MATRE FORESTRY CONSULTING, INC.
Est. 1999

LAND FOR SALE NEW LISTING, WILL DIVIDE

10/18/2022
+-231 Acres in NW Talbot County GA
Lazer Creek Tract with Pine Mountain views!
(aka known as the Jackson Tract)
In the same family for generations (since 1959)!

Pricing:

As a whole, +-231.5 Acres (Surveyed) = $648,063; $2799.29 per acre.

Or, divided Pricing as follows (Proposed divisions, exact division is negotiable):

Tract 1 +-64.0 Acres = $192,090; $3000 per acre.

Tract 2 +-68.7 Acres = $206,190; $3000 per acre.

Tract 3 +-47.7 Acres = $143,010; $3000 per acre.

Tract 4 +-51.1 Acres = $192,090; $3500 per acre.

**Tract 4 is already surveyed. If Tracts 1, 2, & 3 are purchased by the same buyer, a new survey isn't required, as it is already surveyed. If tracts 1, 2, or 3 are purchased individually, a new survey will be required. New survey cost to be split 50/50 between buyer and seller. Surveyor to be a licensed GA surveyor agreeable to all parties.*

Contact listing broker Mike Matre at 229-869-1111 or mike@matreforestry.com for more information and to schedule your showing.
https://www.matreforestry.com/talbot-county-ga-231.html

Narrative

There is just something special about the Pine Mountain region of Georgia, and here is your opportunity to own a fine property near the base of Pine Mountain with beautiful mountain views, plus lots of frontage on gorgeous Lazer Creek. The Jackson Tract in NW Talbot County is +-231.5 surveyed acres, and is offered as a whole, or divided in +-50 acre tracts. See our interactive map for proposed divisions, but with ample road frontage on the paved and scenic Old Shiloh Rd, the exact divisions are negotiable.

You can't ask for a better location with the property in trophy deer managed Talbot County GA and situated just +-1.5 miles south of the Pine Mountain ridge top. Only

minutes from Manchester, Shiloh, Warm Springs, Talbotton, the City of Pine Mountain, F. D. Roosevelt State Park, and Callaway Gardens. Just a little over 30 minutes to Columbus GA.

The buffers along Lazer Creek, Rocky Branch, and the smaller creeks and drains are wide and full of gorgeous mature hardwood and some pine. There are areas of aesthetic mature hardwood uplands, and most of the uplands are +-7 year old planted loblolly pines and cutover that was recently sprayed to control unwanted hardwood re-sprouting. Lots of various oak species in the mature timber for plenty of acorns for the healthy deer herd. The cutover is ideal for planting in loblolly or longleaf pine, natural regeneration, and/or conversion to pasture.

Of course the hunting is great on the Jackson Tract, and there are countless aesthetic potential homesites with great views of the property, surrounding country side, and Pine Mountain. In the center of the property is a spring fed small creek with clean clear water surrounded by mature timber, and flowing north into Lazer Creek. There is a transmission line through the south side of the property, providing excellent hunting opportunity and solar project potential, with a substation just +-1 mile south of the property. Plus, there are existing food plots on the property.

Topography is desirable with mostly rolling hills, and with areas of flat land and some steeper land.
Soil Productivity Rating: 60.57 NCCPI, 3.92 Capability
Yield History: Site Index for Natural Loblolly Pine at Age 50: 74' to 90' Source: NRCS Soil Map.

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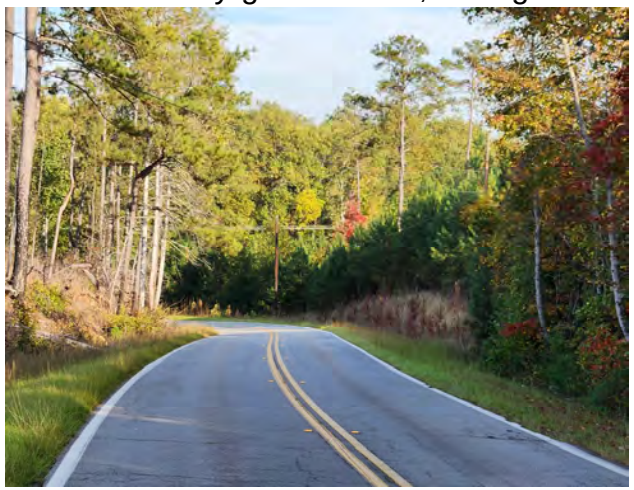

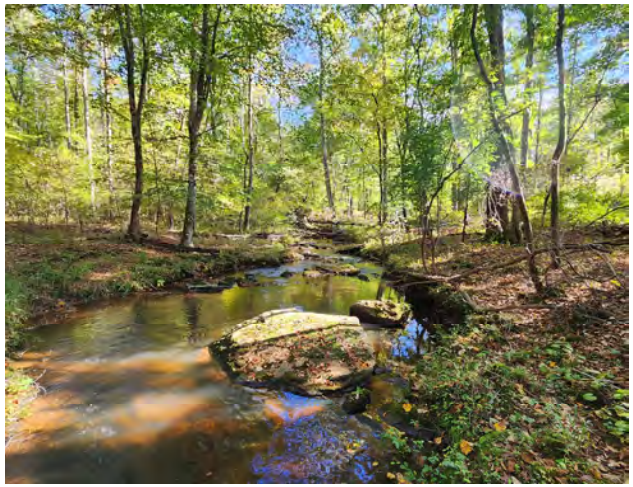

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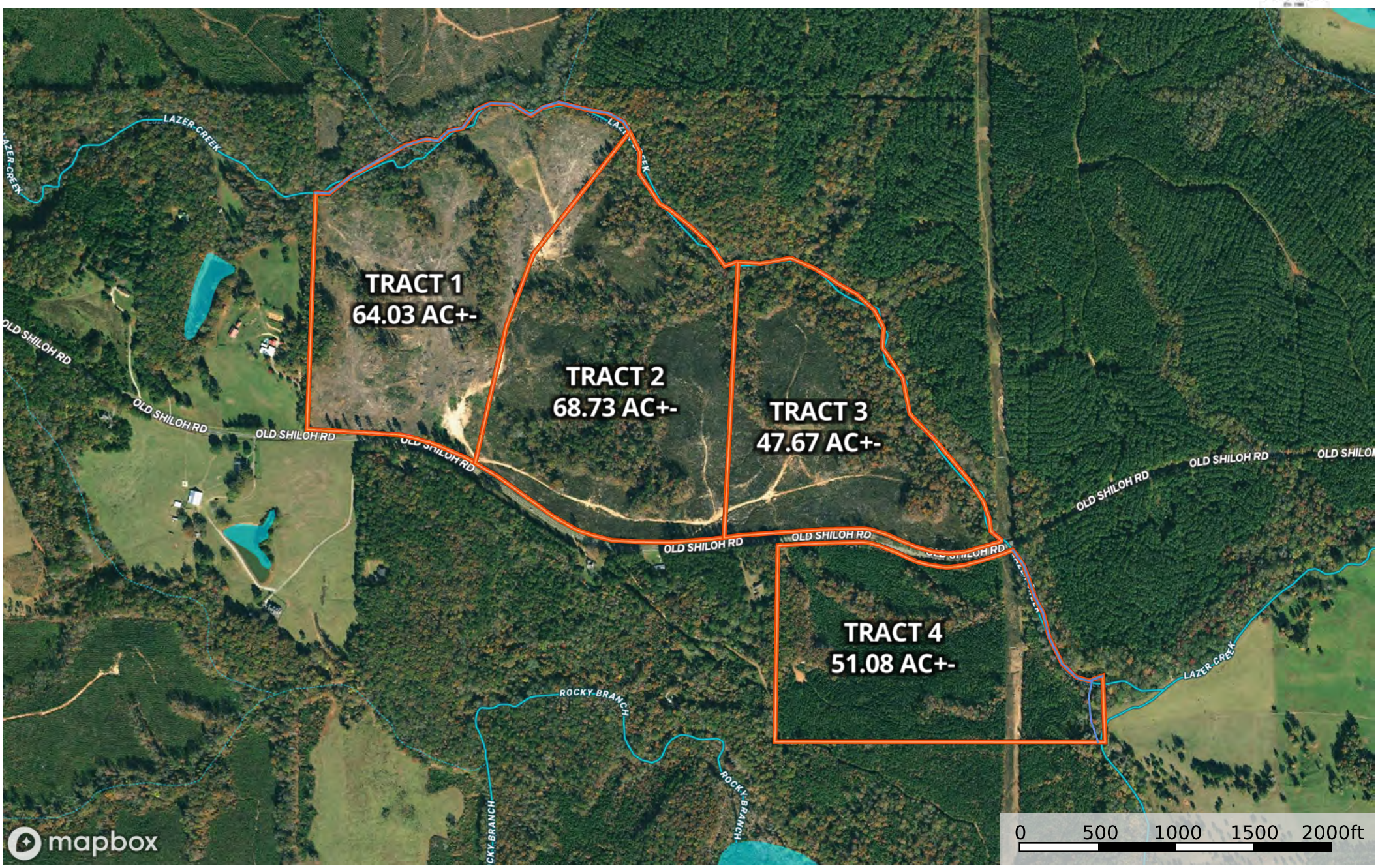
a 1978 Deer Jackson

Talbot GA 231

Talbot County, Georgia, 231.5 AC +/-



Named Creeks | Tracts | Stream, Intermittent | River/Creek | Water Body

Mike Matre

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

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MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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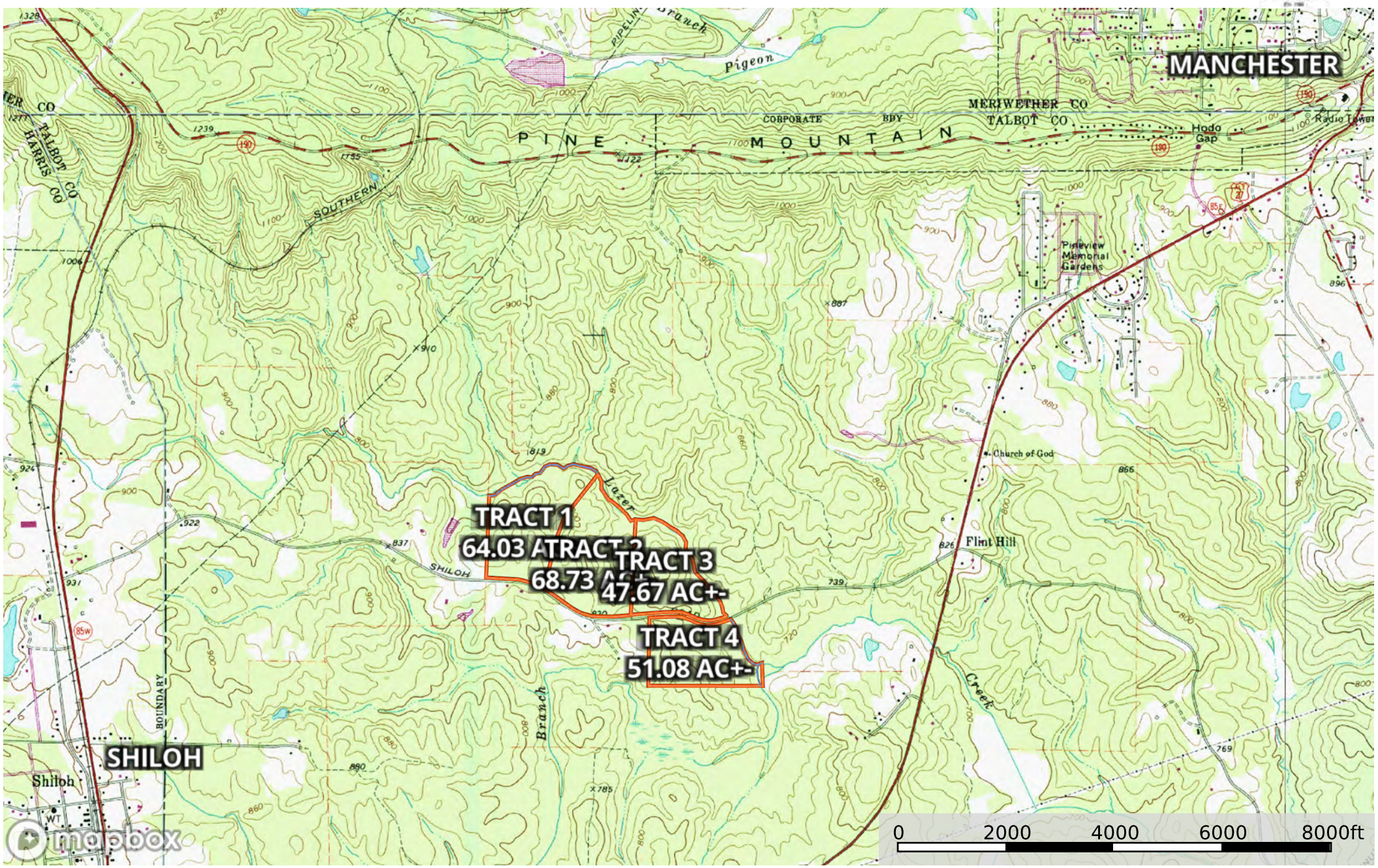

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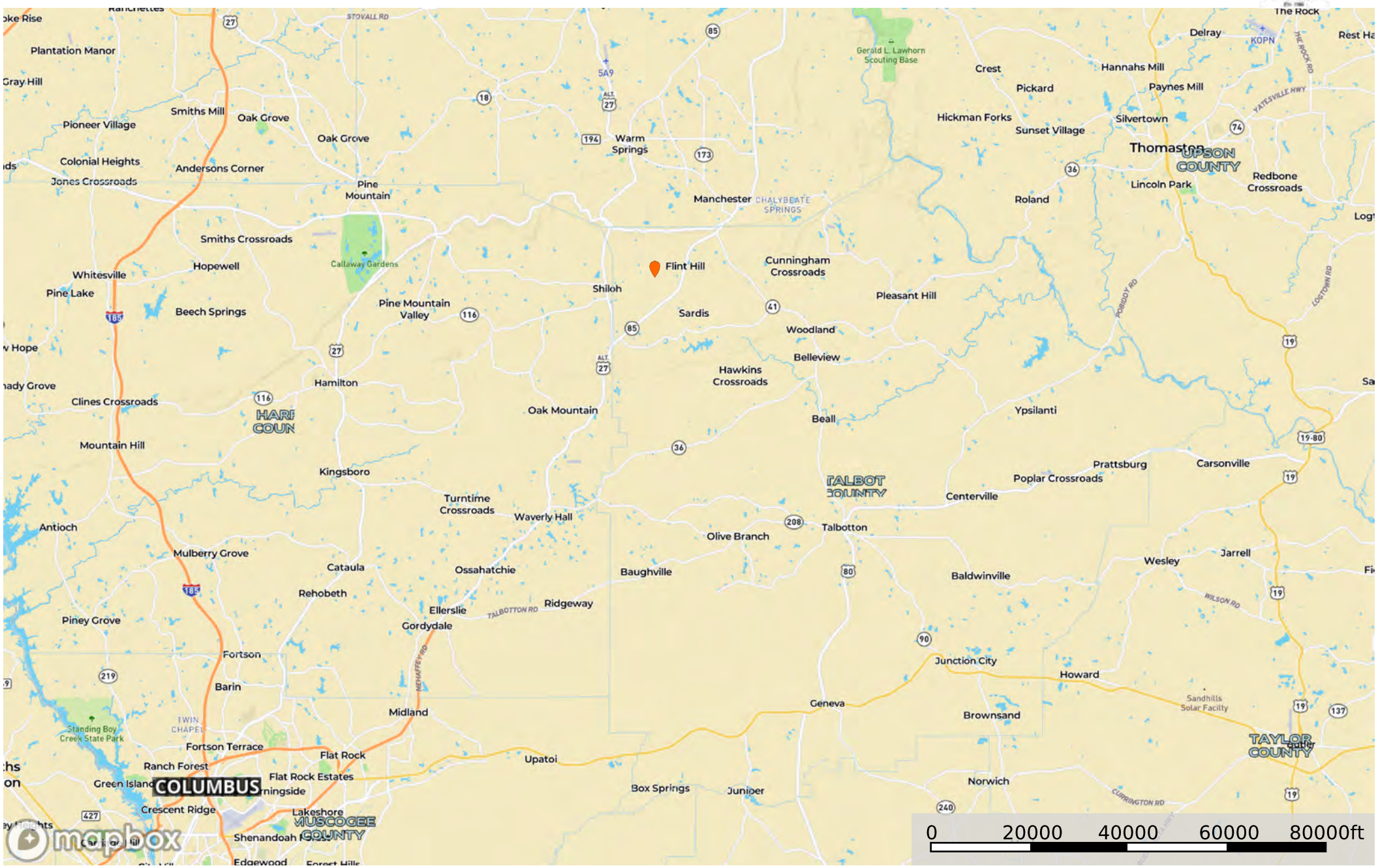

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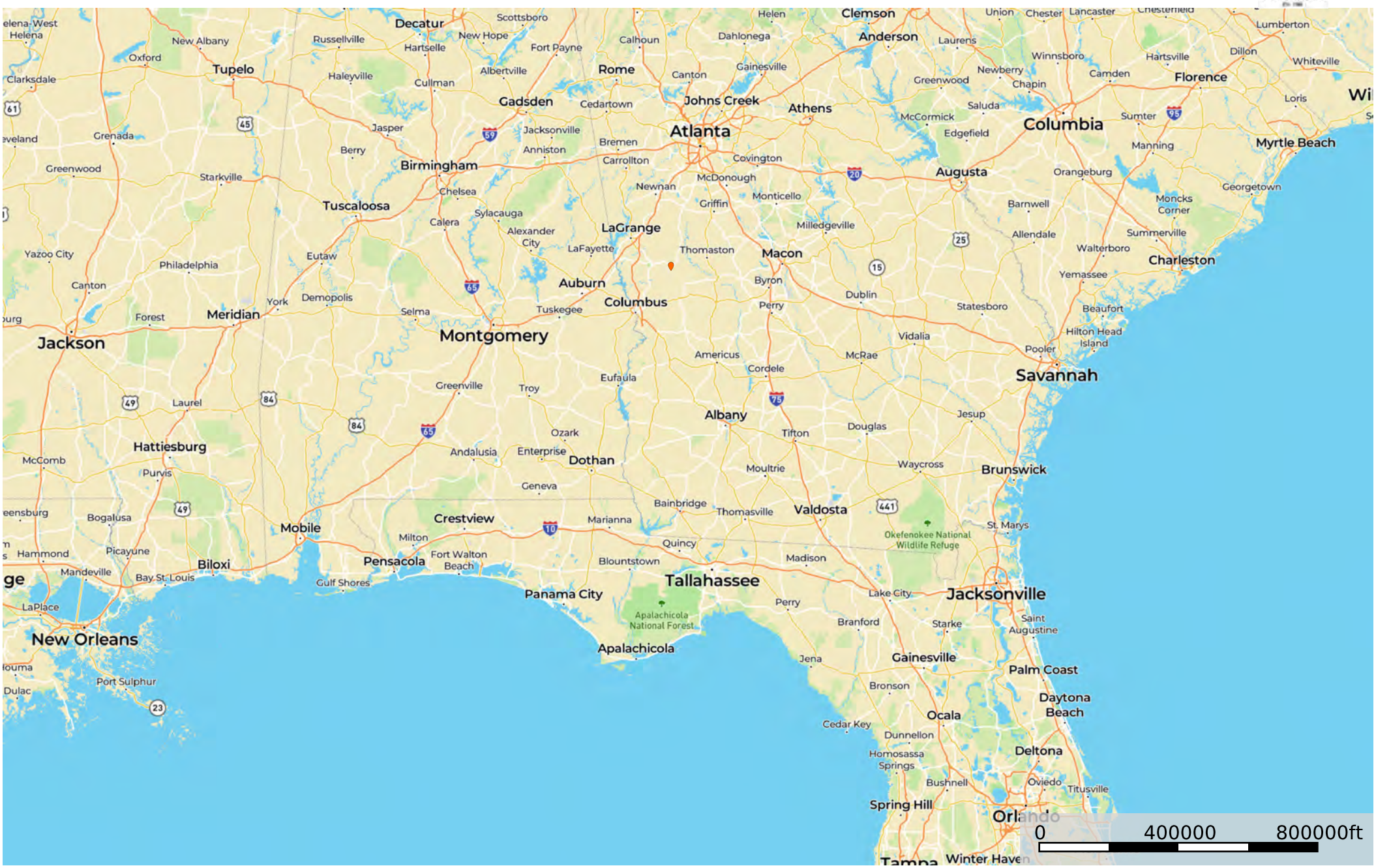

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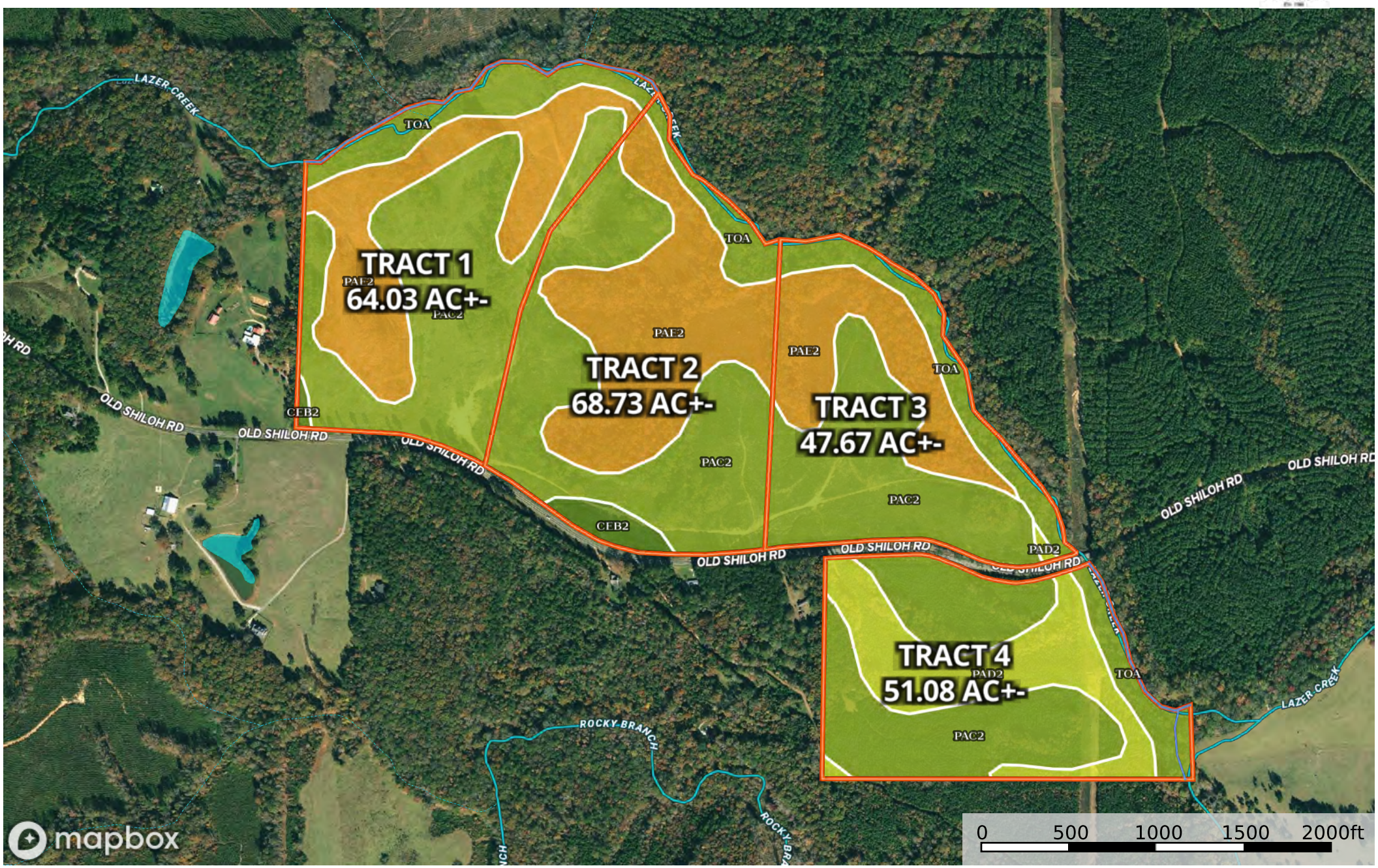

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| All Polygons 231.49 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PaC2	Pacolet sandy loam, 6 to 10 percent slopes, moderately eroded	117.89	50.92	0	64	3e
PaE2	Pacolet sandy loam, 15 to 25 percent slopes, moderately eroded	65.62	28.35	0	53	6e
ToA	Toccoa sandy loam, 0 to 2 percent slopes, frequently flooded	25.87	11.17	0	62	3w
PaD2	Pacolet sandy loam, 10 to 15 percent slopes, moderately eroded	18.93	8.18	0	62	4e
CeB2	Cecil sandy loam, 2 to 6 percent slopes, moderately eroded	3.18	1.37	0	70	2e
TOTALS		231.5(*)	100%	-	60.57	3.92

(*) 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.

| Tracts 64.02 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PaC2	Pacolet sandy loam, 6 to 10 percent slopes, moderately eroded	33.64	52.55	0	64	3e
PaE2	Pacolet sandy loam, 15 to 25 percent slopes, moderately eroded	21.34	33.33	0	53	6e
ToA	Toccoa sandy loam, 0 to 2 percent slopes, frequently flooded	8.61	13.45	0	62	3w
CeB2	Cecil sandy loam, 2 to 6 percent slopes, moderately eroded	0.43	0.67	0	70	2e
TOTALS		231.5(*)	100%	-	60.1	3.99

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| Tracts 68.72 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PaC2	Pacolet sandy loam, 6 to 10 percent slopes, moderately eroded	32.93	47.91	0	64	3e
PaE2	Pacolet sandy loam, 15 to 25 percent slopes, moderately eroded	28.86	41.99	0	53	6e
ToA	Toccoa sandy loam, 0 to 2 percent slopes, frequently flooded	4.18	6.08	0	62	3w
CeB2	Cecil sandy loam, 2 to 6 percent slopes, moderately eroded	2.75	4.0	0	70	2e
TOTALS		231.5(*)	100%	-	59.49	4.22

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| Tracts 47.67 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PaC2	Pacolet sandy loam, 6 to 10 percent slopes, moderately eroded	23.95	50.24	0	64	3e
PaE2	Pacolet sandy loam, 15 to 25 percent slopes, moderately eroded	15.42	32.35	0	53	6e
ToA	Toccoa sandy loam, 0 to 2 percent slopes, frequently flooded	7.98	16.74	0	62	3w
PaD2	Pacolet sandy loam, 10 to 15 percent slopes, moderately eroded	0.32	0.67	0	62	4e

TOTALS		231.5(*)	100%	-	60.09	3.98

(*) 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.

| Tracts 51.08 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PaC2	Pacolet sandy loam, 6 to 10 percent slopes, moderately eroded	27.37	53.58	0	64	3e
PaD2	Pacolet sandy loam, 10 to 15 percent slopes, moderately eroded	18.61	36.43	0	62	4e
ToA	Toccoa sandy loam, 0 to 2 percent slopes, frequently flooded	5.1	9.98	0	62	3w
TOTALS		231.5(*)	100%	-	63.07	3.36

(*) 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.