

DEER CREEK PRESERVE 231-2

**An excellent timber and great recreational
hunting property located near
historic Ellaville, Georgia.**



***+/- 173.85 GIS Acres
Ellaville, Schley County, Georgia***

Price: \$417,240

OVERVIEW

Deer Creek Preserve is a timberland property ideally suited to the buyer seeking diversified attributes that include:

- Over 63 percent of the property in high-quality loblolly pine plantation that were machine planted in 2010 and 2014.
- Mature hardwood bottomland with heavy volumes of merchantable timber.
- Two deeded easements provide all-weather access from GA Hwy 26.
- Excellent location on the outskirts of Ellaville, Georgia.
- Quality soils for maximum timber production.
- Good neighborhood with long-term ownership of adjoining properties.
- High populations of quality deer and turkey providing additional opportunities for recreational hunting, or income from hunting lease.



Quality soils and vibrant stands of 11-year-old planted loblolly.

LOCATION

Deer Creek Preserve is located off of GA Hwy 26, east of historic Ellaville, the county seat of Schley County, Georgia. The town gets its name from the daughter of one of the first settlers of the town. Schley County is known for its excellent school system, productive farms and timberland, quiet and rural lifestyle, yet easy proximity to some of the larger cities of Albany, Columbus, and Macon.

GA Hwy 26 is a major east/west roadway through south/central Georgia, connecting Interstates 16 and 75 with Columbus, Georgia, and travels through some of the most productive farms and timberlands of Georgia.

Being on the outskirts of Ellaville, and in highly desirable Schley County, adds to the property's overall value.



Vigorous stands of 7-year-old planted pines on high-quality soils.

ACCESS

Deer Creek Preserve has two deeded easements from HWY 26 that provide all weather access to the property.

There are numerous internal roads that lead to many locations of wildlife food plots and the various stands of loblolly plantations. There are also smaller trails that lead through the hardwood areas to Deer Creek that can be accessed by four-wheelers and ATVs.

To access the tract from Ellaville, take GA Hwy 26 to the east for approximately one half mile. This intersects with U.S. Hwy 19 at the roundabout. Continue through the roundabout on Hwy 26 for approximately 1 mile. There will be a gated entrance where the Fountains Land sign is located. This is one of the deeded easements that provides access to the property.



Internal roads provide access through the tract.

SITE DESCRIPTION

Deer Creek Preserve has approximately 63 percent of its total acreage in excellent stand count, planted loblolly pine of 7 and 11 years of age. The terrain is level to gently rolling in these planted pine areas.

The remaining acreage is in mature, natural hardwoods that border Deer Creek and other small creeks that are tributaries to Deer Creek. These hardwood areas have some steep slopes that lead to the creek bottomlands.



A large wildlife food plot near Deer Creek.

TAXES & TITLE

The property is owned by Timbervest Partners III Georgia, LLC. The deed is recorded in Deed Book 225 Page 370, Schley County Clerk of Superior Court.

This property is part of a 303.61 acre parcel that is being offered as two separate properties, but could be purchased as one unit. The 2020 Ad Valorem taxes for the entire 303.61 acres were \$2,174.60. The property is currently enrolled in the Georgia Forestry Land Protection Act for the purposes of reduced ad valorem taxes.



Hardwood slopes and bottomland with good volumes of merchantable timber.

TIMBER

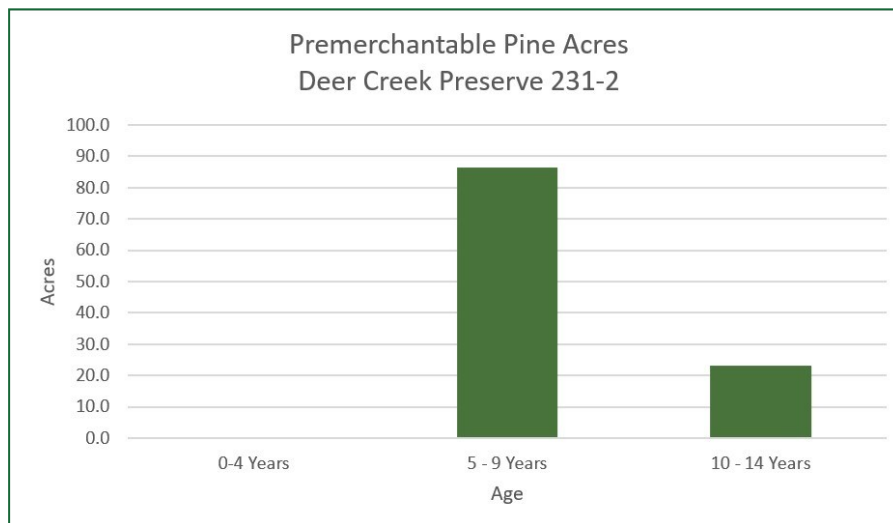
The property features 86.5 acres of 7-year-old planted loblolly and 23.3 acres of 11-year-old planted loblolly on this property. These stands have vigorous growth and excellent stem counts.

There are 51.4 acres of mature hardwoods with significant merchantable timber detailed in the charts below. There are also 4.5 acres of premerchantable pine and hardwoods and 8.2 acres of roads and wildlife food plots.



11-year-old planted loblolly pine.

Deer Creek Preserve 231-2 Timber Volumes					
Pine			Hardwood		Total
Pulpwood/ Topwood	Small Sawtimber	Large Sawtimber	Pulpwood	Sawtimber	
117	68	157	1,861	1,627	3,830



Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.

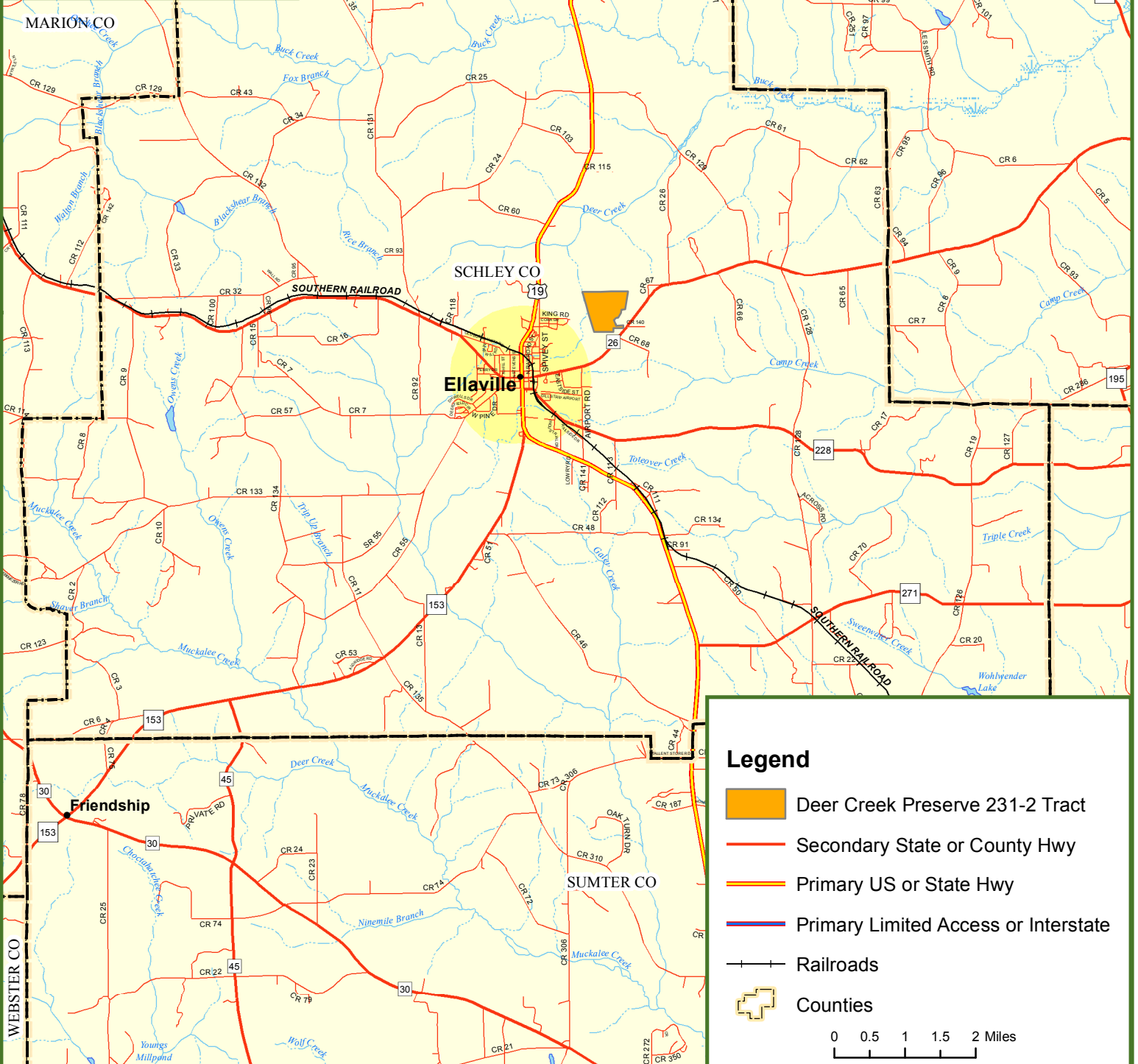


Locus Map







Deer Creek Preserve 231-2 Tract

Schley County, GA

174.00 +/- Acres



Legend

-  Deer Creek Preserve 231-2 Tract
-  Secondary State or County Hwy
-  Primary US or State Hwy
-  Primary Limited Access or Interstate
-  Railroads
-  Counties

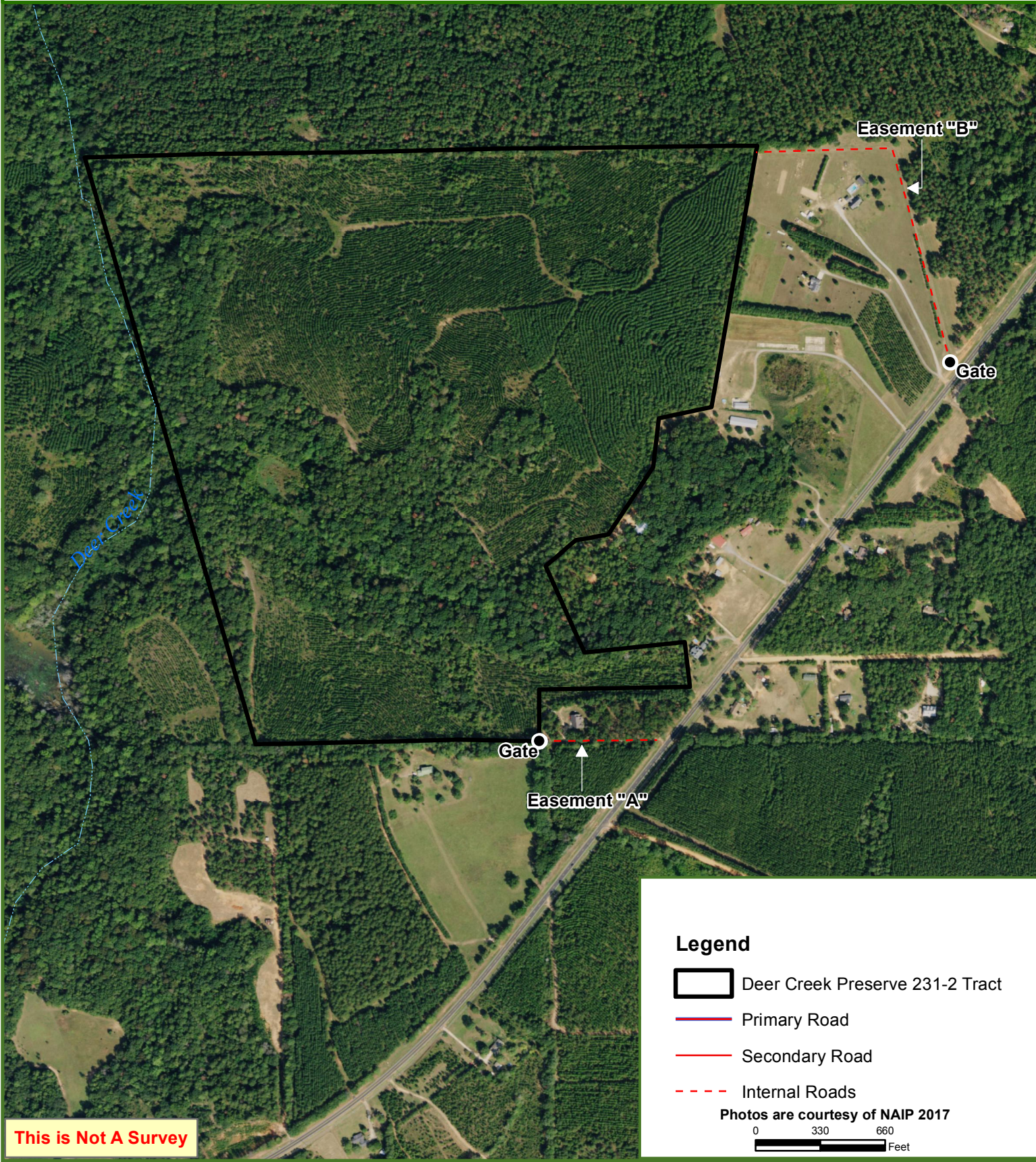
0 0.5 1 1.5 2 Miles



Deer Creek Preserve 231-2 Tract





174 +/- Acres

Schley County, GA

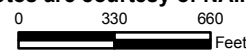


This is Not A Survey

Legend

-  Deer Creek Preserve 231-2 Tract
-  Primary Road
-  Secondary Road
-  Internal Roads

Photos are courtesy of NAIP 2017



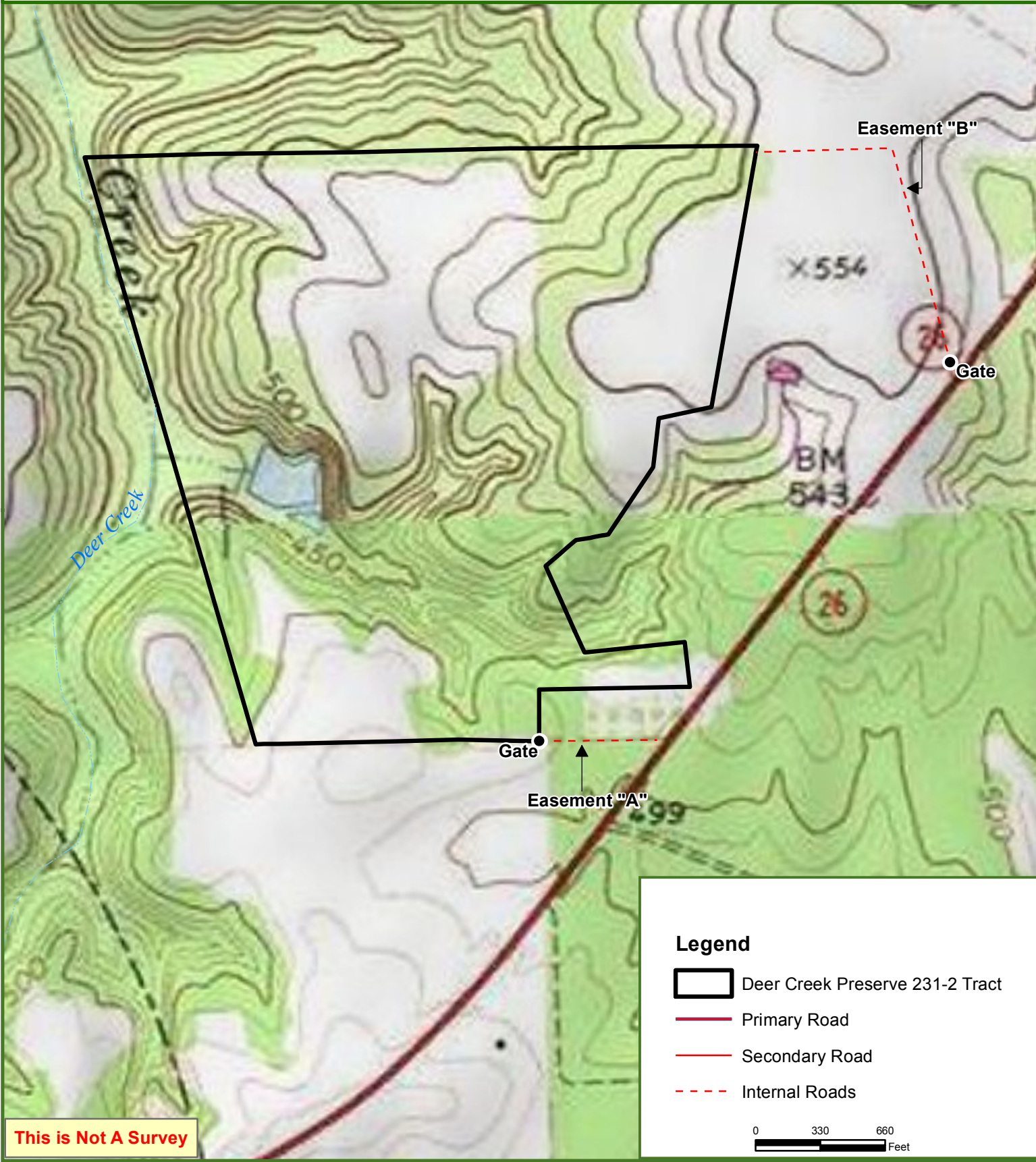
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



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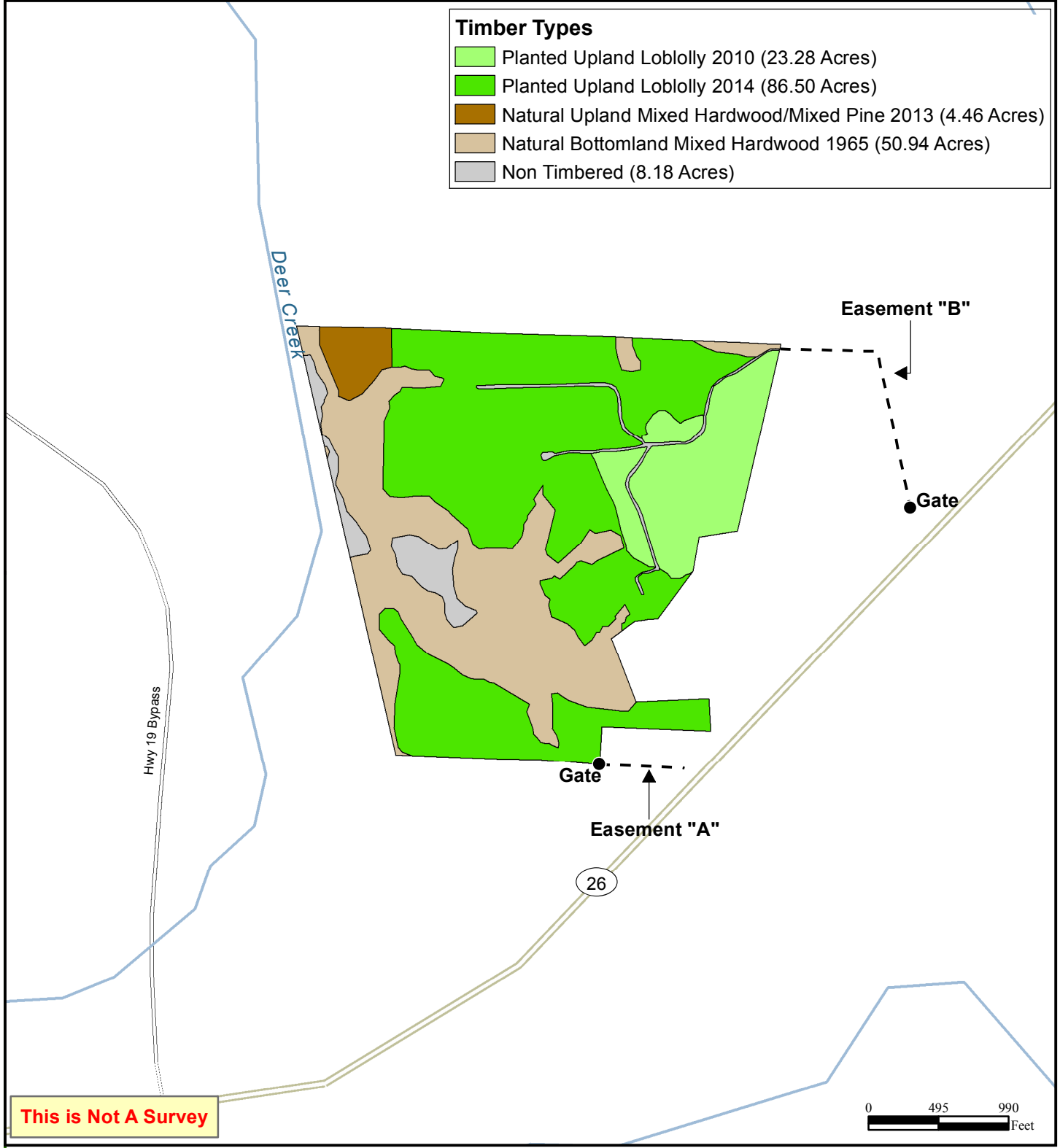
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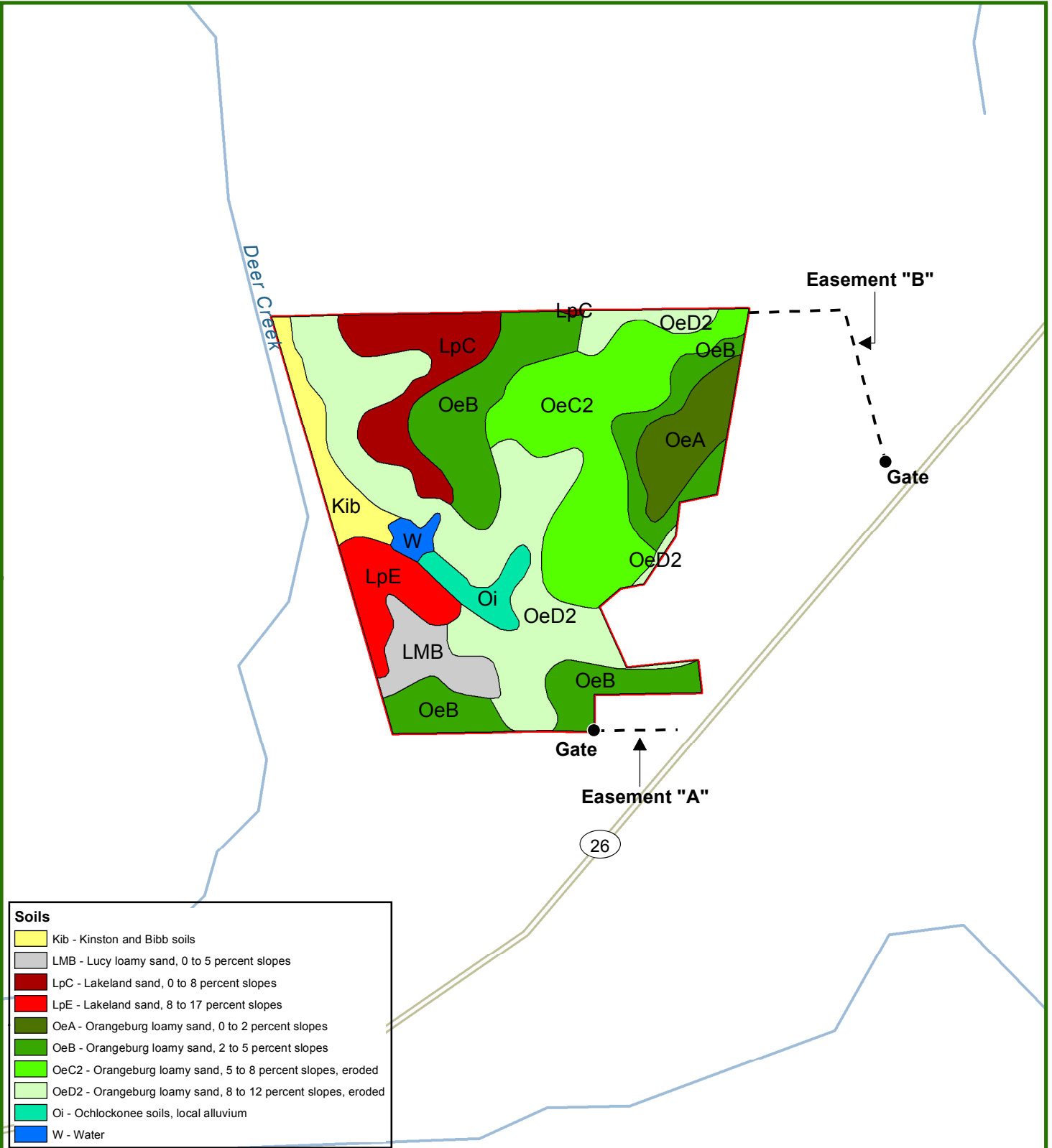
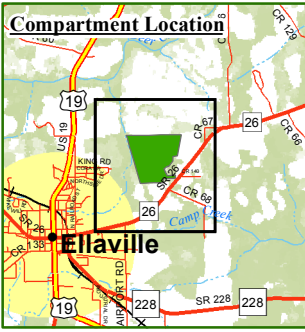
Timber Types	
	Planted Upland Loblolly 2010 (23.28 Acres)
	Planted Upland Loblolly 2014 (86.50 Acres)
	Natural Upland Mixed Hardwood/Mixed Pine 2013 (4.46 Acres)
	Natural Bottomland Mixed Hardwood 1965 (50.94 Acres)
	Non Timbered (8.18 Acres)



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Soils

- Kib - Kinston and Bibb soils
- LMB - Lucy loamy sand, 0 to 5 percent slopes
- LpC - Lakeland sand, 0 to 8 percent slopes
- LpE - Lakeland sand, 8 to 17 percent slopes
- OeA - Orangeburg loamy sand, 0 to 2 percent slopes
- OeB - Orangeburg loamy sand, 2 to 5 percent slopes
- OeC2 - Orangeburg loamy sand, 5 to 8 percent slopes, eroded
- OeD2 - Orangeburg loamy sand, 8 to 12 percent slopes, eroded
- Oi - Ochlockonee soils, local alluvium
- W - Water