



**Fountains
Land**
AN F&W COMPANY

Flint Forest Parcels

A unique timberland investment divided into five tracts featuring professionally managed pine plantations and stunning hardwood forests located along the beautiful Flint River.

#1 Parcel

 47 Acres
 \$210,612

#2 Parcel

 182 Acres
 \$719,846

#3 Parcel

 748 Acres
 \$3,852,921

#4 Parcel

 676 Acres
 \$3,280,503

#5 Parcel

 219 Acres
 \$1,303,500

The Flint Forest Parcels are ideally suited for a buyer seeking attributes including:

-  Flint River frontage on parcels #3, #4, and #5.
-  Privacy is enhanced by adequate, but limited, road frontage.
-  All upland acreage is in professionally managed loblolly pine plantations of various ages.
-  Pristine old-growth hardwoods produce valuable sawtimber and abundant food for wildlife.
-  High-quality whitetail deer and turkey in this famous Flint River corridor.
-  Multiple food plots throughout the property.
-  Nice internal road systems provide all-weather access.



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LOCATION



Several of the parcels feature beautiful views with frontage on the Flint River.

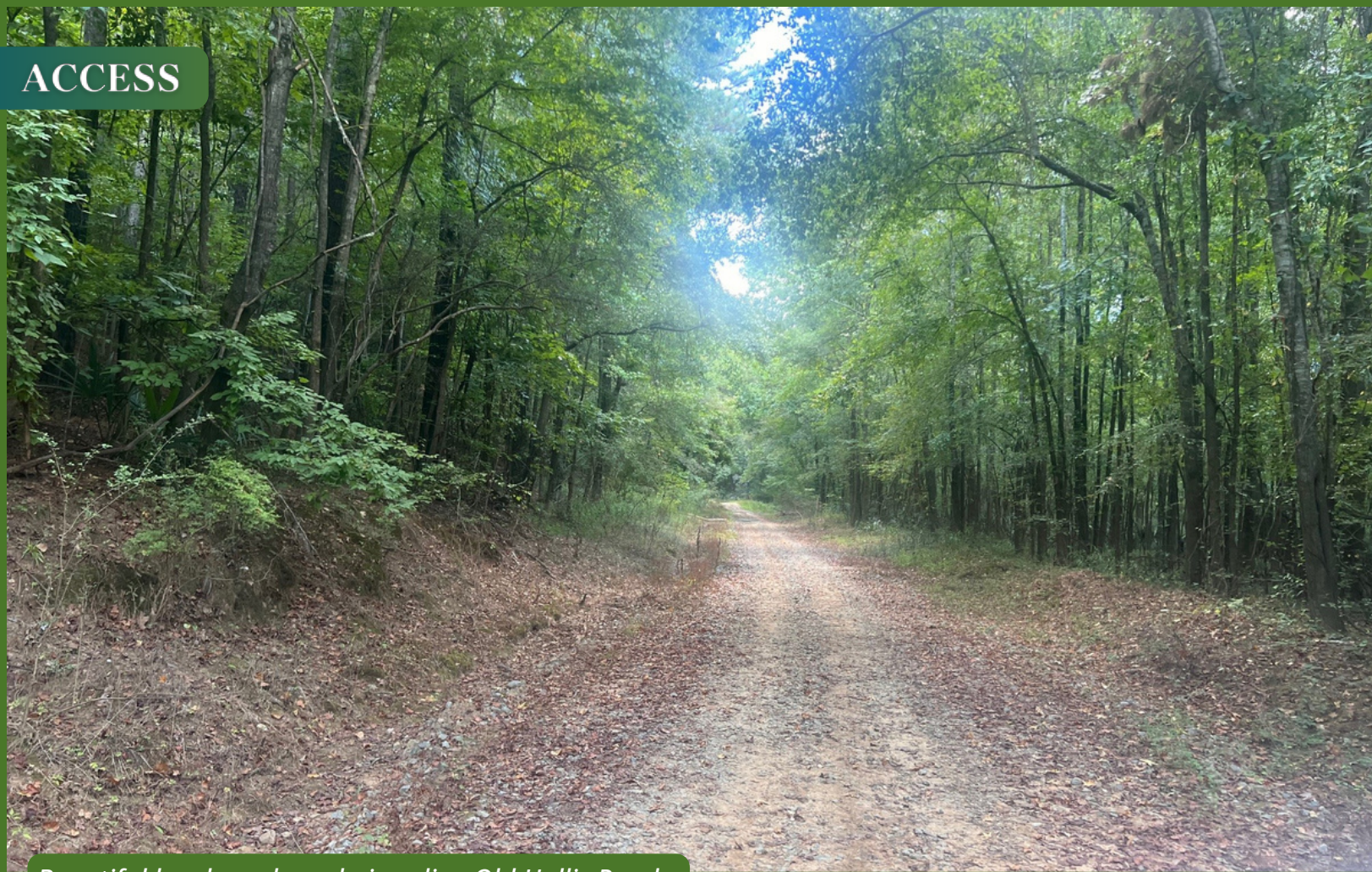
Nestled in the Southern Piedmont region in West Central Georgia, Flint Forest is a unique blend of terrain. The property offers a diverse landscape, from quite hilly areas to gently rolling fields. Flint Forest Parcels #3, #4, and #5 offer over three miles of frontage on the Flint River, one of Georgia's major rivers, making it a nature lover's paradise.

The Flint Forest Parcels are surrounded by a few small settlements, creating a tranquil and rural atmosphere. The area is dominated by timberland and farms, with the county seat of Crawford being the small town of Roberta, just 12 miles away. Thomaston, a mid-sized town that has experienced significant growth over the past decade, is about 17 miles from the property. This growth, coupled with its great restaurants, healthcare facilities, and a thriving small-business community, has attracted many new residents.

The parcels are conveniently located near major highways, making them easily accessible from Atlanta or Florida. US Highway 19, a major four-lane highway, is just eight miles away, while US Highway 80, running East and West across the middle of Georgia, is a mere five miles from the properties' entrances.

The parcels' strategic locations offer the best of both worlds - the tranquility of rural living and the convenience of urban amenities. Major cities like Macon, Columbus, Albany, and Atlanta are all within a two-hour drive, making it an ideal retreat for those who value both solitude and accessibility.

ACCESS



Beautiful hardwoods and pines line Old Hollis Road.

Flint Forest Parcels are easily accessible via paved and dirt roads, particularly from Charlie Reeves Road, which features extensive frontage. The northern part of the combined Parcels has several gated entrances along this road. Access to the southern part of the combined Parcels is also good, with Hollis Road being paved up to about a quarter mile from its gated entrance. The internal roads are well-maintained gravel roads, providing all-weather access throughout the property. In addition, there are numerous smaller roads and trails that can be easily navigated by side-by-side vehicles. There are multiple access points to the Flint River; some are reachable by standard full-size vehicles, while many others can be accessed by smaller ATVs or side-by-side vehicles.

- 🌲 **Parcel 1** - Approximately 2500 feet of frontage on Charlie Reeves Road provides access to this parcel.
- 🌲 **Parcel 2** – Approximately 1500 feet of frontage on Charlie Reeves Road.
- 🌲 **Parcel 3** – Access will be from Charlie Reeves Road along a current road that will be deeded from Parcel 4.
- 🌲 **Parcel 4** – Approximately 1000 feet of frontage on Charlie Reeves Road.
- 🌲 **Parcel 5** – Access is from Hollis Road, ending at the property line.

PROPERTY DESCRIPTION



All upland acreage is in professionally managed loblolly pine plantations of various ages.

The Flint Forest Parcels have been professionally managed as timberland properties for several generations. Each parcel contains acreage consisting of planted pines of varying ages, while the remaining land features beautiful old-growth hardwoods. Most of the parcels have an extensive road network, complemented by multiple wildlife food plots scattered throughout. The topography varies from level and gently rolling hills to steeper inclines as the land drops in elevation, leading to the creek bottoms and the Flint River frontage.

Wildlife game management has been exceptional, with the entire property hosting one of Georgia's longest continuous hunting leases, maintained by the same family for 54 years. They have implemented quality deer management practices, yielding impressive results. There is electric power available at the properties' entrances; however, the owners and hunters have opted not to bring it onto the property, preferring the experience of "being off the grid" during their visits.

🌲 **Parcel 1** is 47 acres with 72% of upland pine plantations and a couple of hardwood bottoms that would be ideal for pond sites. In addition to its ability to produce income from the timber, the property would make an ideal recreational and hunting retreat. There are other residential properties in this area, and many sites would be ideal for a home or cabin. The terrain gently rolls, with some steeper areas near the bottomlands. The county has not maintained Charlie Reeves Road recently, but the access road is in decent condition.

🌲 **Parcel 2** is 182 acres with 75% of upland pine plantations and numerous fingers of creek or wet weather hardwood bottoms. There are numerous pond sites, along with excellent recreational, hunting, and building sites. The terrain is gently rolling with some steeper areas near the bottomlands. The county has not maintained Charlie Reeves Road recently, but the access road is in decent condition.

PROPERTY DESCRIPTION



The nice internal road systems provide all-weather access.

- 🌲 **Parcel 3** is 748 acres with 70% of upland pine plantations and numerous fingers of creek or wet weather hardwood bottoms. Two significant creeks merge into a large creek that is loaded with big hardwoods. This creek runs into the Flint River, where the parcel has approximately one mile of river frontage. The remnant of Old Hollis traverses the southern third of the property, with a couple of other lesser-maintained roads running North and South through the property. The terrain is gently rolling with some steeper areas near the creek bottomlands. Access comes from the paved road portion of Charlie Reeves Road across a well-maintained deeded road shared with the adjoining Parcel #4.
- 🌲 **Parcel 4** is 676 acres with 64% of upland pine plantations and numerous fingers of creek or wet weather hardwood bottoms. Four fairly significant streams join to form two creeks that empty into the Flint River, where this parcel has approximately 4,000 feet of frontage. Hollis Road runs through the southern portion of this parcel, with numerous other internal roads and trails. The terrain is gently rolling with some steeper areas near the creek bottomlands.
- 🌲 **Parcel 5** is 219 acres of beautiful pine and hardwoods of harvest age, showcasing a 100-foot bluff overlooking its half mile of Flint River frontage. A large creek divides the 133 acres of planted pines and feeds into the Flint River. Hollis Road supplies access to this parcel, and power is available within a few feet of the gated entrance.

TIMBER RESOURCE



The younger pine plantations are growing well due to the high-quality soils.

The Flint Forest Parcels offer approximately 1,100 acres of planted pines and hardwoods of merchantable ages. There are significant income opportunities from these mature areas and an additional 677 acres of younger pine plantations that will reach marketable age in the coming years. Estimated timber volumes are included below.

- 🌲 **Parcel 1** - 29.5 acres of merchantable and 4 acres of premerchantable (2012) pine timberland, along with 13 acres of natural mixed hardwood bottomland are on this parcel.
- 🌲 **Parcel 2** – 58 acres of merchantable and 79 acres of premerchantable (2015) pine timberland, along with 43.5 acres of natural mixed hardwood bottomland, are on this parcel. There is also about 1.5 acres of roads and food plots on this parcel.
- 🌲 **Parcel 3** – 211 acres of merchantable and 312 acres of premerchantable (from 1 to 13 years of age) pine timberland, along with 197 acres of natural mixed hardwood bottomland are on this parcel. There are also about 28 acres of roads and food plots on this parcel.
- 🌲 **Parcel 4** – 101 acres of merchantable and 327 acres of premerchantable (from 2 to 13 years of age) pine timberland, along with 231 acres of natural mixed hardwood bottomland are on this parcel. There are also about 17 acres of roads and food plots on this parcel.
- 🌲 **Parcel 5** – 133 acres of merchantable, along with 84 acres of natural mixed hardwood bottomland are on this parcel. There are also about 2 acres of roads and food plots on this parcel.



The property features wildlife food plots and shooting lanes.

The Flint Forest Parcels are owned by Timbervest Partners. This property is currently not enrolled in any CUVA or Forest Land Improvement program for preferential Ad Valorem tax treatment. It should qualify for these programs if the purchasers wish to pursue them, which could substantially reduce the Ad Valorem tax liabilities. The property taxes for 2024 were:

🌲 Parcel 1 - \$783

🌲 Parcel 2 – \$3,032

🌲 Parcel 3 – \$12,460

🌲 Parcel 4 – \$11,261

🌲 Parcel 5 – \$3,648