



# Withlacoochee River Timber and Hunting

122 E, Hahira, Georgia 31632

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## PROPERTY OVERVIEW



### Sale Price

\$550,000

### Offering Summary

Acreage:	172.65 Acres
Price / Acre:	\$3,186
State:	Georgia
City:	Hahira
County:	Lowndes
Property Type:	Land: Timberland

### Property Overview

Located less than 5 miles East of the growing town of Hahira, GA, lies the Withlacoochee River Timber and Hunting tract. Encompassing 173 acres of bottom land hardwoods and planted pine, it is perfect for someone's private hunting and recreational paradise. With 41 acres of 7 year old planted pine, it also provides the potential for future income. Easily accessible from I-75, it will be the perfect weekend reprise from the hustle and bustle of city life.



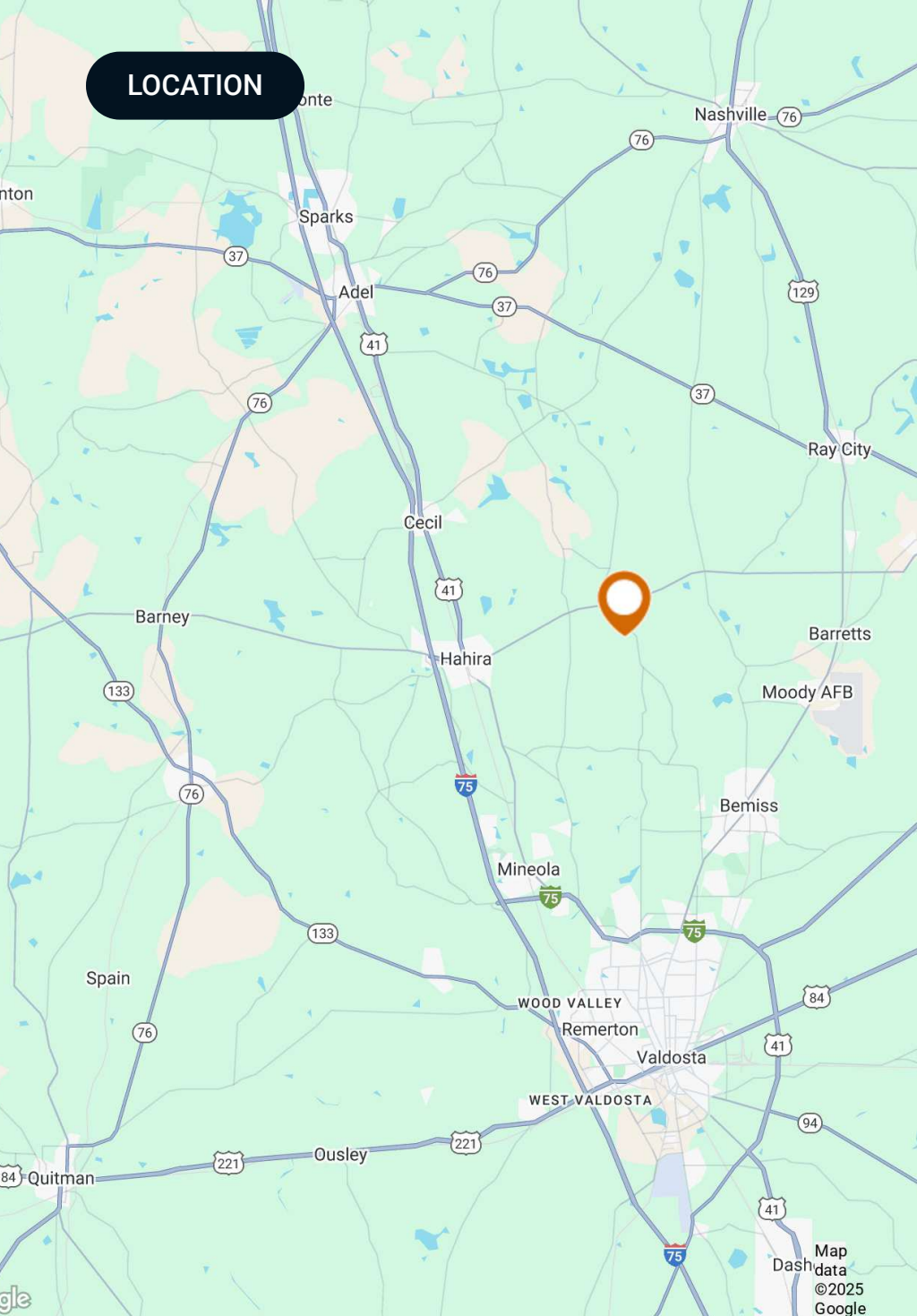
## SPECIFICATIONS & FEATURES



## Specifications & Features

<b>Land Types:</b>	Timberland
<b>Uplands / Wetlands:</b>	47% Uplands
<b>Soil Types:</b>	Predominately Johnston and Ousley
<b>Taxes &amp; Tax Year:</b>	2024- \$3720.21
<b>Zoning / FLU:</b>	AG
<b>Lake Frontage / Water Features:</b>	1.3 miles of Withlacoochee River frontage
<b>Road Frontage:</b>	1,200' On GA Hwy 122 and 1,900' on Hambrick Road
<b>Nearest Point of Interest:</b>	Hahira, GA
<b>Current Use:</b>	Timberland
<b>Potential Recreational / Alt Uses:</b>	Hunting, Fishing, Outdoor recreation
<b>Land Cover:</b>	Natural Hardwoods and Planted Pine
<b>Game Population Information:</b>	Abundance of deer turkey and small game
<b>On Site Road Access:</b>	Interior road bisects the property.
<b>Age of Stages of Timber:</b>	41 acres of 7 year old planted pine.

## LOCATION



## Location & Driving Directions

**Parcel:**

**GPS:** 31.0135098, -83.2990725

**Driving  
Directions:**

- From the intersection of Hwy 41 and Hwy 122, travel East on Hwy 122 for 4.6 miles
- Property is on South side of Hwy 122

**Showing  
Instructions:**

Contact listing agent



## Withlacoochee River Timber and Hunting

 Withlacoochee River Timber and Hunting Tract





## Soils

-  Withlacoochee River Timber and Hunting Tract  
 Soils

MUID	COMPONENT NAME	ACRES
Jo	Johnston	88.99
Ou	Ousley	60.64
W	Water	8.42
Pe	Pelham	5.90
Le	Leefield	3.88
WA	Wahee	2.93
LaC	Lakeland	1.74
<b>TOTAL</b>		<b>172.49</b>





## Wetlands NWI

- Withlacoochee River Timber and Hunting Tract
- Wetlands NWI: Palustrine
- Wetlands NWI: Riverine

CODE	DESCRIPTION	ACRES
PFO1C	Freshwater Forested/Shrub Wetland	88.25
R2UBH	Riverine	1.14
PFO4A	Freshwater Forested/Shrub Wetland	1.13
R5UBH	Riverine	0.34
PFO1A	Freshwater Forested/Shrub Wetland	0.28
R4SBC	Riverine	0.04
<b>TOTAL UPLAND</b>		<b>81.32</b>
<b>TOTAL WETLAND</b>		<b>91.17</b>
<b>TOTAL</b>		<b>172.49</b>



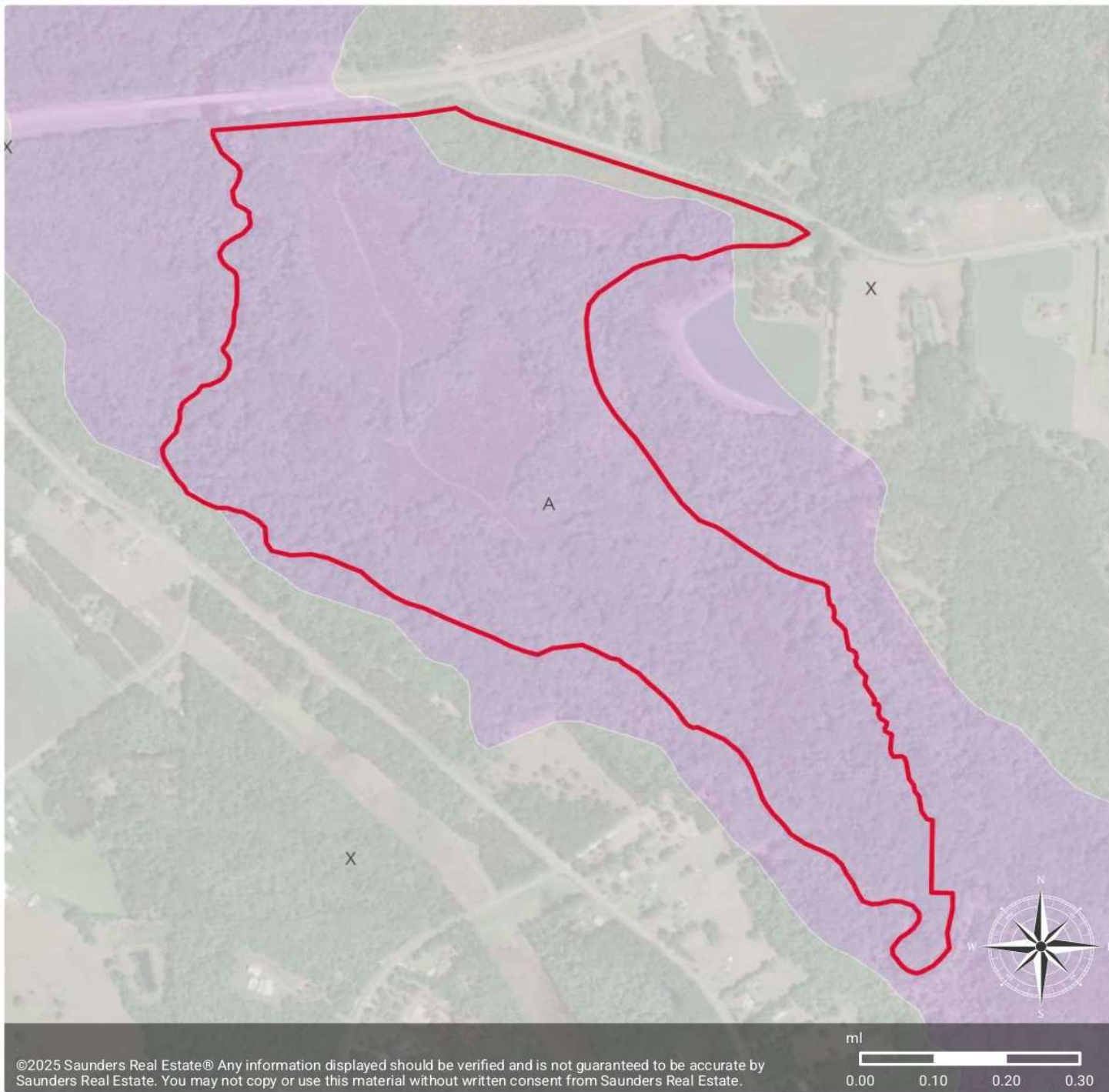
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## FEMA Flood Zones DFIRM

- Withlacoochee River Timber and Hunting Tract
- FEMA Flood Zones DFIRM: Outside any floodplains
- FEMA Flood Zones DFIRM: 100 year, BFE no

ZONE	DESCRIPTION	ACRES
A	100-YEAR FLOODPLAIN	164.46
X	OUTSIDE FLOODPLAIN	8.03
<b>TOTAL</b>		<b>172.49</b>



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ADDITIONAL PHOTOS





## ADVISOR BIOGRAPHY



### Mark Wirick

Advisor

mark@saundersrealestate.com

Direct: **877-518-5263 x466** | Cell: **850-545-6598**

## Professional Background

Mark Wirick is an Advisor at Saunders Real Estate.

Mark brings his clients over 35 years of forest industry experience in a variety of areas, ranging from timber cruising and estimation to tract procurement and silviculture consulting. The breadth of his involvement in the industry has allowed him to gain experience from, and share insight with, numerous landowners and property management teams across North Florida and South Georgia. His background as a small business owner in the realms of natural resource consulting, as well as product retail sales, has allowed Mark to gain valuable insight into financial management as both a buyer and as a seller.

As a 5th-generation Jefferson County, Floridian. Mark's roots run deep in North Florida. He was born, raised, and would go on to rear his own family in Monticello, Florida where he still resides with his wife, Brenda. Mark received his B.S. degree in Forest Management from the University of Florida in 1988 and is a current member of the Florida Forestry Association.

Passion for the outdoors is an understatement for Mark who is an avid outdoorsman. His cherished experiences involving outdoor pursuits serve as a foundation for his belief in the value of preservation and use of recreational timber property. Mark's recreational time is not fully spent in the woods, however, as his free time is often enjoyed on the coastal waters of Florida's Big Bend in the pursuit of saltwater species of fish or drifting down the numerous pristine rivers the area has to offer. His deep love and appreciation for the outdoor experiences has provided clients with first-hand knowledge and insight into the intrinsic values that can be associated with investment properties.

Mark specializes in:

- Timberland
- Recreational Land
- Agricultural Land



## ADVISOR BIOGRAPHY



### John A. "Tony" Wallace, CF

Senior Advisor

[tony@saundersrealestate.com](mailto:tony@saundersrealestate.com)

Direct: **877-518-5263 x336** | Cell: **352-538-7356**

## Professional Background

Tony Wallace, CF, ACF is a Senior Advisor at Saunders Real Estate.

Tony is the Chief Operating Officer and a principal of Natural Resource Planning Services, Inc., (NRPS) a forestry consulting firm operating in Florida and Georgia. Learn more at [NRPSforesters.com](http://NRPSforesters.com).

Tony is a Florida Certified General Real Estate Appraiser, a Georgia Registered Forester, a Certified Burn Manager in Georgia, a Certified Forester through the Society of American Foresters, as well as a member of the Association of Consulting Foresters. He has over 30 years of experience providing a full range of forestry and land management services to clients throughout Florida and Georgia.

Tony holds a Bachelor of Science degree in forestry from Mississippi State University.

Tony is a member of the Society of American Foresters, a past member of the board of directors, and has held past offices for the Florida Forestry Association. He has also served on the land management advisory committee of the Suwannee River Water Management District and on the technical committee for the Florida Department of Agriculture and Consumer Services.

Tony lives in Fort White, Florida with his wife.

Tony specializes in:

- Timberland
- Agricultural Land
- Recreational Land
- Conservation Easements





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