

# LAND FOR SALE

# Decatur County GA, with cabin near Lake Seminole 25 Acres +-; \$225,000

# https://www.matreforestry.com/decatur-ga-25.html

## Comments from Matre Forestry Listing Agent Matt Roach:

"If you have been searching for a small hunting tract located within a very close proximity to Lake Seminole, here is your opportunity. The Moore Tract is nearly 25 acres and is located in a very secluded area of Decatur County, Georgia near the Florida/Georgia line. Lake Seminole can be accessed by Booster Club Landing (only 3 miles away). This rare find is also less than an hour drive from Tallahassee, Florida. The property contains a mixed balance of Planted Pines and Natural Hardwoods that provide excellent wildlife habitat and forage cover. Overlooking the entire property is a nice sized cabin that provides for the perfect weekend retreat. Not far from the cabin, you will also find a Quonset hut, utility shed and a small pole barn that provides storage for tools & equipment. The adjoining property ownerships consist of several hundred acres of managed land making for ideal neighbors."

Contact listing agent Matt Roach at 229-881-5483 or mattroach45@yahoo.com today! Matt is a Matre Forestry licensed GA real estate agent and a registered forester and is ready to help you buy, sell, and/or manage land.

## By the Acres

- Planted Pine: 18 ac. +- (10 year old, 1 year old, includes some open/food plots)
- Natural Hardwood: 6 ac. +-
- Cabin Site: 0.65 ac +-

Continued next page

**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, enter at your own risk.

Primary Use: Cabin retreat, Hunting

**Potential Use:** Canin retreat, hunting, residential, rental, recreation, mini farm **Access:** Frontage on Dell Rd (county graded, some gravel, handles rain well) **Internal Access:** Paved drive to cabin, trails/firebreaks

**Timber:** +-10 acres in 22 year old planted pine, +-8 acres in 1 year old planted pines, natural hardwood

**Ag.:** Mini farm potential

Water features: well

**Improvements:** Cabin (Built 1980, 1352 sq ft, 1 bedroom 1 bath); Quonset Hut, Equipment Shed

Topo: Flat. Site: +-99% Upland

**Soil:** Dominant soil is Lucy Loamy Sand (0% to 5% slope, Class 2, NCCPI 51, Site Index 80' at Age 50 for Natural Loblolly)

**Hunting:** Deer, turkey, quail, misc. small game, duck hunting on famed Lake Seminole just minutes away)

**Fishing:** +-1.5 miles to famed Lake Seminole

**Legal Descrip.:** Land Lots 373 & 384, 21st Land District, Parcel ID #'s 00160047, 00160046 **Zoning:** Ag, Residential

**Restrictions:** Parcel 00160047 no restrictions; Parcel 00160046 in Conservation Use Value Assessment (CUVA) through 12/31/2028. CUVA is a popular GA program that reduces property taxes.

**Prop. Tax per Yr.:** \$456

**Coordinates:** 30.7315 -84.8242

Address: 411 Dell Road, Bainbridge, Georgia 39819

Google Map Link: <a href="https://maps.app.goo.gl/3cWVUJd5QQQW3cMk9">https://maps.app.goo.gl/3cWVUJd5QQQW3cMk9</a>

Interactive

Map: <u>https://mapright.com/ranching/maps/f7a713bb0b4eebb780b0bb07b1183ed5/sh</u> are

**Directions:** Take GA-97 and Booster Club Rd to Jinks Crossing Rd (24.3 mi), Drive to Dell Rd (0.7 mi)

**Survey:** Deed does not reference a survey on record. **Financing:** No seller finance. **House:** Yes **Crop Basis:** N/A

Timber Cruise: Not available.

**Nearby Public Lands:** Famed Lake Seminole is very nearby. River Junction Landing Park and Wildlife Management Area on lake Seminole is +-1.5 miles

away. Chattahoochee Park, Jack Wingate's Lunker Lodge, Lake Seminole Dam all nearby. Gulf coast +-65 miles away as the crow flies.

Continued next page

# Georgia Deer Registry for Decatur County GA:

Hunter/Owner; Record Type; Score; County; Kill Method; Year Lamar Darley Non-Typical 208 3/8 Decatur Firearms 1964 Kevin Dodson Non-Typical 170 2/8 Decatur Firearms 2013 Will Hornsby Typical 152 1/8 Decatur Firearms 2015 Joe R. Brown, Jr. Typical 151 Decatur Firearms 1998 Scott Adams Typical 132 2/8 Decatur Archery 2015 Kevin Dowdy Typical 127 6/8 Decatur Archery 1987 Gene Smith Typical 125 6/8 Decatur Archery 1994



100 IMG-1109



110 IMG-0059



115 IMG-1106



117 IMG-1105 (1)



120 IMG-0067



125 IMG



127 IMG-3569



130 IMG-0076



140 IMG-1110



150 IMG-1355



160 IMG-1362





180 IMG-1114



190 IMG-1119



200 IMG-1105 (2)



210 IMG-1105 (3)





230 IMG-1105 (7)



240 IMG





IMG-1994



260 IMG-1105 (8)



E3F8355C-B804-406E-8343-3

CA





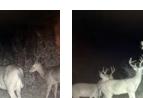
IMG-2193



IMG-3506



IMG-2068



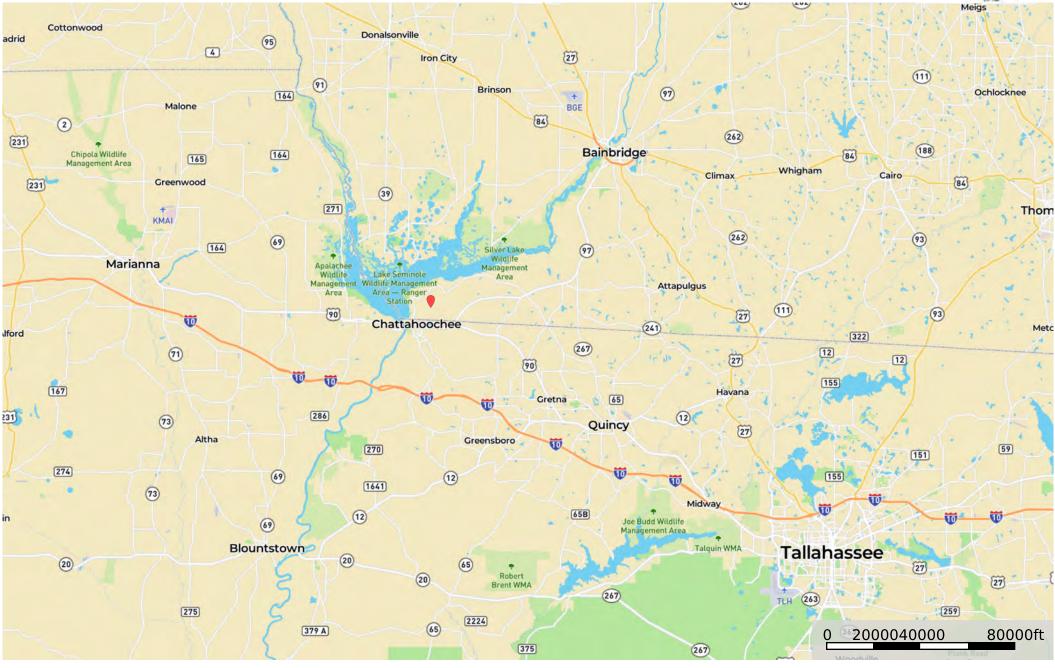
IMG-2099



Decatur GA 25

Decatur County, Georgia, 25 AC +/-





Tract Location Doundary



**Decatur GA 25** Decatur County, Georgia, 25 AC +/-

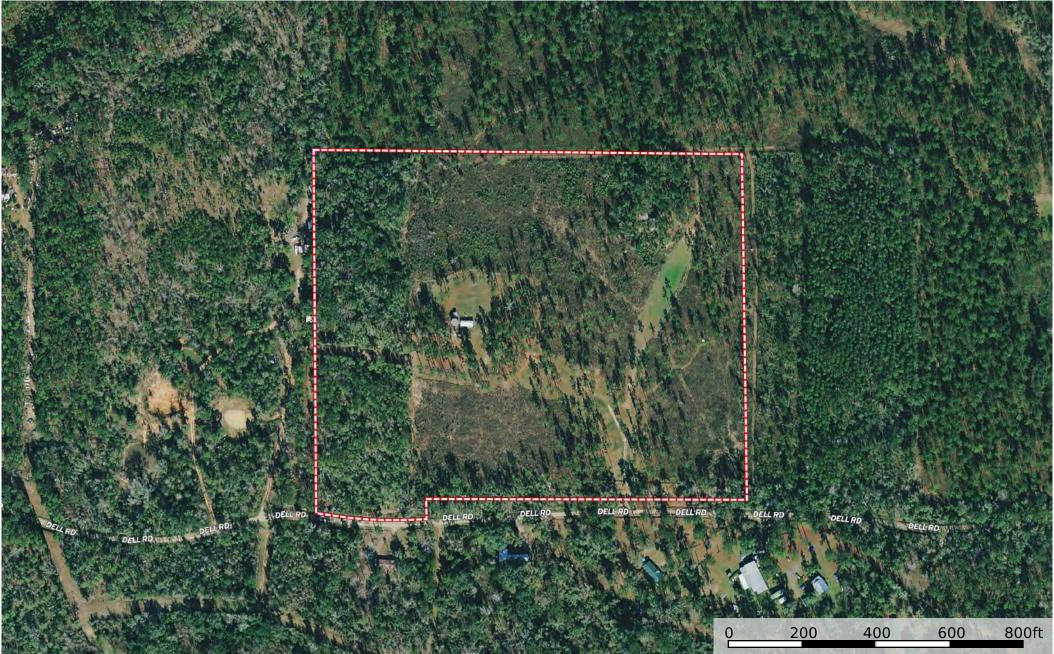




Boundary







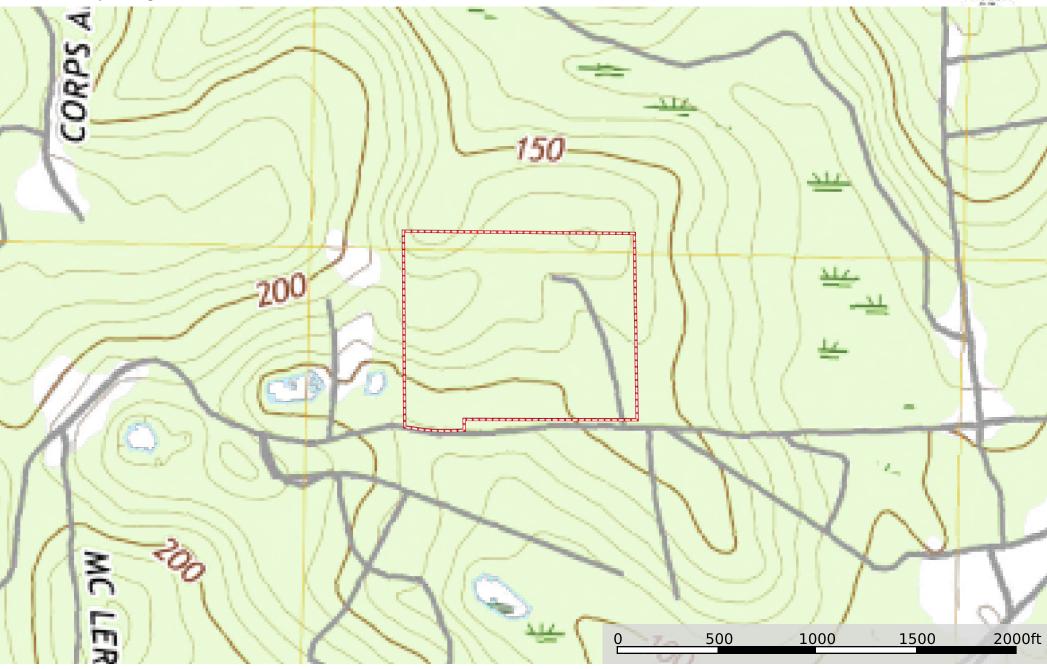
D Boundary



## Decatur GA 25

Decatur County, Georgia, 25 AC +/-





D Boundary







Boundary



### | D Boundary 25.34 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LmB	Lucy loamy sand, 0 to 5 percent slopes		43.83	0	51	2s
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	6.65	26.23	0	69	2e
LmC	Lucy loamy sand, 5 to 8 percent slopes	4.87	19.21	0	54	3s
OeC	Orangeburg loamy sand, 5 to 8 percent slopes	1.6	6.31	0	69	3e
NaB	Nankin loamy fine sand, 2 to 5 percent slopes	1.03	4.06	0	68	2e
PeA	Pelham loamy fine sand, frequently flooded	0.08	0.32	0	38	5w
TOTALS		25.35( *)	100%	-	58.06	2.26

(\*) 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

		225,000 24.65 Dell Rd, Bainbridge, GA 3 ecatur County reational Property Timberland	MATDE
Moore Tract			
State	County	City	Zip
Georgia	Decatur County	Bainbridge	39819
Address	Price	Acreage	Bedrooms
411 Dell Rd	\$225,000 -	24.65 acres	0
Baths			

### Description

0

#### **NEW LISTING!**

Decatur GA 24.65, Moore Tract

Hard to find: If you have been searching for a small hunting tract located within a very close proximity to Lake Seminole, here is your opportunity. The Moore Tract is nearly 25 acres and is located in a very secluded area of Decatur County, Georgia near the Florida/Georgia line. Lake Seminole can be accessed by Booster Club Landing (only 3 miles away). This rare find is also less than an hour drive from Tallahassee, Florida. The property contains a mixed balance of Planted Pines and Natural Hardwoods that provide excellent wildlife habitat and forage cover. Overlooking the entire property is a nice sized cabin that provides for the perfect weekend retreat. Not far from the cabin, you will also find a Quonset hut, utility shed and a small pole barn that provides storage for tools & equipment. The adjoining property ownerships consist of several hundred acres of managed land making for ideal neighbors.

Please give us a call today to set up a viewing of this rare property!

# **Amenities**

Land

Activities

#### **Barn Information**

#### 6/8/22, 5:54 PM

- Conservation
- Hunting
- Off-roading

### **Common Features**

Gated Entrance

#### Game

- Dove
- Quail
- Turkey
- Whitetail Deer

#### Lot Description

Acreage

### **Property Type**

• Farm/Ranch

#### **Street/Utilities**

- Gravel/Rock
- Overhead Utilities
- Septic

### Type of Fence

• Partially Fenced

# **Seller Contact Information**

### Matre Forestry Consulting, Inc.

Matre Forestry Consulting, Inc. 123 Hugh Rd Leesburg, GA 31763 Mattroach45@yahoo.com (229) 881-5483 (Office)

**Property Boundaries** 



#### Flyer

- Barn(s)
- Equipment Barn

#### Easements

- Access
- Telephone
- Utilities

### Land Type

• Crops

#### Present Use

- Hunting/Fishing
- Timber

### **Road Frontage Desc**

Gravel/Rock

#### Topography

Rolling



This information believed accurate but not warranted