

Little River Timber and Hunting

Miller Rd, Hahira, Georgia 31632

Mark Wirick
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John A. "Tony" Wallace, CF
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PROPERTY OVERVIEW



Sale Price

\$1,750,000

Offering Summary

Acreage:	423.09 Acres
Price / Acre:	\$4,136
State:	Georgia
City:	Hahira
County:	Lowndes
Property Type:	Land: Timberland

Property Overview

Little River Timber and Hunting provides a great opportunity to own both productive timberland and an excellent hunting property in SW Georgia. With over a mile of the Little River bisecting the property, it is an outdoor enthusiast's dream. The property has a mixture of timber types including bottom land hardwoods and over 190 acres of planted pines in two separate age classes. With frontage on Miller road and proximity to high end estates, it offers the investor the opportunity to sell large acreage home sites or mini farms. Little River Timber and Hunting provides both the recreational buyer and timberland investor ample possibilities for investment and/or recreational scenarios.

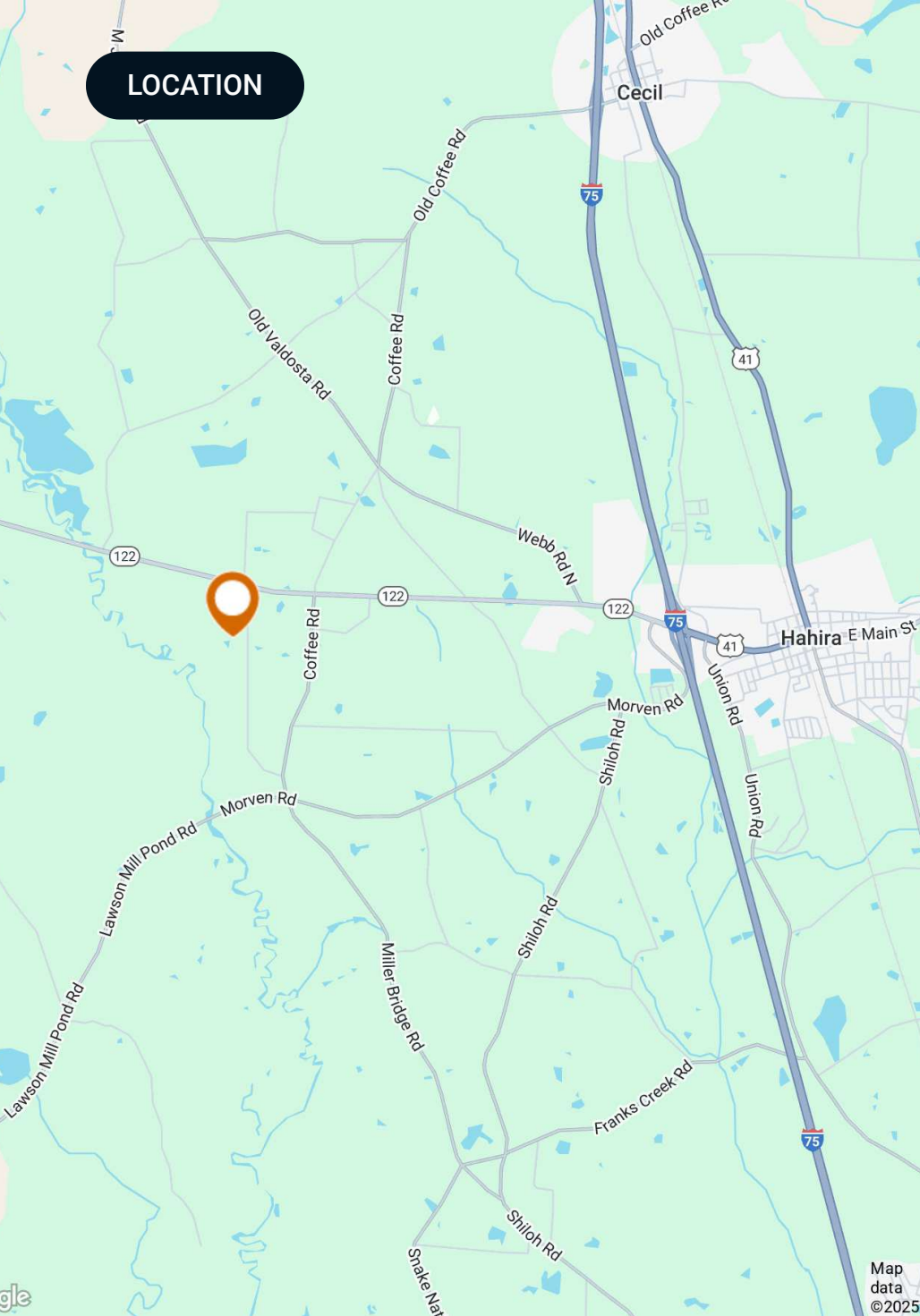
SPECIFICATIONS & FEATURES



Specifications & Features

Land Types:	Timberland
Uplands / Wetlands:	56% Uplands
Soil Types:	Predominately Myatt and Ousley
Taxes & Tax Year:	2024-\$6716.56
Zoning / FLU:	Conservation, Agriculture
Lake Frontage / Water Features:	The property is bisected by the Little River
Water Source & Utilities:	Well/Septic
Road Frontage:	4,800 ft of dirt Road frontage on Miller Road
Nearest Point of Interest:	Hahira, Ga
Current Use:	Timberland, Hunting
Potential Recreational / Alt Uses:	Hunting, Fishing, Outdoor pursuits
Land Cover:	Mixture of Natural Hardwood Hammocks and Planted Pine
Game Population Information:	Abundance of Deer, Turkey and small game
Age of Stages of Timber:	45 acres of 8 year old planted pine and 145 acres of 2 year old planted pine

LOCATION



Location & Driving Directions

Parcel: 0010 005

GPS: 30.9946593, -83.439783

Driving Directions:

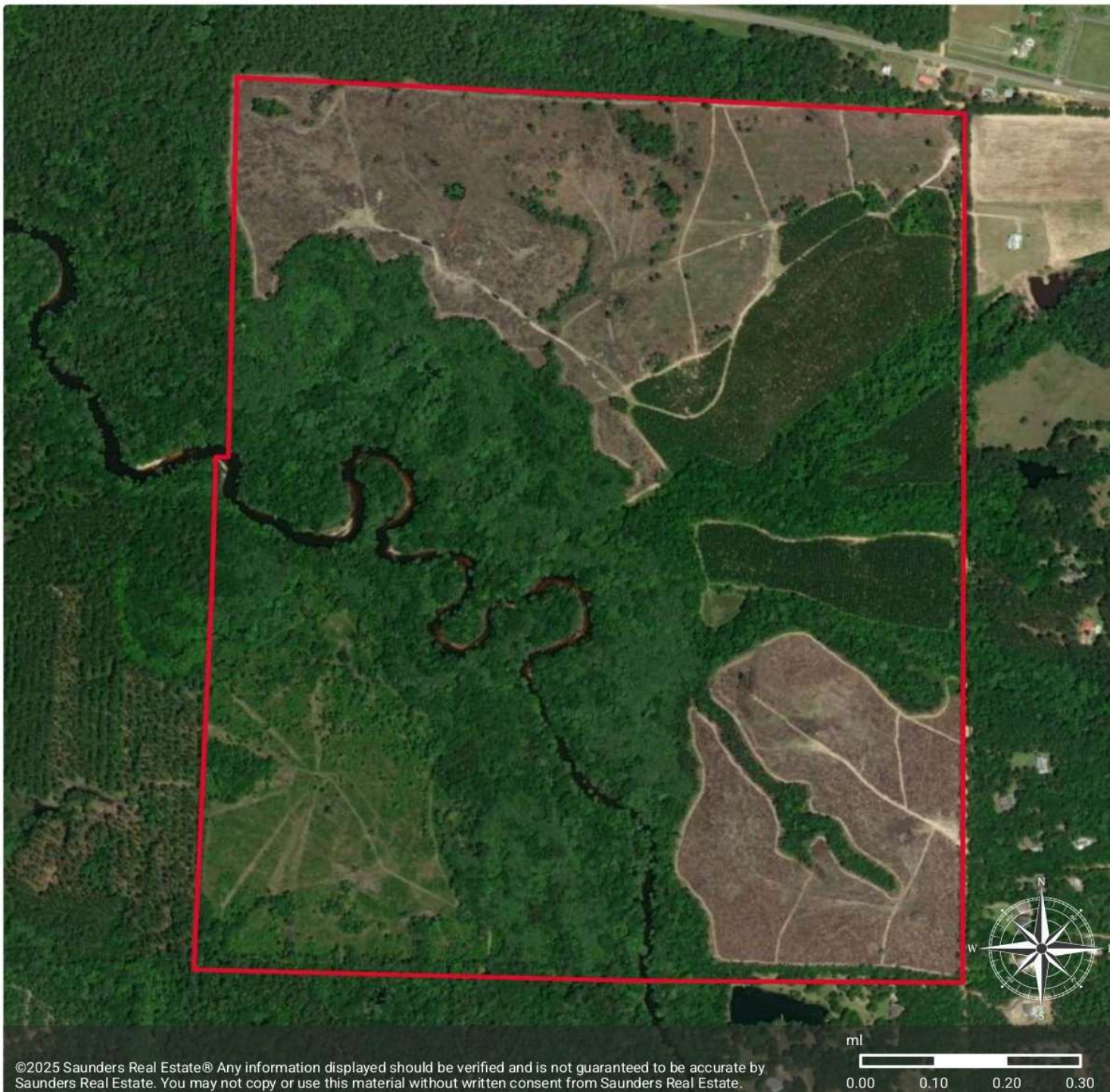
- Travel 3 miles West of the intersection of I-75 and Hwy 122 on Hwy 122
- Then turn South on Miller Road
- The property is on the West side of Miller Rd.

Showing Instructions:

Contact listing agent

Little River Timber and Hunting


 Little River Timber and Hunting



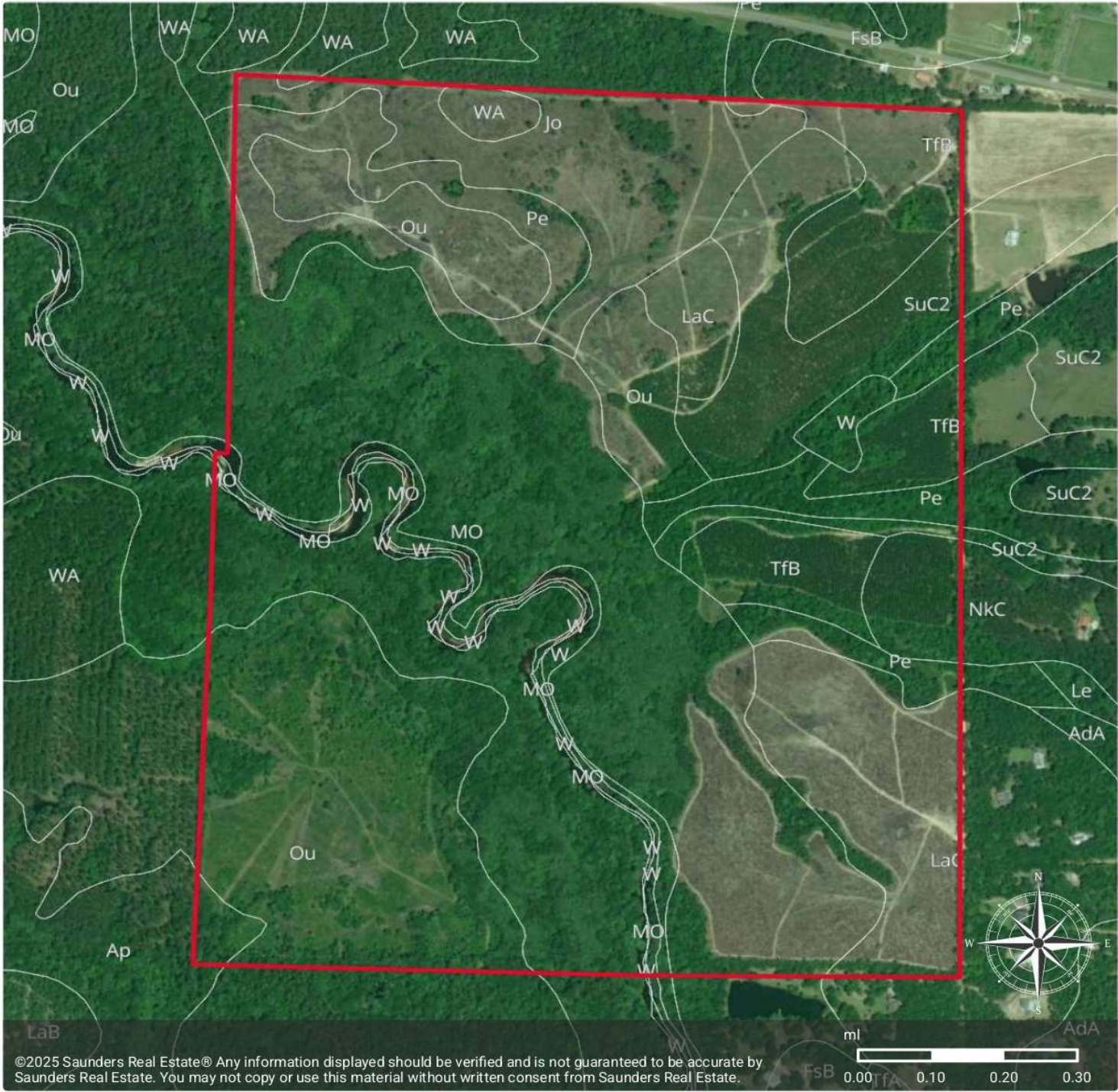
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Soils

-  Little River Timber and Hunting
-  Soils

MUID	COMPONENT NAME	ACRES
MO	Myatt	102.69
Ou	Ousley	59.81
MO	Myatt	43.31
LaC	Lakeland	35.75
TfB	Tifton	34.61
Pe	Pelham	32.74
Jo	Johnston	32.04
SuC2	Sunsweet	29.93
Ou	Ousley	22.67
W	Water	9.76
NkC	Nankin	7.16
TOTAL		423.00

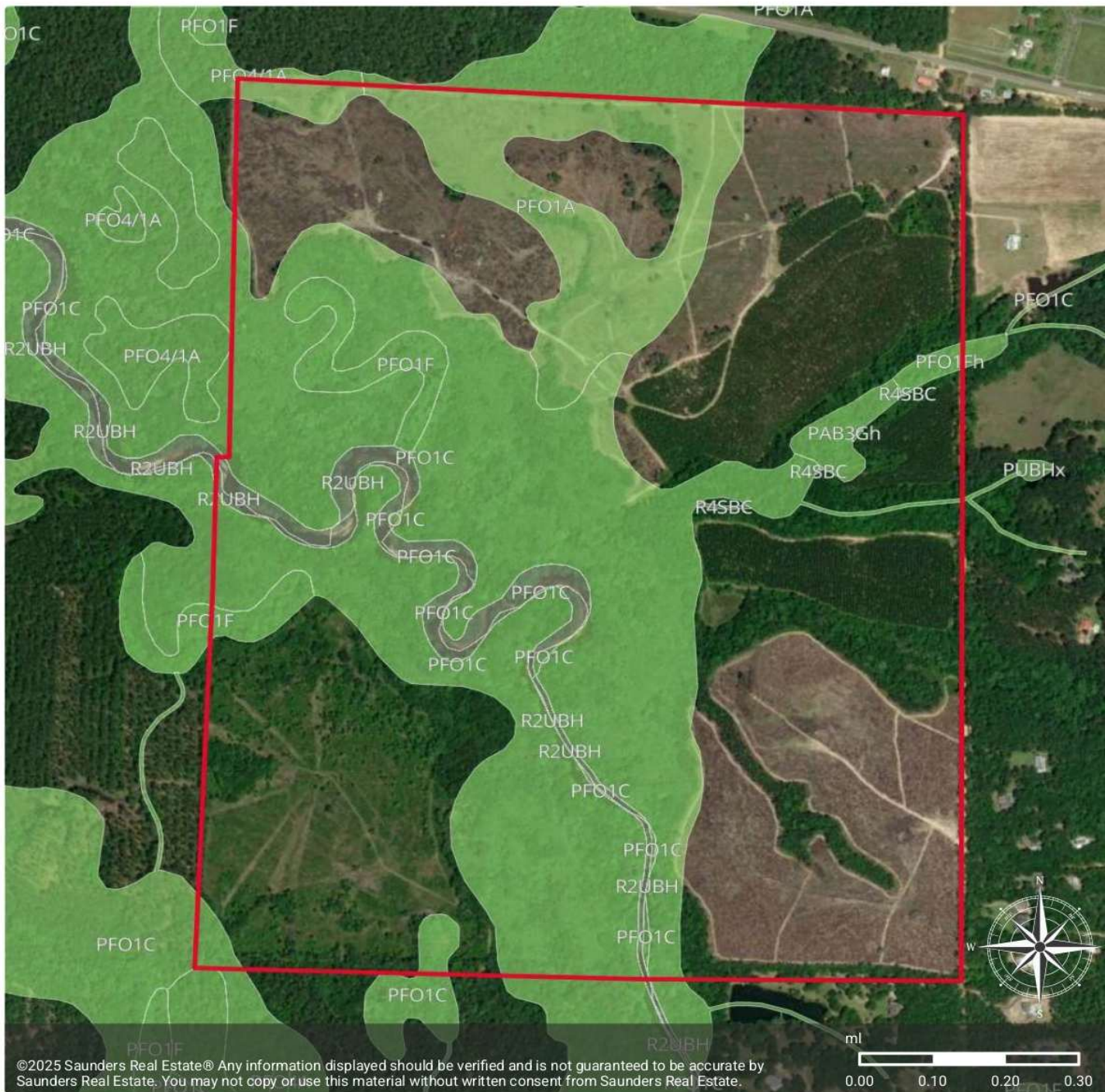


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Wetlands NWI

- Little River Timber and Hunting
- Wetlands NWI: Palustrine
- Wetlands NWI: Riverine

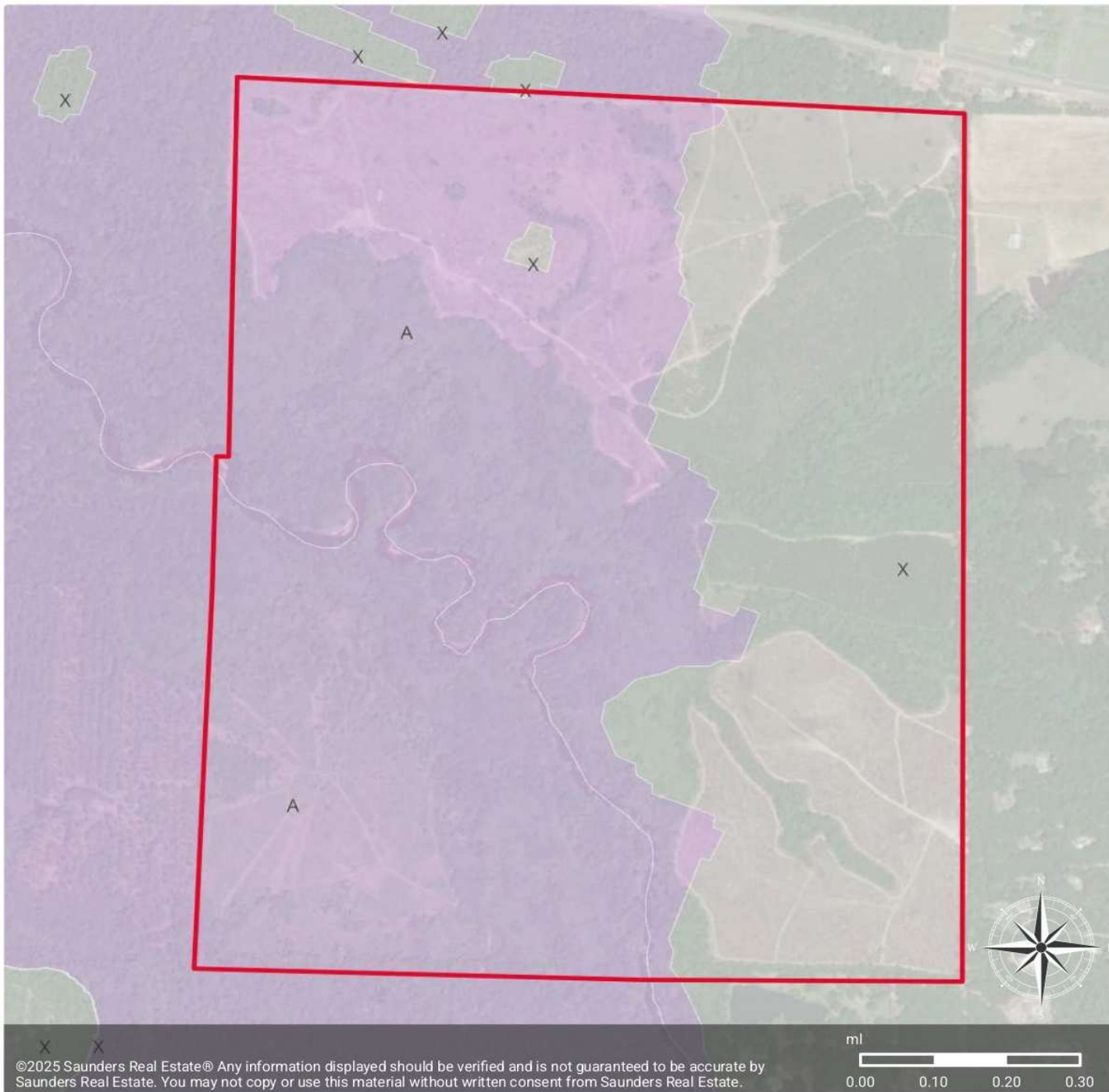
CODE	DESCRIPTION	ACRES
PFO1C	Freshwater Forested/Shrub Wetland	129.54
PFO1A	Freshwater Forested/Shrub Wetland	29.57
R2UBH	Riverine	11.23
PFO1F	Freshwater Forested/Shrub Wetland	8.42
PAB3Gh	Freshwater Pond	2.97
PFO4/1A	Freshwater Forested/Shrub Wetland	2.31
PFO1Fh	Freshwater Forested/Shrub Wetland	1.11
R4SBC	Riverine	0.16
PFO4A	Freshwater Forested/Shrub Wetland	0.01
TOTAL UPLAND		237.67
TOTAL WETLAND		185.33
TOTAL		423.00



FEMA Flood Zones DFIRM

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

ZONE	DESCRIPTION	ACRES
A	100-YEAR FLOODPLAIN	263.82
X	OUTSIDE FLOODPLAIN	159.18
TOTAL		423.00



ADDITIONAL PHOTOS



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

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.

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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