639 4973 Fax (229) 255 2910 www.matreforestry.com



7/22/2019

Re: +-328 Acres Talbot County GA for Sale

Dear Prospective Land Buyers,

We are pleased to offer for sale the following property:

Talbot GA 328 (Maskoke Farm), West Central Georgia Land for Sale Talbot County GA Tract, 328 Acres +-\$939,000; \$2863 per Acre

- OVERVIEW: The Talbot County GA +-328 acre Maskoke Farm, named after the Maskoke Indians who lived in the area, is truly a fine recreational timber property certainly worthy of becoming your legacy property. Features: +-7.4 acre lake well stocked with bass and bream and catfish (5 pound bass common, largest the seller has landed was 8 pounds), 1400 sqft lake house with covered dock and deck and pavilion, 840 sqft guest or caretaker house, multiple creeks, all merchantable timber (mature natural hardwood and pine, multiple age classes of planted pines ready for thinning or clearcut) interspersed with fields ranging from 1 to 14 acres, awesome well-constructed road network, secluded and private, gravel road frontage just 0.6 miles from state/US highway all situated on productive rolling terrain. There are several awesome vista points on the property, and if some timber harvesting is done, vistas can be even better. For the duck hunters out there, below the lake is a floodable field (all is needed is a water level control added to an existing culvert +-550' downstream from the lake dam). The shape of the property, the terrain, and the creek network makes for a huge feeling property that is capable of hunting and sleeping many people, for those weekends with family and/or friends and/or customers/clients.
- 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. All estimates such as acres and other estimates ate plus or minus.
- NOTICES: Please call to schedule a showing. Do not enter the property without permission.
   Matre Forestry and the seller are not liable for any accidents or injuries that may occur during property inspections.
- TRACT WEBSITE: <a href="https://www.matreforestry.com/properties.html">https://www.matreforestry.com/properties.html</a>
- LISTING BROKER: Matre Forestry Consulting, Inc.
- LISTING AGENT: Mike Matre, Broker, RF, ALC, ACF; 229-869-1111; mike@matreforestry.com
- LOCATION & ACCESS: Located at the end of Ligon Rd (gravel), just 0.6 miles west of GA Hwy 2/US 80. The property is located approximately 25 miles from Columbus GA; 55 miles from Macon GA; 75 miles from Atlanta GA; 100 miles from Montgomery AL; 150 miles from Tallahassee FL; & 340 miles from Orlando FL (as the crow flies).
- TIMBER RESOURCES: There is significant timber volume and value on the property, consisting of high quality fully stocked mature hardwood (oak and mixed hardwood) and pine; and late rotation and mid-rotation planted loblolly pine. The mid-rotation planted pines are ready for a first thinning. The late-rotation pines are ready for a select harvest or final harvest. Much of the

- natural timber is suitable for additional pine plantations. There is no timber cruise on the property, but serious prospects are welcome to cruise the timber as part of their due diligence.
- AGRICULTURE RESOURCES: The property has multiple fields ranging from 1 to 12 acres, and
  were likely pastures in the past, with maybe some small row crop fields. Now they serve well as
  aesthetic and productive open land wildlife habitat, and are ideal for food plots. The fields would
  be perfect for cows or horses or goats or other grazers, if fencing is installed.
- HUNTING & HABITAT: Excellent wooded habitat with plenty of water and acorns for deer and turkey. The fields provide ideal open habitat and food plot opportunities. The mid & late rotation pines are ready for thinnings, which will greatly enhance habitat, aesthetics, and put money in your pocket. Alternatively, the older planted pines could be clearcut and re-planted for a new age class and habitat diversity. Much of the mature natural timber is suitable for thinning, or clearcutting and planting in pines. The natural timber stands on steeper slopes and along the creeks are perfect the way they are, very aesthetic and ideal for hunting. There is a floodable field below the lake dam for duck hunting.
- IMPROVEMENTS: Lake, lake house, house, pole barn, historic barns that are aesthetic and have salvageable lumber, storage buildings, excellent road network, floodable field
- WATER RESOURCES: Lake, creeks, floodable field, two wells
- UTILITIES: Power, telephone
- CURRENT USE: Family farm getaway for outdoor recreation including hunting, fishing, camping, & hiking. Timber investment.
- POTENTIAL USE: Family legacy hunting and fishing property, entertain customers/clients, ideal for permanent residence for retiree or someone working in Columbus GA just +-25 miles away. If fences installed, the fields are ideal for horses, cows, goats, etc.
- LEGAL DESCRIPTION: See attachment/additional documents
- ZONING: AG/Timber
- RESTRICTIONS (OTHER THAN TYPICAL ZONING AND ORDINANCES): 261 acres of the 328 acres is under the Conservation Use Valuation Assessment (CUVA), expiring in 2020. Under CUVA, in exchange for a property tax reduction, the landowner agrees to not develop the property for higher and better use, such as a residential development for example. For detailed information in CUVA, see <a href="https://dor.georgia.gov/conservation-use-assessment-information">https://dor.georgia.gov/conservation-use-assessment-information</a>. The buyer agrees to honor the CUVA, or pay all penalties should they break the agreement prior to the 2020 expiration.
- LEASES: There are no hunting, fishing, residential, ag, timber, or other leases associated with the property.
- ESTIMATED PROPERTY TAX: \$2789 (source: tax assessor website, not guaranteed).
- PROPERTY INCOME POTENTIAL: Periodic timber income. Hunting lease. Fishing lease. Residential rental. Grazing lease (fencing needed). Selling off smaller parcels, or liquidating entire property.
- SOIL: Dominant Upland Soil: Pacolet sandy loam, 6 to 25 percent slopes
- TIMBER SITE INDEX: 74' to 85' for natural loblolly at Base Age 50; 77' to 80' for natural white oak at Base Age 50 (Source: USDA)
- TOPOGRAPHY: Gently Rolling to Rolling. Slopes along creeks range from gentle to steep. Slopes range from 0% to 25%. According to the soil map, +-83% of the acreage is well drained upland.
- COORDINATES (LAT. & LONG.): 32.6247 -84.5548
- ELEVATION: 530' 780'
- OTHER: There is a local caretaker that handles mowing, keeping roads clear of limbs & trees, and other general upkeep. He is available to continue helping if needed. A new roof is scheduled to be installed on the lake house, and a few minor repairs are planned. The other house has new paint & carpet and a window unit AC, but is equipped for central hear & air if desired.

NOTE: To make sure you stay up to date with our land and timber offerings, please sign up for the Matre Forestry newsletter at <a href="https://www.matreforestry.com/newsletter.html">https://www.matreforestry.com/newsletter.html</a>.

We appreciate your interest in the sale. Please contact us anytime to schedule a showing.

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

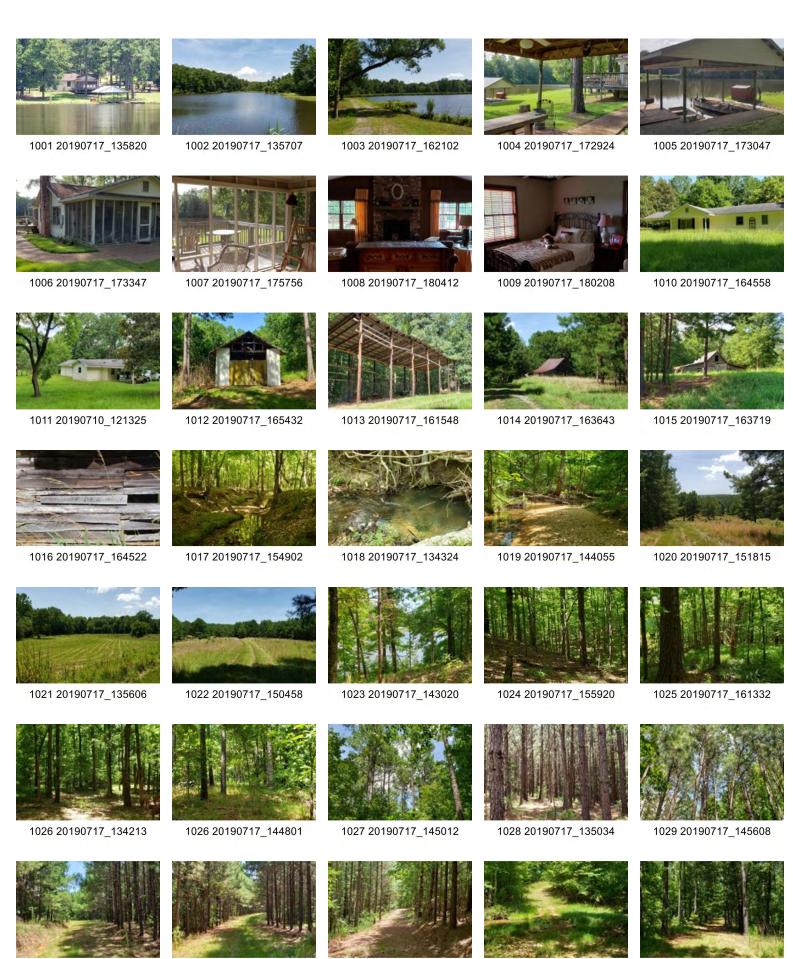
mike@matreforestry.com







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.



1030 20190717\_135024 1030 20190717\_154603 1031 20190717\_143809 1032 20190717\_144026 1034 20190717\_150347







1036 20190717\_165111



1038 20190717\_165136

Parcels 007 16203, 005 12440, 005 12440 B



Boundary +-

Key:

Strata 1 - Mostly +-2005 Upland Planted Loblolly Needs 1st thinned

Strata 2 = Mostly Mature Planted and Natural Loblolly Ready for another thinning or clearcut

Strata 3 = Mostly Mature Upland & Bottom Oak, Mixed Hardwood, some Pine. Fully stocked. Much is suitable for pine plantations.

1 inch equals 12.62 miles

**0**.52 Miles

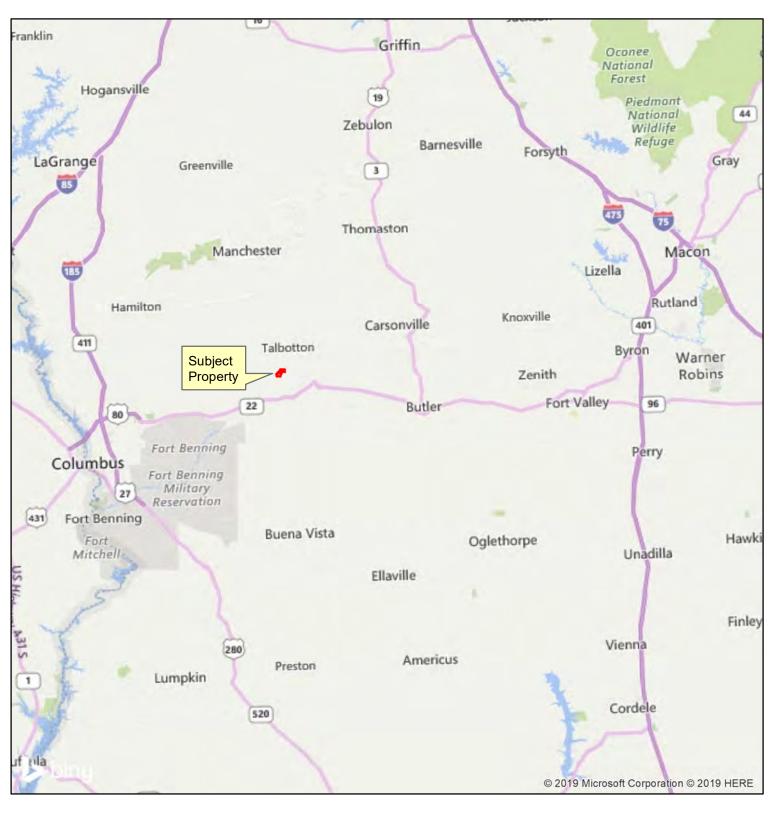


1:799,916 1 in = 66,659.6 feet Date: 7/22/2019





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Parcels 007 16203, 005 12440, 005 12440 B

#### Legend

## **Road Name**

Ligon Rd (gravel)

Boundary +-

Strata 1 - Mostly +-2005 Upland Planted Loblolly Needs 1st thinned

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Strata 3 = Mostly Mature Upland & Bottom Oak, Mixed Hardwood, some Pine. Fully stocked. Much is suitable for pine plantations.

## 1 inch equals 1.25 miles

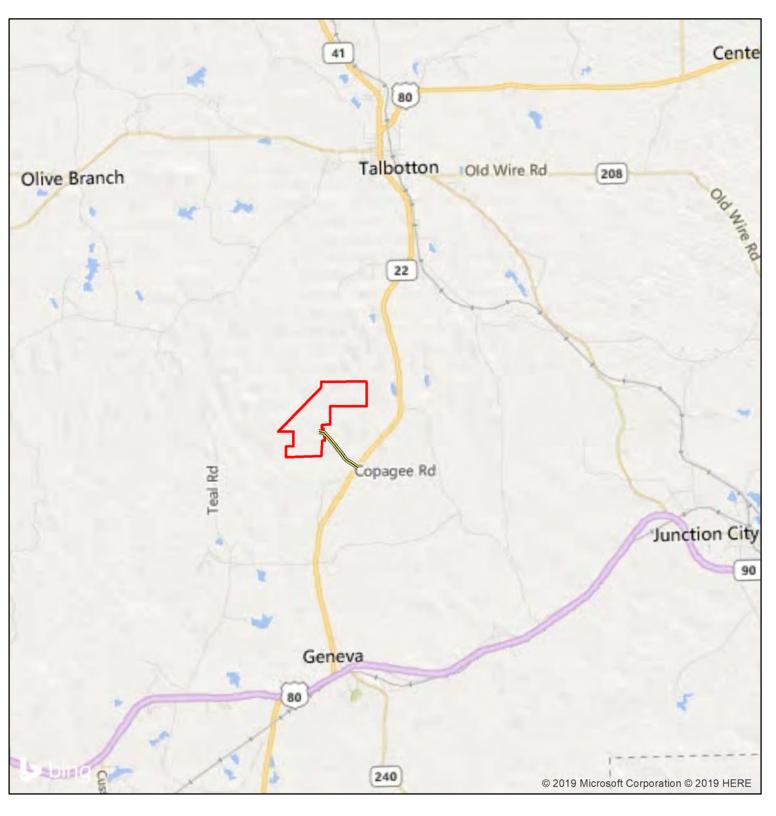
2 Miles

1:79,200 1 in = 6,600 feet Date: 7/22/2019





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Parcels 007 16203, 005 12440, 005 12440 B

#### Legend

== tr\_roads

# Descrip

Culvert

A Peak

Structure

# Descrip

Creek

-·· Drain

- Primary Road

- Secondary Road

# Boundary +StrataNum, Label, Acres+-

1, 2005UPLB/NH, 53.6ac

2, MaUPNP/NH, 61.5ac

3, MaMixedNH/NP, 170.8ac

# Label

Open/MiscNT, 35.8ac

Lake, 7.4ac

Key:

Strata 1 - Mostly +-2005 Upland Planted Loblolly Needs 1st thinned

Strata 2 = Mostly Mature Planted and Natural Loblolly Ready for another thinning or clearcut

Strata 3 = Mostly Mature Upland & Bottom Oak, Mixed Hardwood, some Pine. Fully stocked. Much is suitable for pine plantations.

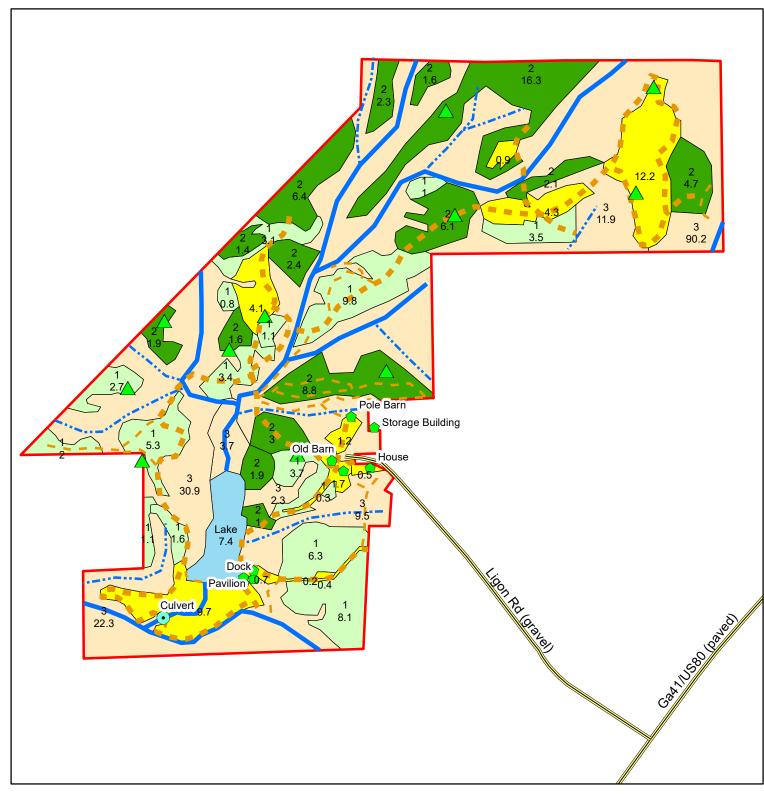
0 330 660 1,320 Feet

1:10,000 1 in = 833.3 feet Date: 7/22/2019





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Parcels 007 16203, 005 12440, 005 12440 B



== tr\_roads

# **Descrip**

Creek

-- Drain

Primary Road

- Secondary Road

Boundary +-

ζev:

Strata 1 - Mostly +-2005 Upland Planted Loblolly Needs 1st thinned

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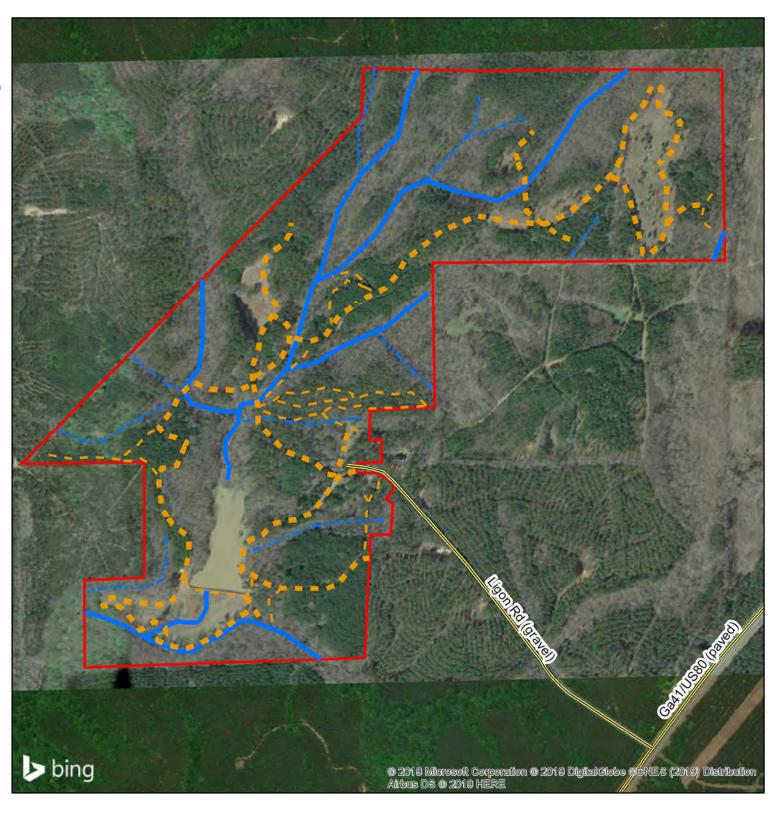
0 330 660 1,320 Feet

1:10,000 1 in = 833.3 feet Date: 7/22/2019





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Parcels 007 16203, 005 12440, 005 12440 B



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Strata 1 - Mostly +-2005 Upland Planted Loblolly Needs 1st thinned

is suitable for pine plantations.

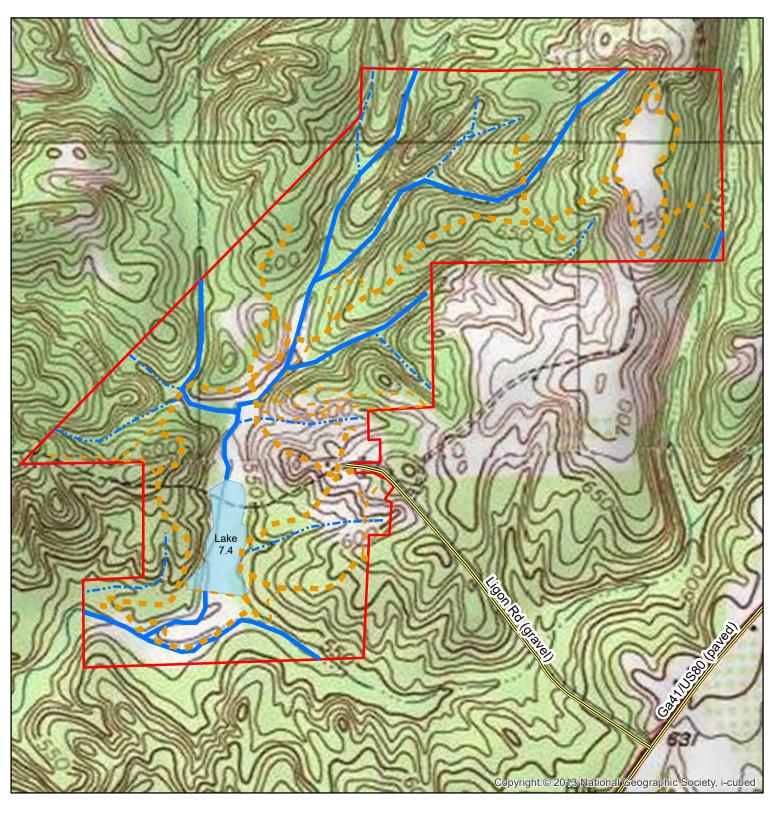
0 330 660 1,320 Feet

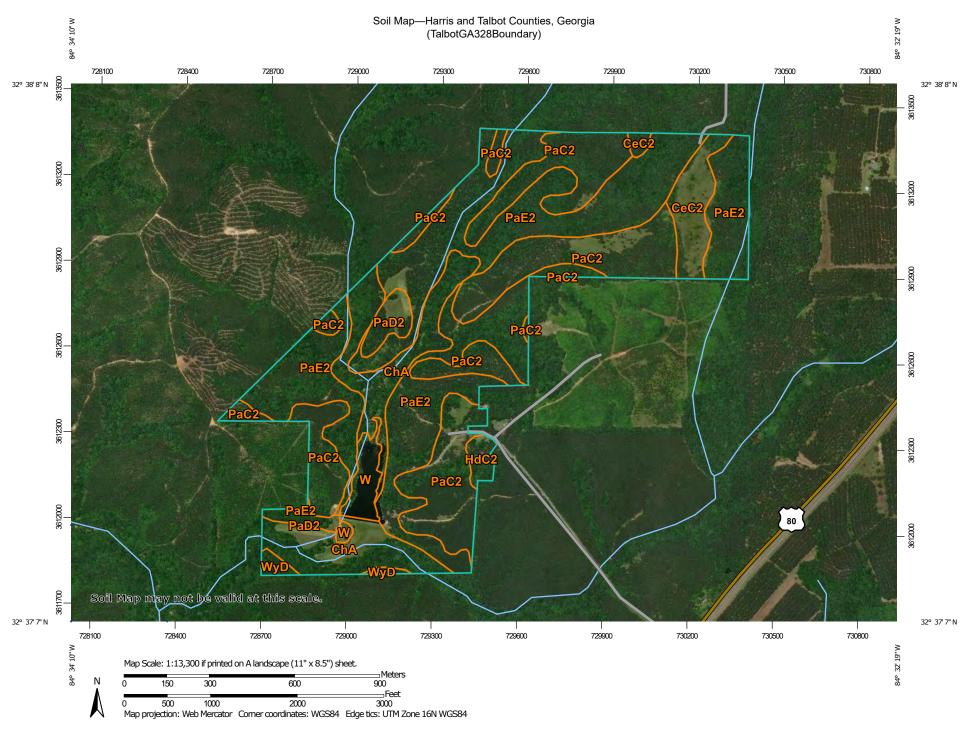
1:10,000 1 in = 833.3 feet
Date: 7/22/2019





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# **Map Unit Legend**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CeC2	Cecil sandy loam, 6 to 10 percent slopes, moderately eroded	15.0	4.6%
ChA	Chewacla loam, 0 to 2 percent slopes, frequently flooded	44.8	13.6%
HdC2	Hard Labor-Appling complex, 6 to 10 percent slopes, moderately eroded	3.5	1.1%
PaC2	Pacolet sandy loam, 6 to 10 percent slopes, moderately eroded	98.1	29.8%
PaD2	Pacolet sandy loam, 10 to 15 percent slopes, moderately eroded	8.5	2.6%
PaE2	Pacolet sandy loam, 15 to 25 percent slopes, moderately eroded	148.8	45.3%
W	Water	7.5	2.3%
WyD	Wynott-Wilkes complex, 10 to 15 percent slopes	2.6	0.8%
Totals for Area of Interest		328.9	100.0%

# MAPPED ACRES +- BY TIMBER TYPE & LAND USE, Talbot GA 328



Disclaimer: The acres and descriptions below are from a timber map and is intended for management purposes only. Not guaranteed.

<u>Timber</u>								
			Primary	Dominant	Secondary			% of Total
Strata#	Year Est.	Site	Source	Species	Species	Thinned	Acres	Acres
					Mixed			
1	2005	Upland	Planted	Loblolly	Hardwood	0	53.6	16.3%
			Planted /		Mixed			
2	Mature	Upland	Natural	Loblolly	Hardwood	1	61.5	18.7%
3	Mature	Mixed	Natural d	Hardwood	Loblolly	0	170.8	51.9%
Total							285.9	86.9%
Non-Tim	<u>oer</u>							
Description	on							
Misc. Nor	n-Timber/O	pen					35.8	10.9%
Lake							7.4	2.2%
Total							43.2	13.1%
Grand To	tal						329.1	100.0%



#### **Summary**

Parcel Number 007 16203 Location Address 680 LIGON ROAD Legal Description 16TH LD LL 159/160

(Note: Not to be used on legal documents)

Class V5-Consv Use

(Note: This is for tax purposes only. Not to be used for zoning.)

Tax District Unincorporated (District 1)

Millage Rate 30.057 Acres 260.82 Homestead Exemption No (S0) Landlot/District 159/16 Water Well Septic Tank Sewer Electric Electricity Tank Gas Topography Rolling Drainage Good Road Class County Parcel Road Access No Road



## View Map

# Owner

LMJ HOLDINGS L L C 795 OLD CREEK TRAIL ATLANTA, GA 30328

#### **Rural Land**

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	4	1.93
RUR	Open Land	Rural	5	5.62
RUR	Open Land	Rural	6	10.38
RUR	Ponds	Rural	2	6.87
RUR	Woodland	Rural	2	3.16
RUR	Woodland	Rural	3	2.71
RUR	Woodland	Rural	5	84.42
RUR	Woodland	Rural	7	145.73

# **Conservation Use Rural Land**

Туре	Description	Soil Productivity	Acres
CUV	Agland 93	4	1.94
CUV	Agland 93	5	5.62
CUV	Agland 93	6	10.38
CUV	Agland 93	9	1.55
CUV	Timberland 93	2	3.16
CUV	Timberland 93	3	2.71
CUV	Timberland 93	5	84.42
CUV	Timberland 93	7	145.72
CUV	Timberland 93	9	5.32

#### **Residential Improvement Information**

Style Single Family - Detached

Heated Square Feet 1400

Interior Walls Sheet Rock/Panel

Exterior Walls Wood
Foundation Slab
Attic Square Feet 0
Basement Square Feet 0
Year Built 1972

Roof Type Asphalt Shingles
Flooring Type Carpet/Tile
Heating Type Central Heat/AC
Number Of Rooms 6

 Number Of Bedrooms
 3

 Number Of Full Bathrooms
 1

 Number Of Half Bathrooms
 0

 Number Of Plumbing Extras
 0

 Value
 \$54,180

 Condition
 Average

 Fireplaces\Appliances
 Const 1 sty 1 Box 1

 House Address
 680 LIGON

## **Accessory Information**

Description	Year Built	Dimensions/Units	<b>Identical Units</b>	Value
No Value: Accessory Bldg/Shed	2016	0x0/0	2	<b>\$</b> 0
Site Imp: 3 Avg	2016	0x0/1	0	\$5,000
*Garbage Fee	2010	0x0/0	1	<b>\$</b> 0
Barn	2000	28x20/0	0	\$2,688
Dock: Wood-Covered-3 AV	2000	24x24/0	0	
Pavillion	1990	24x26/0	0	\$2,246

#### **Permits**

Permit Date	Permit Number	Туре	Description
04/22/2019	2019-2694	ELECTRICAL	

#### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price Reason	Grantor	Grantee
8/16/2006	270 264	203 009	\$710,000 Fair Mar	rket Value THAYER JOHN P	LMJ HOLDINGS L L C
5/9/1997	122 042	203 009	\$66,036 Land Ma	arket Sale WEAVER MARY ESTA	TE THAYER JOHN P

#### **Valuation**

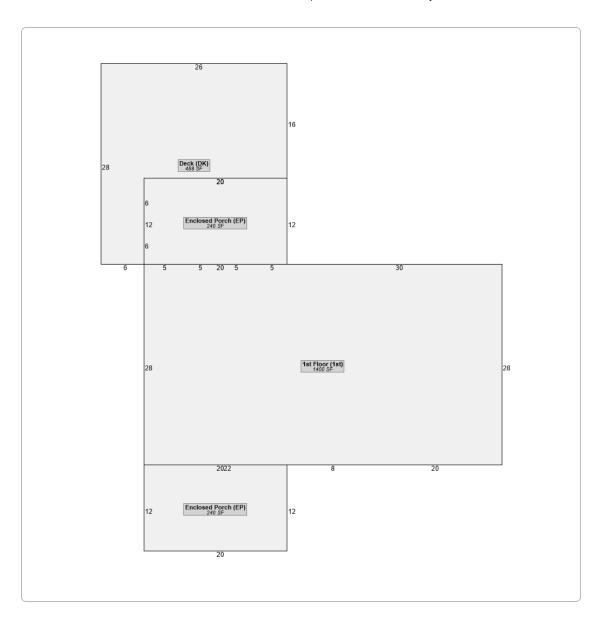
	2018	2017	2016
Previous Value	\$292,544	\$282,542	\$366,274
Land Value	\$228,429	\$228,430	\$228,429
+ Improvement Value	\$54,180	\$54,180	\$51,613
+ Accessory Value	\$9,934	\$9,934	\$2,500
= Current Value	\$292,543	\$292,544	\$282,542
10 Year Land Covenant (Agreement Year / Value)	2010 / \$126,631	2010/\$123,130	2010/\$119,630

#### **Photos**



\*Note: Tax Assessor Valuation does not include timber value.

#### **Sketches**



#### No data available for the following modules: Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes.

The Talbot County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information shown is PRELIMINARY and WILL NOT meet final approval by the Board of Assessors until the appeal period is complete. ALL data is subject to change. This Website Updates nightly Monday - Friday in the evening.



Last Data Upload: 6/7/2019, 7:11:56 AM

Version 2.2.23



#### **Summary**

Parcel Number 005 12440 B Location Address 665 LIGON ROAD Legal Description 16TH LD LL 159/160

(Note: Not to be used on legal documents)

Class A5-Agricultural

(Note: This is for tax purposes only. Not to be used for zoning.)

Tax District Unincorporated (District 1)

Millage Rate Acres 0.48 No (S0) **Homestead Exemption** Landlot/District 159/16 Water No Water Sewer No Sewer Electric Electricity Tank Gas Topography Rolling Drainage Good Road Class County **Parcel Road Access** No Road



#### View Map

#### Owner

LMJ HOLDING LLC 795 OLD CREEK TRAIL ATLANTA, GA 30328

#### **Rural Land**

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodland	Rural	5	0.48

# **Residential Improvement Information**

Style Single Family - Detached

Heated Square Feet 840
Interior Walls Sheet Rock
Exterior Walls Wood
Foundation Slab
Attic Square Feet 0
Basement Square Feet 0
Year Built 1992
Roof Type Asphalt Shingles

Flooring Type Carpet/Tile
Heating Type Baseboard
Number Of Rooms 4
Number Of Bedrooms 2
Number Of Full Bathrooms 1
Number Of Half Bathrooms 1
Number Of Plumbing Extras 2
Value \$33,865
Condition Average

# **Accessory Information**

Description	Year Built	Dimensions/Units	Identical Units	Value
*Garbage Fee- None- Vacant	2016	0x0/1	1	\$0
Site Imp: 2 Fair	2016	0x0/1	0	\$2,500

#### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/31/2015	398 157		\$70,000	Foreclosure Short Sale	F & M BANK AND TRUST COMPANY	LMJ HOLDING, LLC
4/1/2014	381 191		\$0	Foreclosure	MORGAN J MICHELE & LUTHER O MO	F & M BANK AND TRUST COMPANY
7/27/2007	287 236	203 009	\$0		STUBBS J MICHELE	MORGAN J MICHELE & LUTHER O MORGAN II
5/8/1997	122 043	203 009	\$0	Older deed	WEAVER MARY ESTATE	STUBBS J MICHELE

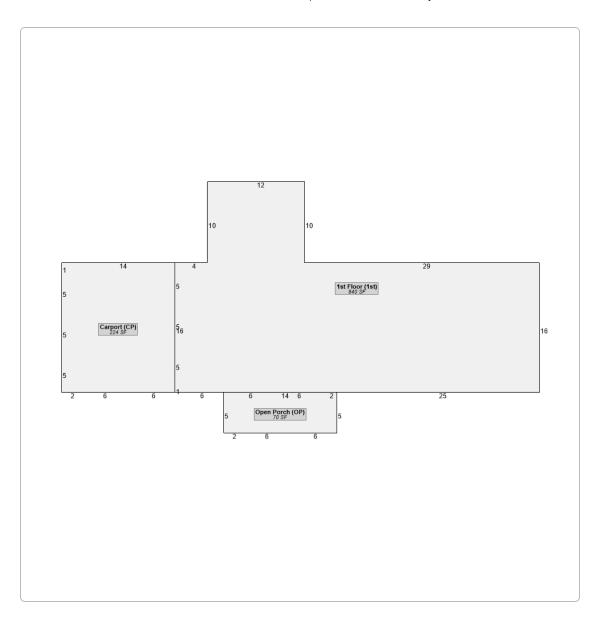
# Valuation

	2018	2017
Previous Value	\$36,760	\$0
Land Value	\$395	\$395
+ Improvement Value	\$33,865	\$33,865
+ Accessory Value	\$2,500	\$2,500
= Current Value	\$36,760	\$36,760

# **Photos**



# **Sketches**



 $\textbf{No data available for the following modules:} \ Land, \ Conservation \ Use \ Rural \ Land, \ Commercial \ Improvement \ Information, \ Mobile \ Homes, \ Permits.$ 

The Talbot County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information shown is PRELIMINARY and WILL NOT meet final approval by the Board of Assessors until the appeal period is complete. ALL data is subject to change. This Website Updates nightly Monday - Friday in the evening.



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Version 2.2.23



#### **Summary**

Parcel Number 005 12440 Location Address 665 LIGON ROAD Legal Description 16TH LD LL 159/160

(Note: Not to be used on legal documents)

Class A5-Agricultural

(Note: This is for tax purposes only. Not to be used for zoning.)

Tax District Unincorporated (District 1)

Millage Rate Acres 65.64 Homestead Exemption No (S0) Landlot/District 159/16 Water No Water Sewer No Sewer Electric Electricity Tank Gas Topography Rolling Drainage Good Road Class County **Parcel Road Access** No Road

View Map

#### Owner

LMJ HOLDING LLC 795 OLD CREEK TRAIL ATLANTA, GA 30328

#### **Rural Land**

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	5	14.96
RUR	Open Land	Rural	6	7.47
RUR	Woodland	Rural	2	0.18
RUR	Woodland	Rural	3	2.23
RUR	Woodland	Rural	5	10.39
RUR	Woodland	Rural	7	30.41

#### **Permits**

Permit Date	Permit Number	Туре	Description
05/15/2007	1480	NEW CONSTRUCT	
05/15/2007	1480	NEW CONSTRUCT	

#### Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/31/2015	398 157		\$70,000	Foreclosure Short Sale	F & M BANK AND TRUST COMPANY	LMJ HOLDING, LLC
4/1/2014	381 191		\$0	Foreclosure	MORGAN J MICHELE & LUTHER O MO	F & M BANK AND TRUST COMPANY
7/27/2007	287 236	203 009	\$0		STUBBS J MICHELE	MORGAN J MICHELE & LUTHER O MORGAN
5/8/1997	122 043	203 009	\$0	Older deed information	WEAVER MARY ESTATE	STUBBS J MICHELE

#### **Valuation**

	2018	2017	2016
Previous Value	\$64,811	\$70,000	\$388,955
Land Value	\$64,811	\$64,811	\$26,714
+ Improvement Value	\$0	\$0	\$42,836
+ Accessory Value	\$0	\$0	\$450
= Current Value	\$64.811	\$64.811	\$70,000

No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Photos, Sketches.

\*Note: Tax Assessor Valuation does not include timber value.