

5/5/2022

# LAND FOR SALE



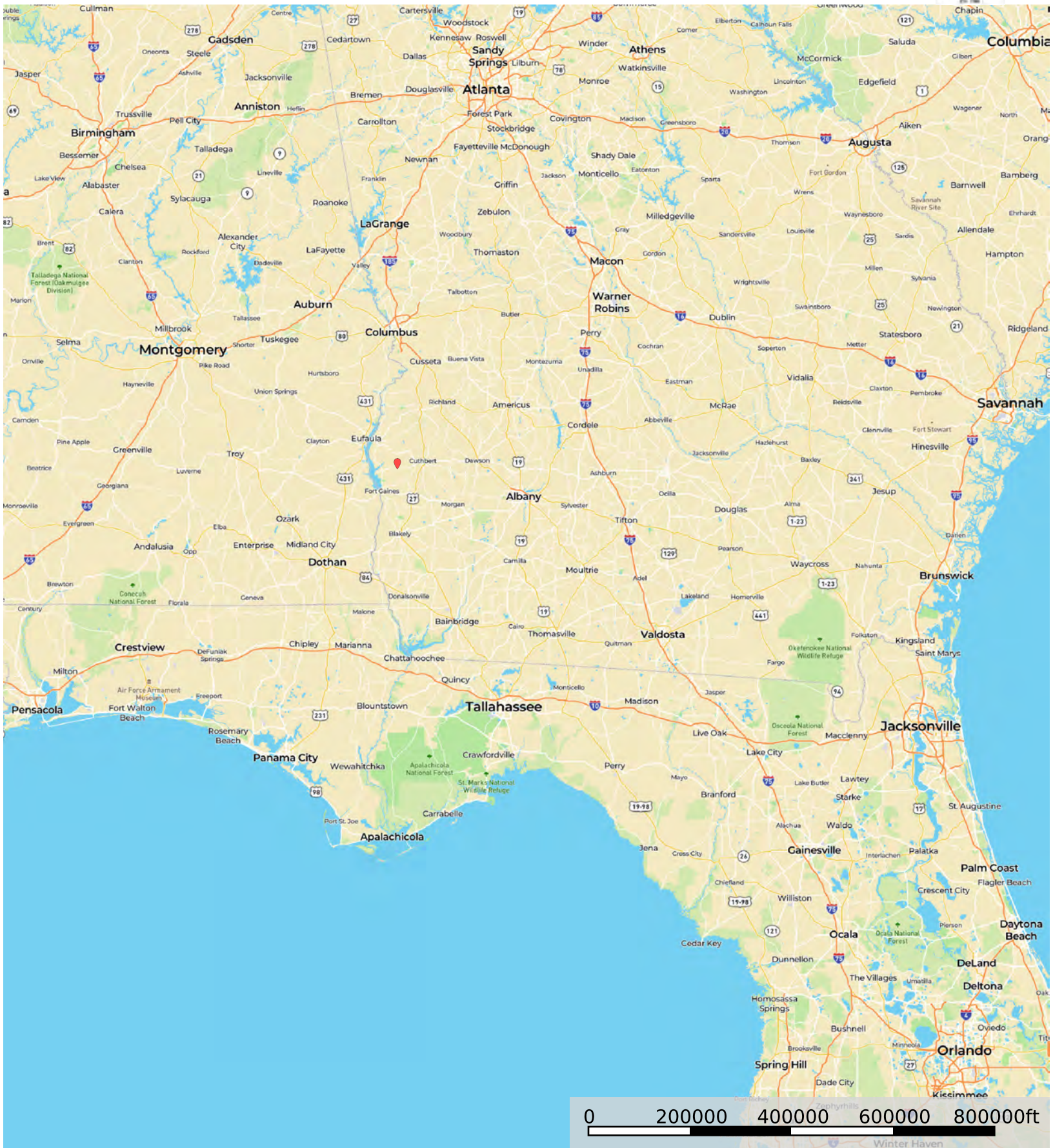
**Tract:** Votta Tract **County:** Randolph  
**Acres:** 131 (by GPS) **State:** GA  
**Price:** \$ 457,190 **Cities:** 9.5 mi to Cuthbert  
**per Acre:** \$ 3,490 **14 mi to Eufaula**  
**Webpage:** (as crow flies)  
**Listing Brokerage:** Matre Forestry Consulting, Inc.  
**Listing Agent:** Mike Matre, Broker, ALC, ACF  
 Accredited Land Consultant, Member Association of Consulting Foresters  
**Contact Info:** 229-869-1111 [mike@matreforestry.com](mailto:mike@matreforestry.com)

<b>Comments:</b>	Lots of privacy despite over a mile of road frontage, thanks to the heavily timbered conditions. Substantial mature white and red oaks, lots of merchantable planted pine, several perennial streams and intermittent streams, miles of ATV/hiking trails and more. Nice campsite with power, well, three well kept RV's (included), decks, carport shelters, cleaning station, and more. This turnkey gorgeous hunting timber property is situated on mostly gently rolling terrain. First time available since 1993!	
<b>Disclaimer:</b>	<i>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.</i>	
<b>Notices:</b>	<i>Shown by appointment only. Not for lease. Do not enter property without permission. Once you have permission from the Broker to enter the property, you enter at your own risk.</i>	
<b>By the Acres +/-:</b>	41 ac 1997 Planted Lob (never thinned); 4.1 ac 1988 Planted lob (never thinned) 86 ac balance mostly Upland Mature Hardwood with some pine (some bottom land) (much of hardwood is suitable for planted pine)	
<b>Primary Use:</b>	Hunting, Timber	
<b>Potential Use:</b>	Homesites, divides well, some agriculture (ideal for pasture)	
<b>Access:</b>	1.2 mi Co Rd 11 (graded) (aka Morris Station Rd); 0.2 mi Co Rd 183 (graded) (aka Lane Rd). The graded county road handles rain well, and it is just 0.4 m to pavement.	
<b>Internal Access:</b>	0.2 mi primary woods roads; 3.0 mi of trails (ATV, Hiking, some suitable for UTV).	
<b>Timber:</b>	Significant timber value; gorgeous white and red oaks; see By the Acres above.	
<b>Ag.:</b>	N/A	
<b>Water features:</b>	4 streams totaling 0.5 mi. Most appear perennial. Two are springing strong out hill sides with crystal clear water (see map). Landowner stated that he has not seen them dry up since he bought the place in 1993.	
<b>Improvements:</b>	Great camp site with power and well, two RV's plus an extra small RV, carport shelter, storage buildings, cleaning station, decks, outdoor shower, gravel driveway, deer stands. The 2 large RVs are kept under shelter. Campers are 32', 29', & 15' and well cared for. Deer feeders not included	
<b>Topo:</b>	Flat to Rolling	<b>Site:</b> +-95% Upland
<b>Soil:</b>	5.49 capability rating, 20.22 NCCPI, 80' Site Index Natural Loblolly at Age 50 (Source: USDA soil data)	
<b>Hunting:</b>	Excellent deer and turkey hunting. The owner has lightly hunted since he purchased the property in 1993.	

<b>Fishing:</b>	Famed Lake Eufaula (Walter F. George Reservoir) is just 9 mi west as the crow flies. The lake is 45,181 acres of excellent fishing and boating.				
<b>Legal Descrip.:</b>	Parcel 001 019A; LL 78, 82, 83, 84; 7th LD (Source: qPublic				
<b>Zoning:</b>	Ag				
<b>Restrictions</b>	Conservation Use Value Assessment (CUVA) expiring 12/31/2025. CUVA is a popular program with GA landowners that reduces property taxes.				
<b>Prop. Tax per Yr.:</b>	\$899.70				
<b>Coordinates:</b>	31.7595 -84.9512				
<b>Address:</b>	517 Morris Station Rd, Morris GA 39867				
<b>Google Map Link:</b>	<a href="https://maps.app.goo.gl/2HSxtSoCPenZBSqy5">https://maps.app.goo.gl/2HSxtSoCPenZBSqy5</a>				
<b>Interactive Map:</b>	<a href="https://mapright.com/ranching/maps/d84a0f942db46ed9f1b7f41812352f33/share">https://mapright.com/ranching/maps/d84a0f942db46ed9f1b7f41812352f33/share</a>				
<b>Directions:</b>	On the west side of Co Rd 11 +-2.75 mi south of Morris GA				
<b>Survey:</b>	Surveyed in 1959, Plat Book 2 Pg 109			<b>Financing:</b> No seller finance	
<b>House:</b>	No house, but 3 RVs are included (see improvement section above).				
<b>Crop Basis:</b>	N/A				
<b>Timber Cruise:</b>	There is no current timber cruise. Serious prospective buyers may cruise the timber with written permission from Matre Forestry.				
<b>Nearby Public Hunting Lands:</b>	Chickasawhatchee WMA is +-34 mi SW as the crow flies.				
<b>Georgia Deer Registry for the county:</b>					
Hunter	Type	Score	County	Method	Year
Jeff Hill	Typical	176 1/8	Randolph	Firearms	1991
Bob Bell	Typical	172 1/2	Randolph	Firearms	1979
Tyler Owens	Typical	158 1/2	Randolph	Archery	2020
Johnny Draper	Non-Typical	152.625	Randolph	Firearms	1989
Bob Lovett	Typical	131 1/2	Randolph	Archery	1992
Bob Lovett	Typical	125 1/8	Randolph	Archery	1994

# Randolph GA 131

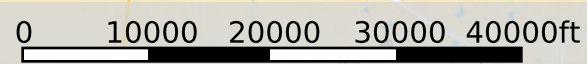
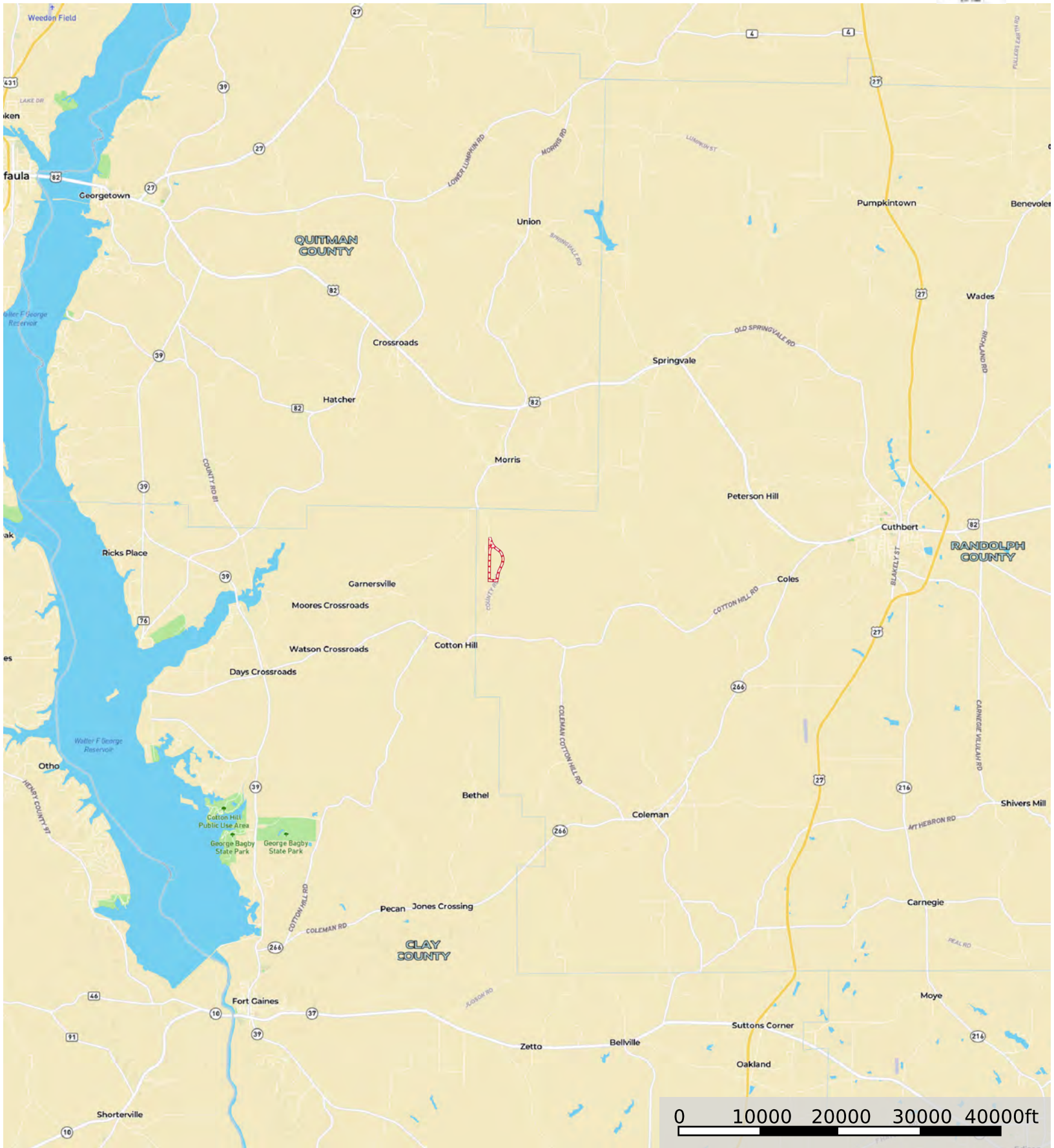
Randolph County, Georgia, 131 AC +/-



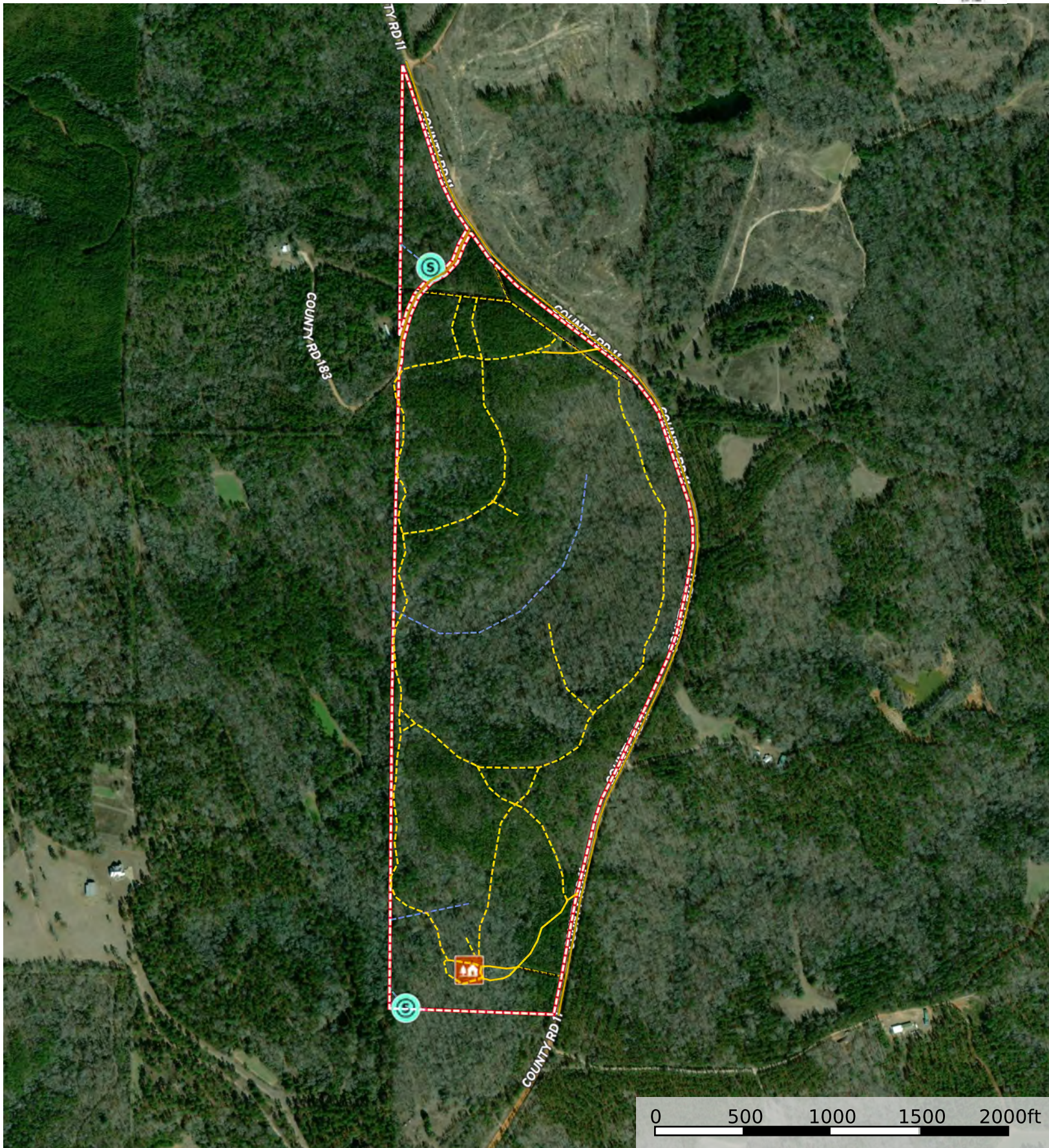
Location Boundary

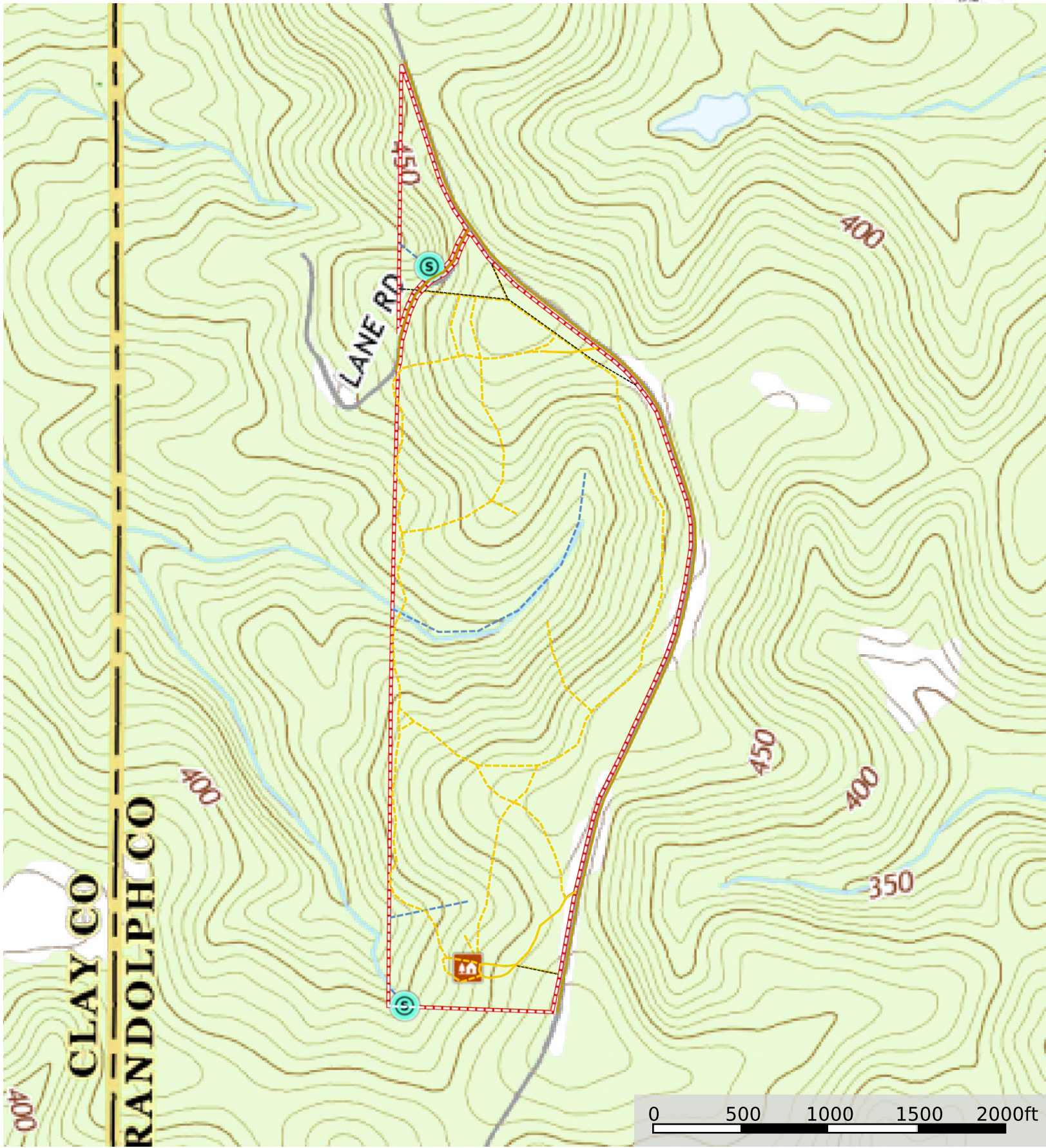
# Randolph GA 131

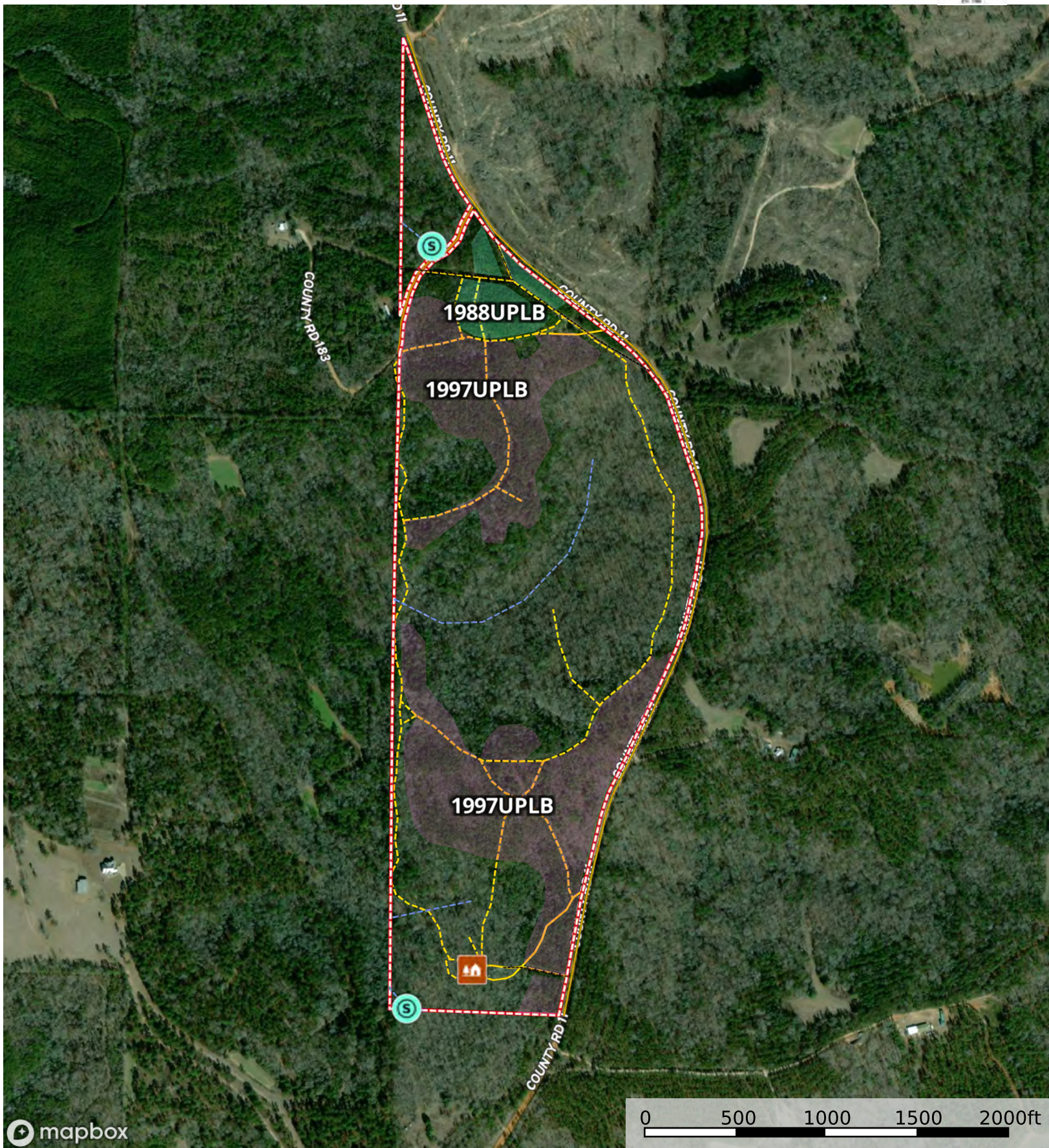
Randolph County, Georgia, 131 AC +/-



Boundary





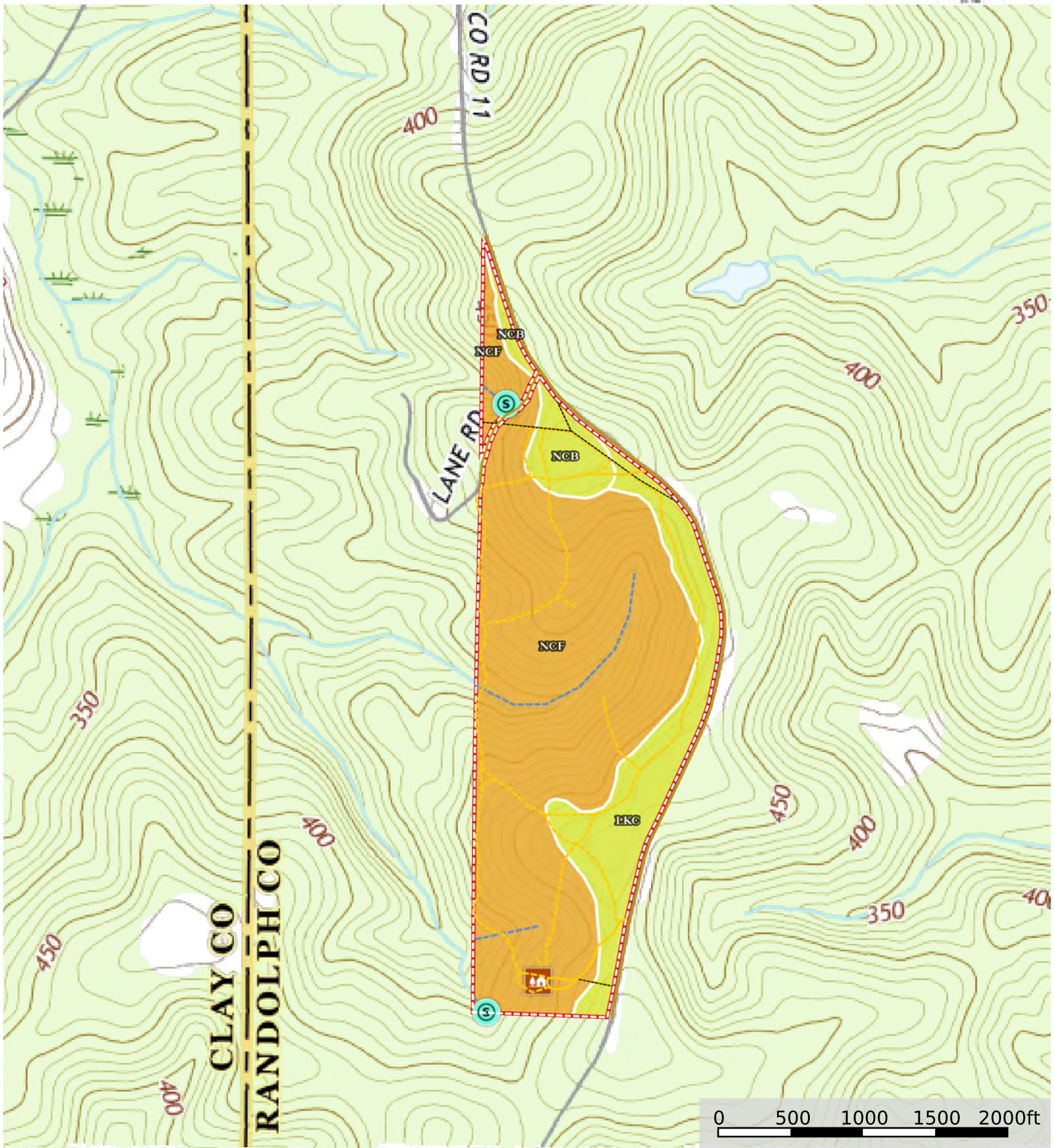


mapbox

0 500 1000 1500 2000ft

Camp Spring Streams Power Line ATV Trails Primary Woods Road County Road Graded 1997 Planted Loblolly 1988 Planted Loblolly Boundary

1987 Upland Planted Loblolly: +-4.1 ac (shaded in green)  
1997 Upland Planted Loblolly: +-41 ac (shaded in purple)  
Balance is Mostly Mature Hardwood, mostly upland, lots of white and red oak: +-86 ac  
\*Disclaimer: Timber description and acres are estimates and are not guaranteed.





|  All Polygons 131.42 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
NcF	Nankin-Cowarts complex, 15 to 35 percent slopes	97.79	74.4	0	16	6e
LkC	Lakeland sand, 0 to 8 percent slopes	25.45	19.36	0	24	4s
NcB	Nankin-Cowarts complex, 2 to 5 percent slopes	8.18	6.22	0	59	4e
TOTALS		131.43(*)	100%	-	20.22	5.49

(\*) 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.

|  Boundary 5.93 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
NcF	Nankin-Cowarts complex, 15 to 35 percent slopes	4.54	76.56	0	16	6e
NcB	Nankin-Cowarts complex, 2 to 5 percent slopes	1.39	23.44	0	59	4e
TOTALS		131.43(*)	100%	-	26.08	5.53

(\*) 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.

|  Boundary 125.49 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
NcF	Nankin-Cowarts complex, 15 to 35 percent slopes	93.25	74.3	0	16	6e
LkC	Lakeland sand, 0 to 8 percent slopes	25.45	20.28	0	24	4s
NcB	Nankin-Cowarts complex, 2 to 5 percent slopes	6.79	5.41	0	59	4e
TOTALS		131.43(*)	100%	-	19.95	5.49









(\*) 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











310 20220504\_162233



320 20220502\_183718



330 20220504\_155147



400 20220504\_163447



410 20220504\_163705



420 20220504\_170238



20220502\_175454



20220504\_160313



20220504\_161513



20220504\_161527



20220504\_161556



20220504\_161701



20220504\_161815



20220504\_162035



20220504\_162159



20220504\_171149



20220504\_171152