



**Fountains  
Land**  
AN F&W COMPANY

# Hatcher Forest

**An opportunity to own a prime hunting tract with food plots, pond, campsite, Pataula Creek frontage, and just a short drive to Lake Eufaula.**

Hatcher Forest is a exceptional opportunity to purchase a diverse hunting and recreational tract featuring:

- 🌲 6,300 feet of frontage along Hatcher Road with three access point.
- 🌲 305 acres of upland and 290 acres of hardwood bottomlands
- 🌲 Over a mile of frontage along scenic Pataula Creek, offering fishing, canoeing, or kayaking for the recreational enthusiast.
- 🌲 Multiple established food plots providing excellent wildlife forage.
- 🌲 Just minutes from Lake Eufaula, renowned for crappie and bass

## Property Highlights

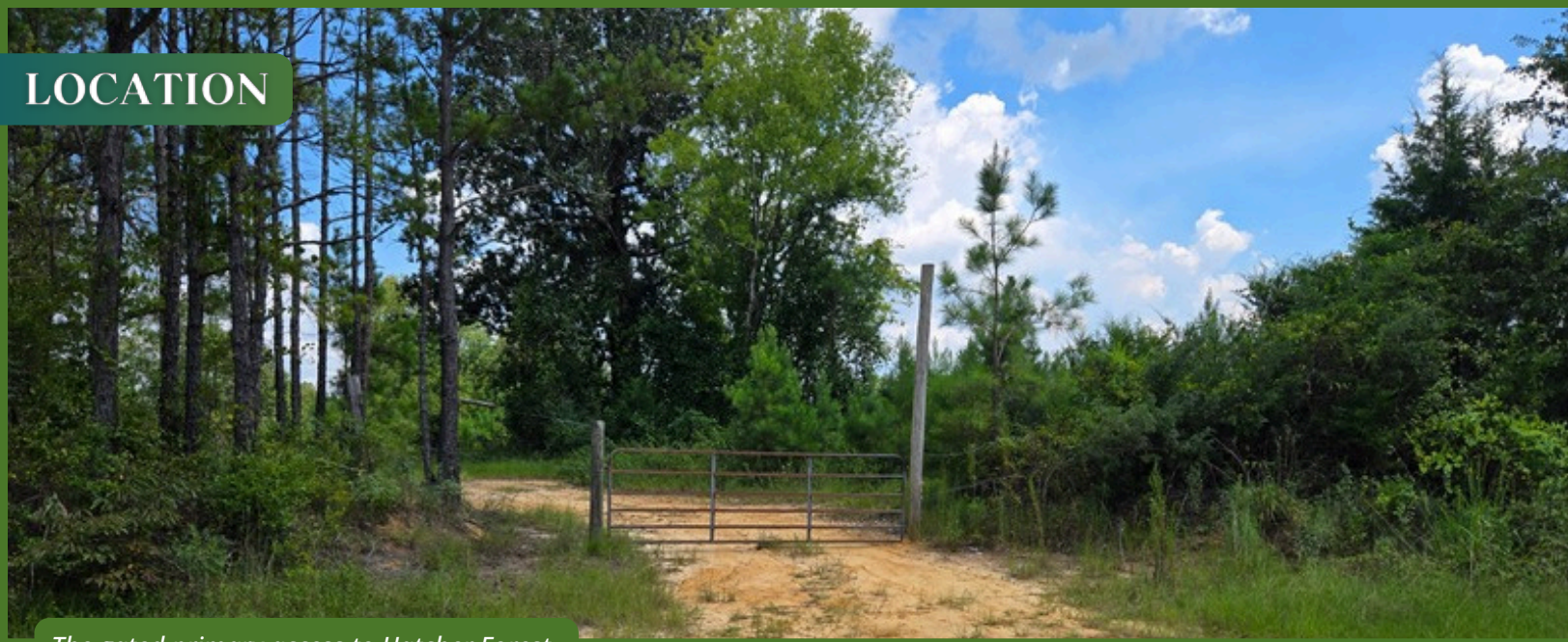
- 💰 \$1,839,930
- 📏 +/- 613 Acres
- 📍 Georgetown, GA
- 🏠 Multiple Use



**T.R. Clark, ACF, RF | Qualifying Broker**  
**(229) 407-0119 | [tclark@fwforestry.com](mailto:tclark@fwforestry.com)**  
**[www.fountainsland.com](http://www.fountainsland.com)**



## LOCATION



*The gated primary access to Hatcher Forest.*

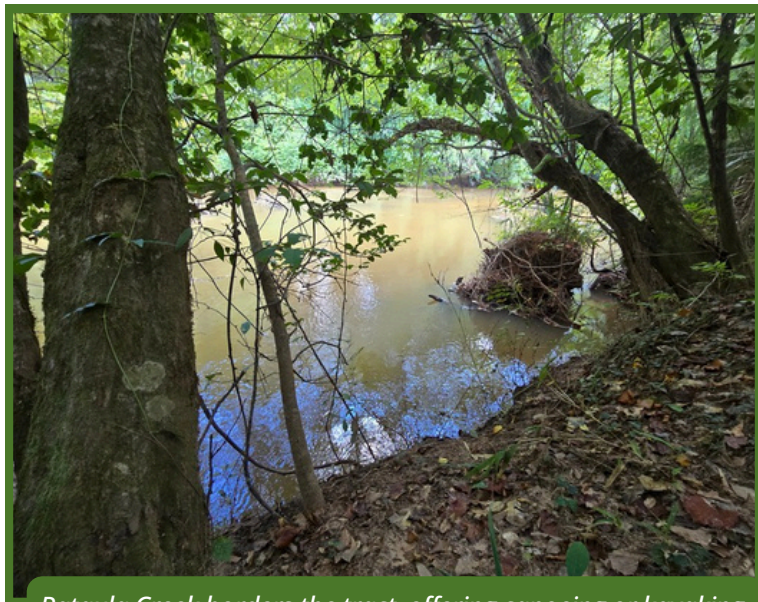
Hatcher Forest is located in the upper coastal plain region of Southwest Georgia, an area noted for its rolling terrain and strong mix of agriculture and timberland. The tract is surrounded on all sides by other timbered properties, with adjoining ownership split between the forest industry and private individuals.

The town of Georgetown, Georgia, lies just eight miles away, providing fuel, groceries, and some dining options. Lake Eufaula, a 45,000-acre reservoir renowned for crappie and bass fishing, is also only minutes from the property. The City of Eufaula, Alabama, is approximately 15 minutes away and offers dining, lodging, grocery stores, and a medical facility. Nearby recreational destinations include Lake Point State Park, Florence Marina State Park, and the Eufaula National Wildlife Refuge, all of which provide amenities such as a resort lodge, marina, restaurant, campground, hiking trails, fishing, boating, hunting, and wildlife viewing. This is truly a recreation-rich area.

The tract has paved, county-maintained frontage on Hatcher Road. It can be reached in about 20 minutes from US 431 in Eufaula or US 27 in Cuthbert. The larger cities of Dothan, Alabama, and Albany, Georgia, are both about an hour away, each offering extensive lodging, dining, grocery, and hospital options, as well as regional airports. The Columbus airport is roughly an hour and a half away, and Atlanta can be reached in approximately two and a half hours.



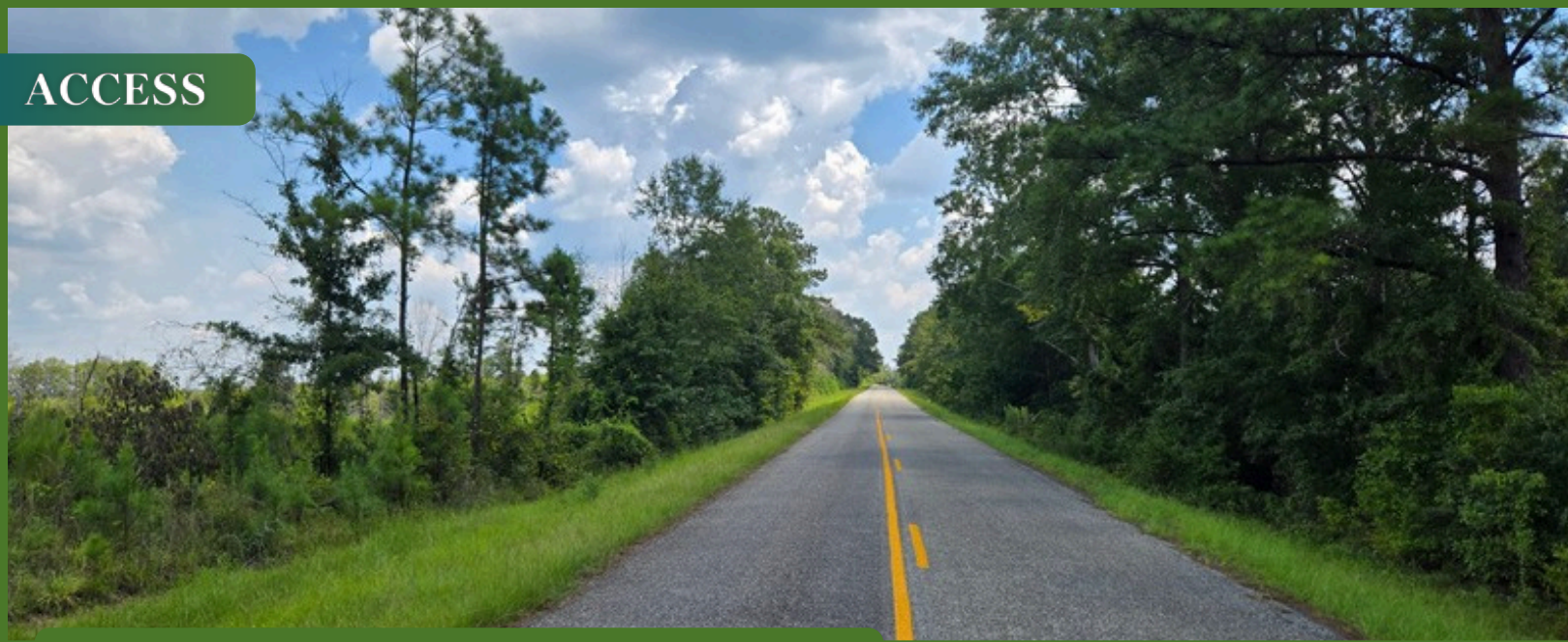
*A hunting camp exists next to the lake.*



*Pataula Creek borders the tract, offering canoeing or kayaking.*



## ACCESS



*Hatcher Road provides ample paved and county-maintained frontage.*

The property offers approximately 6,300 feet of frontage along Hatcher Road with three access points. Hatcher Forest features a well-developed system of interior logging roads, trails, and paths. Many of these can be navigated with two-wheel drive vehicles that have good ground clearance, though four-wheel drive may be required during wet periods. Most roads are vehicle-accessible, while some smaller trails are best suited for ATVs or UTVs. Electrical power is already available on the tract, including service brought directly to the lakefront campsite.



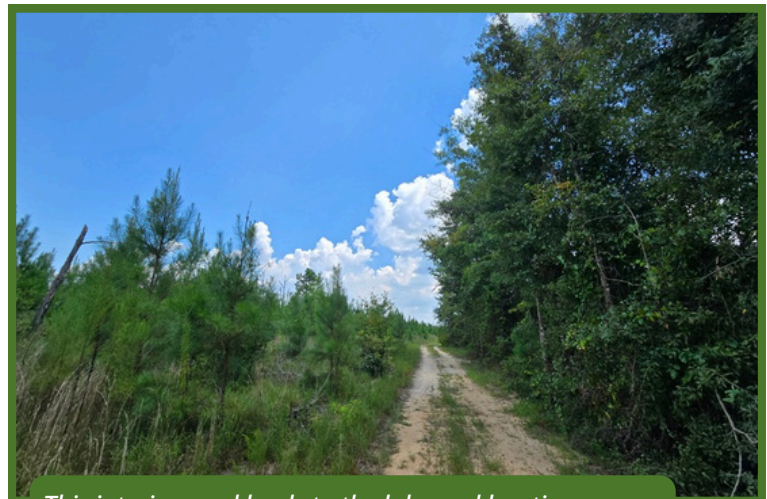
*Power has already been run into this tract.*



*Interior roads are in good shape and suitable for 2x4 when dry.*



*The smaller trails are perfect for ATVs or UTVs.*



*This interior road leads to the lake and hunting camp.*



## PROPERTY DESCRIPTION



*This food plot is bordered by a hardwood bottom on one side and young pines on the other, promoting biodiversity for wildlife.*

This tract offers outstanding recreational and management potential. Its location and natural diversity create excellent habitat for trophy whitetail deer, while also making it prime for wild hogs, ducks, and turkey.

Approximately 305 acres consist of upland sites with well-drained soils well-suited for timber production. Another 290 acres are hardwood-dominated bottomlands. Elevations range from around 200 feet above sea level along Pataula Creek to nearly 450 feet at the highest ridges. While the pine plantations are still young, they already provide impressive views across the property.

The land contains multiple established food plots in a variety of shapes and sizes, offering forage opportunities, while the pine plantations provide excellent cover. Its diversity is further enhanced by extensive hardwood acreage and more than a mile of frontage along Pataula Creek. This stretch of the creek is wide enough to be wadable or floated by canoe or kayak and flows into Lake Eufaula just five miles downstream.

Lake Eufaula itself, located only minutes away, is a nationally recognized fishing destination. At more than 45,000 acres, it is well known for largemouth bass and crappie, with many professional bass tournaments held on its waters. The current Georgia state record blue catfish also came from Lake Eufaula.

Southwest Georgia is celebrated for its quality whitetail hunting, and a tract of this size offers the opportunity to manage a deer herd to its maximum potential. In addition, there are healthy populations of turkey and hog throughout the area. The acreage also provides abundant space for other recreational pursuits such as horseback riding, ATV use, birdwatching, and more, plenty of room to spend an entire day outdoors without ever leaving your property.



*The 2024 established loblolly pine plantation is exhibiting good growth.*



## TIMBER RESOURCE



*The 2022 loblolly plantation is in its fourth growing season and is looking good.*

The tract has approximately 160 acres of loblolly plantation in its second growing season and 145 acres that are in their fourth. Both age classes appear to be well-stocked and growing well. Given that this part of Georgia has a very strong sawlog market, this tract holds incredible potential for timber income and management for the future.

Typical loblolly plantation management in this region follows this basic template. The first thinning occurs at or near age 15. While this is indeed an income-producing event, the purpose of this thinning is primarily to keep the timber healthy and developing well. It also helps the plantation transition from low-value products (pulpwood) into higher-value (chip-n-saw and sawtimber). Depending on how well it responds to the first thinning, there are times when a second thinning may be recommended at or near age 21 for the same purposes. This second thinning also aids in transitioning into large sawtimber, veneer, and poles (should those markets exist in the area). Plantations usually reach their fullest financial maturity between the ages of 26 and 32; at this point, they can be sold to reap the best return. During the life cycle of the plantation, other silvicultural treatments, if appropriately timed, can be considered to enhance growth or control competition. Examples include herbaceous treatment, woody release, fertilization, prescribed burning, etc.

After the first thinning of plantations occurs, conducting a prescribed burn every two to three years helps suppress competing tree species and greatly enhances wildlife value.

While Georgia Best Management Practices allow harvesting within the hardwood bottoms, we typically urge leaving these intact, as they provide a protective buffer along streams to help keep water temperatures down and filtration from sediment. These also function as wildlife travel coordinators.



## TAX & TITLE



*Iron posts and old tree paint delineate the north boundary.*

The property is recorded in the Quitman County Courthouse in Deed Book 122, Page 146. The property taxes are estimated at \$8,200. The tract is currently NOT enrolled in any tax programs, but could be enrolled for tax-saving purposes. Hatcher Road and the run of Pataula Creek make up most of the property's boundaries; however, old paint and iron t-posts exist as boundary markers along most straight-line boundaries. The owner is open to subdividing.



*Excellent views exist while the 2024 plantations are still young and growing.*



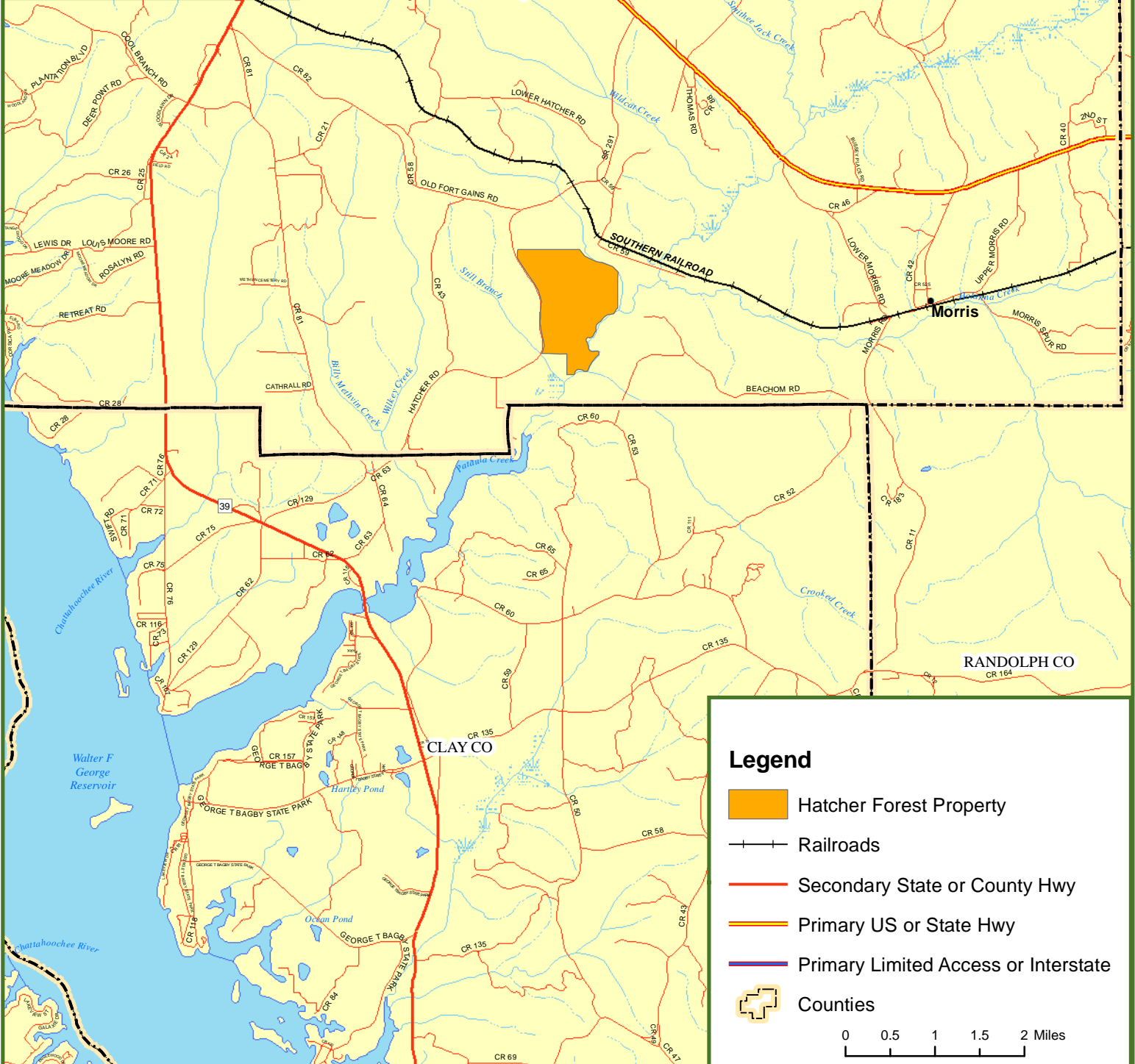
*There are a few swampy sloughs that exist within the hardwood bottoms, which could hold some duck potential.*

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains Land 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 Hatcher Forest Property Quitman County, GA 613.00 ± Acres



## Legend

-  Hatcher Forest Property
-  Railroads
-  Secondary State or County Hwy
-  Primary US or State Hwy
-  Primary Limited Access or Interstate
-  Counties

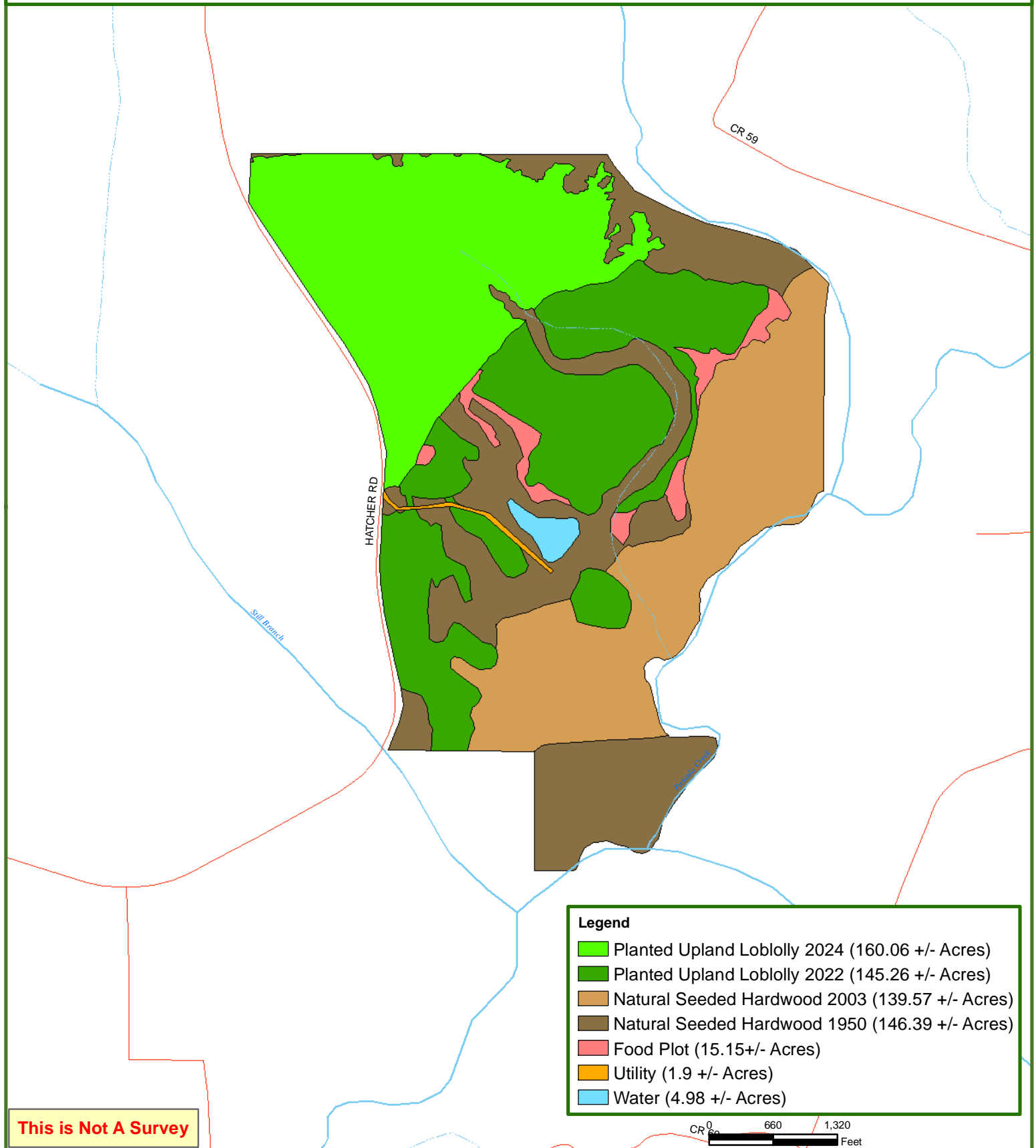
0 0.5 1 1.5 2 Miles



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Quitman County, GA

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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.

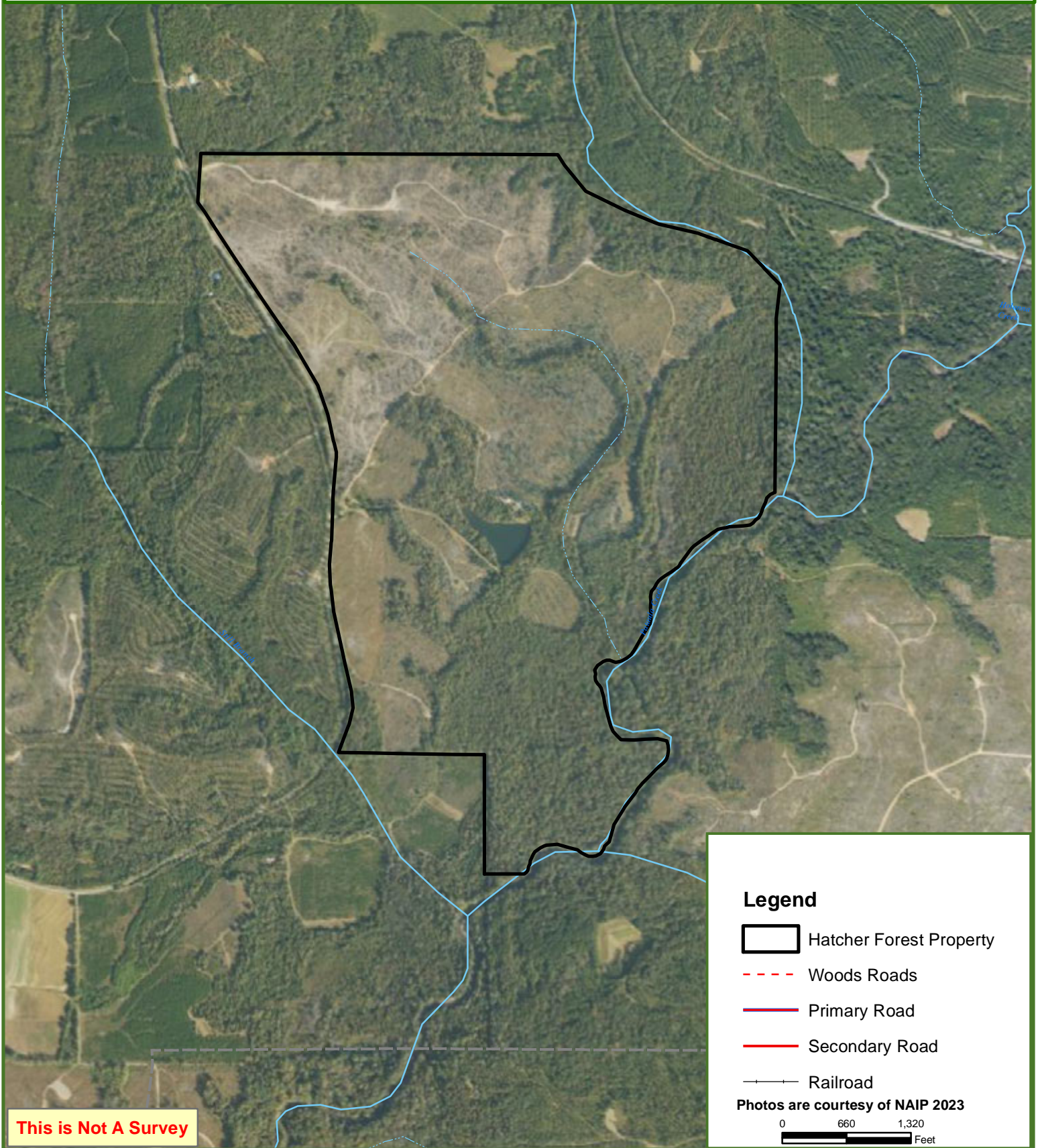




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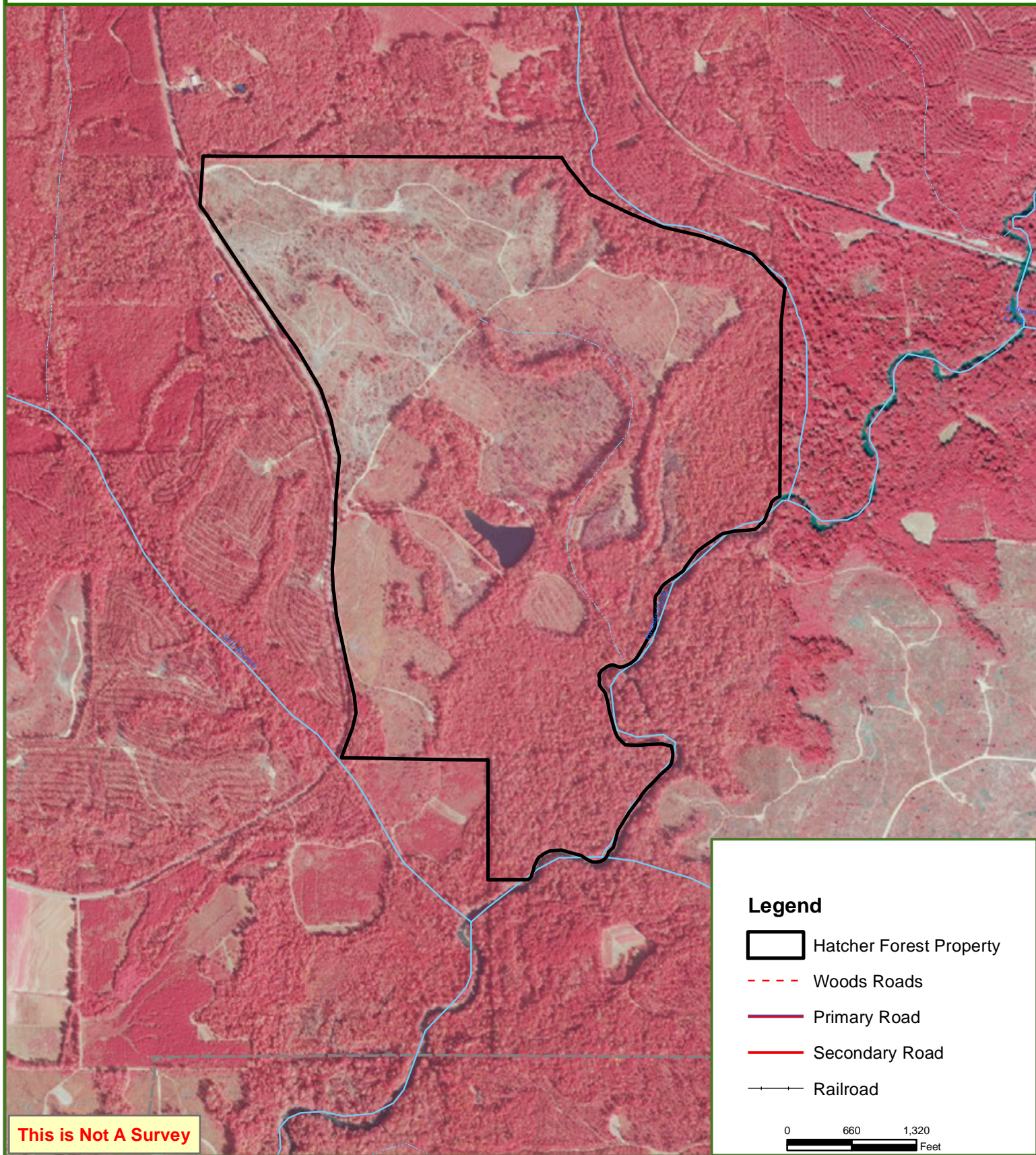




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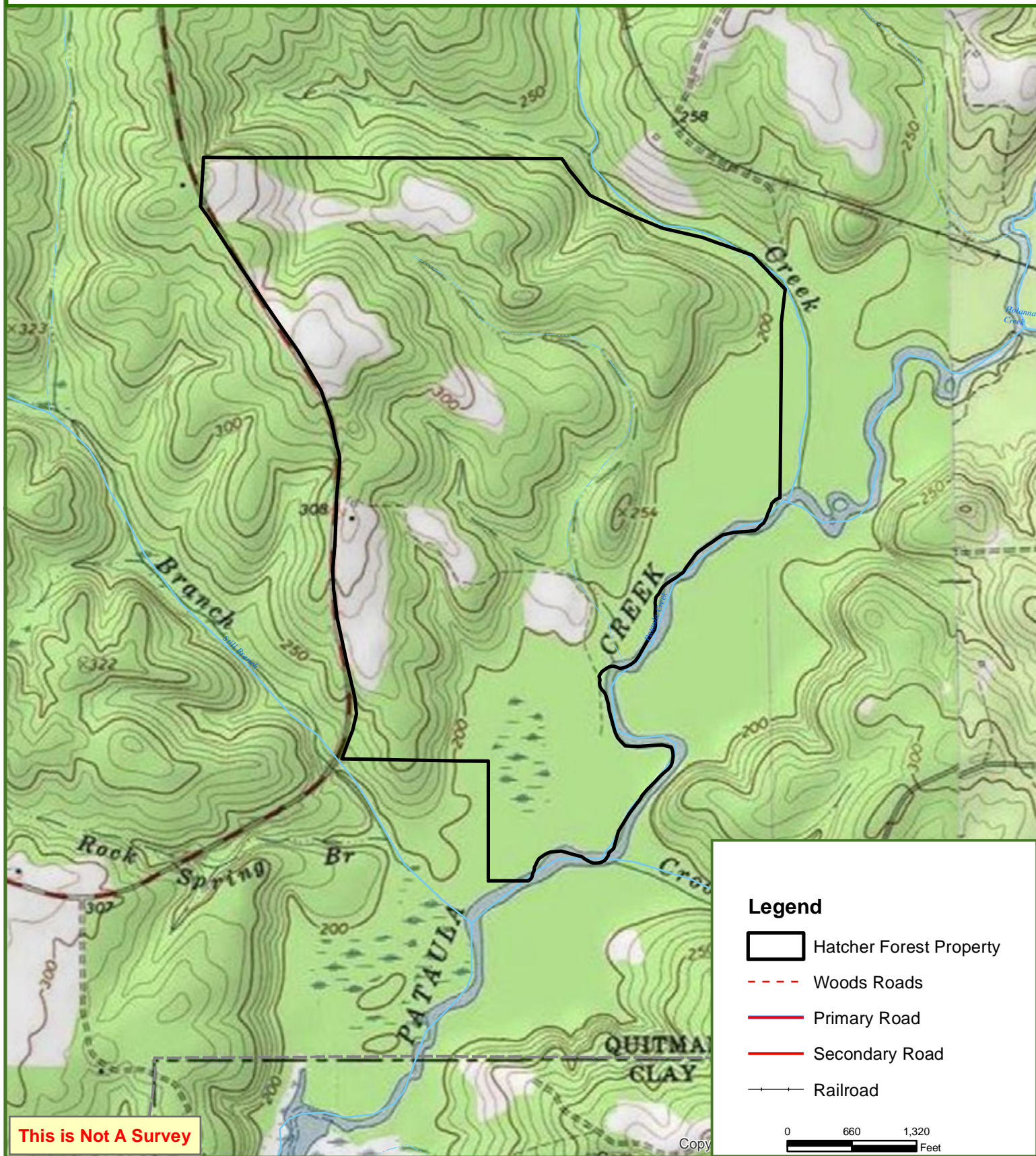




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