

# Long Branch Hunting & Timber with House

3176 East Centerpoint Rd, Preston, Georgia 31824

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## PROPERTY OVERVIEW



### Sale Price

\$2,700,000

## Offering Summary

Acreage:	652 ± Acres
Price / Acre:	\$4,141
City:	Preston
County:	Webster
Property Type:	Timberland, Farms and Cropland, Hunting and Recreational Land

## Property Overview

The 652 ± acre Long Branch Farm in southern central Webster County, GA, has been managed intensively by the owner since acquiring the property in the early 2000s, which includes a protein feeding program for the deer herd over the past six years. The owner's commitment to quality land and wildlife stewardship earned him the 2011 Conservationist of the Year award from the Lower Chattahoochee River Soil & Water Conservation District. The result – an aesthetic turnkey hunting and timber property truly worthy of being your family's legacy hunting property.

The neighborhood – The Long Branch Farm is in the “ag district” of Webster County GA, so the surrounding area is an ideal mix of timberland, row crops, and year round running creeks. In other words, the core ingredients for high deer numbers and trophy bucks and turkeys are present, making Webster County GA a desirable location for prime hunting land. Long Branch Farm is surrounded by likeminded large landowners, mostly local multi-generational owners.

The property - This prime hunting property truly checks every box. Long Branch Farm offers excellent hunting and fishing, a house and barn, more than 35 managed food plots and wildlife openings, and steady annual income from longleaf straw and farm rent. A lake, pre-merch and merch loblolly and longleaf, Long Branch Creek and its tributaries, and beautiful hardwood bottoms all add to the appeal. Mature upland hardwoods, paved and county dirt road frontage, and power already on-site—including a transmission line managed as multiple linear food plots—make it even more functional. A well-maintained road system ties everything together, and a trusted local overseer with his own equipment is in place and interested in helping the next owner if needed. Some division considered.



## SPECIFICATIONS & FEATURES



## Specifications & Features

<b>Land Types:</b>	Timberland
<b>Uplands / Wetlands:</b>	± 87% Uplands (based on soil map)
<b>Soil Types:</b>	Mostly loamy sands
<b>Taxes &amp; Tax Year:</b>	± \$5,468 per year. Enrolled in the 10 year Conservation Use Value Assessment program (CUVA) in 2017.
<b>Zoning / FLU:</b>	Ag
<b>Lake Frontage / Water Features:</b>	Lake, Long Branch, smaller creeks
<b>Water Source &amp; Utilities:</b>	Well, Septic, Power on property
<b>Road Frontage:</b>	Paved & dirt <ul style="list-style-type: none"><li>• 1656 sqft house built in 1945 &amp; remodeled/updated in early 2000s</li><li>• 3 bedroom/1 bath</li></ul>
<b>Structures &amp; Year Built:</b>	<ul style="list-style-type: none"><li>• Spacious kitchen; dining room; and living room</li><li>• Mud room/laundry room</li><li>• Ample closet and storage space</li><li>• Barn/shop.</li></ul>
<b>Age of Stages of Timber:</b>	Pre-Merchantable & Merchantable, see timber map
<b>Current Management Information:</b>	Annual income from pine straw and row crop leases exceeds \$27,000 per year, plus periodic timber income. Details available to serious prospects.

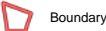
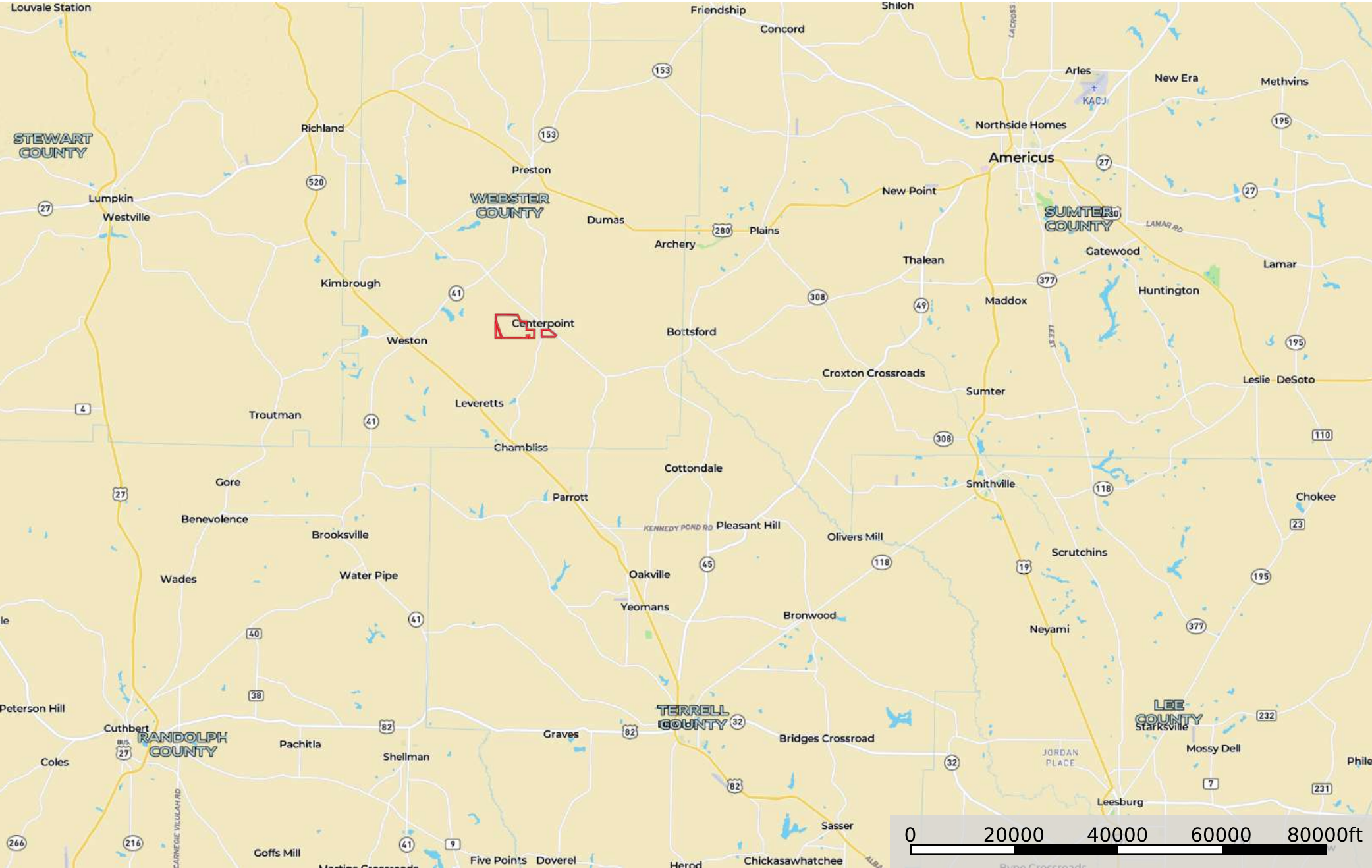






# Long Branch Hunting & Timber with House

Webster County, Georgia, 652 AC +/-

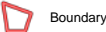
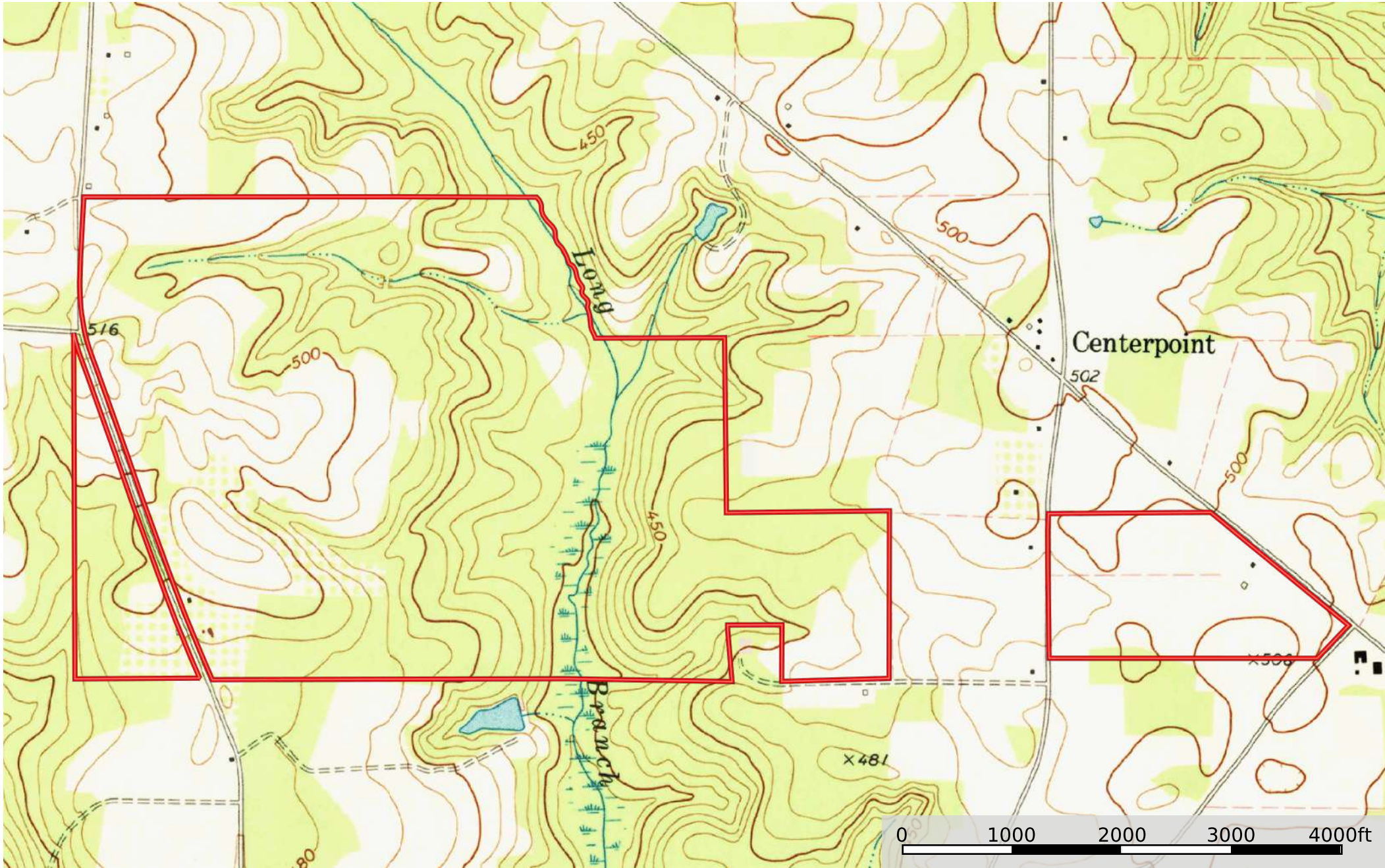


Boundary

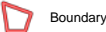
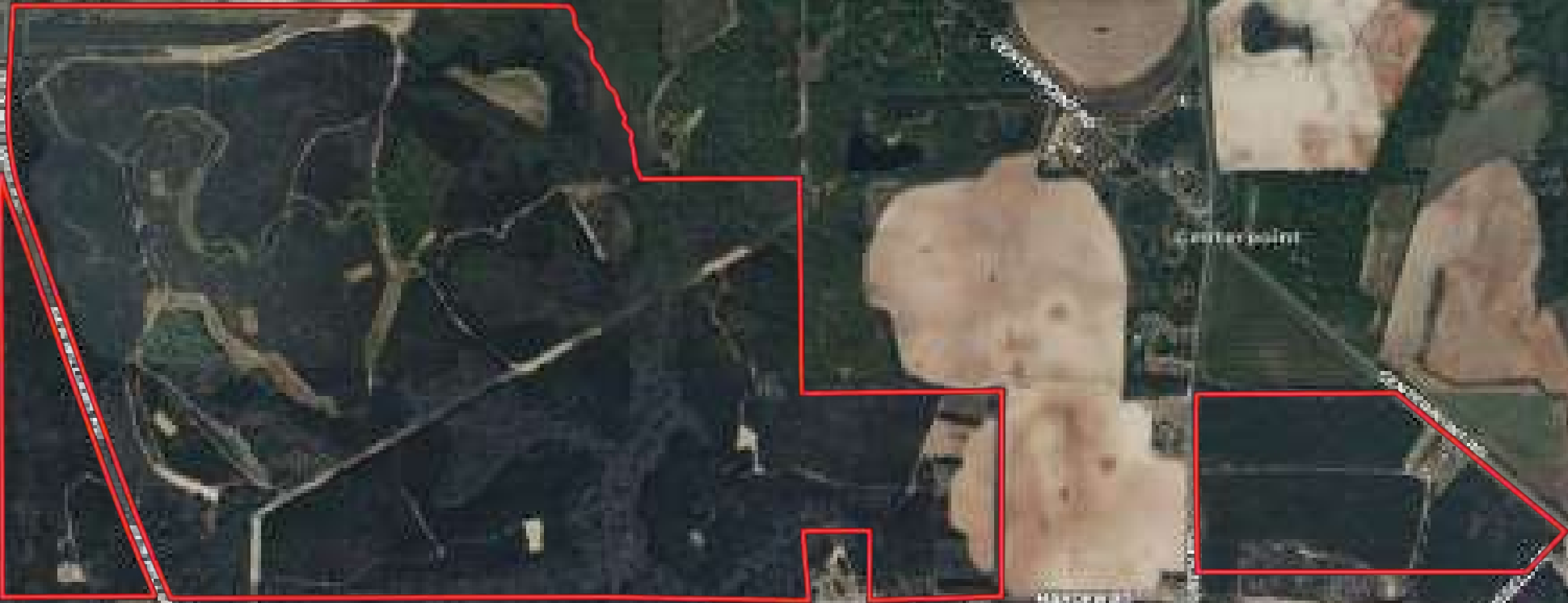




Long Branch Hunting & Timber with House  
Webster County, Georgia, 652 AC +/-



Long Branch Hunting & Timber with House  
Webster County, Georgia, 652 AC +/-



Boundary



# Long Branch Farm

## Webster County GA

652.07 Taxed Acres ±

659.7 GIS Acres ±

**Legend**

**Stands**

**StrataNum, Stratum, Acres ±**

- 10, 2005 Planted Loblolly, 7.5 ac
- 20, 2011 Planted Loblolly, 208.4 ac
- 30, 2011 Planted Longleaf, 108.6 ac
- 40, 2017 Planted Loblolly, 94.9 ac
- 50, Natural Upland, 76.4 ac
- 60, Natural Bottomland, 92.2 ac

**NonTimber**

**Description, Acres ±, Count**

- Row Crops, 8.3 ac (1)
- Open, 46.3 ac (35)
- R/W Power, 8.7 ac (2)
- Yard, 3.0 (1)
- Lake, 5.4 ac (1)

**Legend**

**Points**

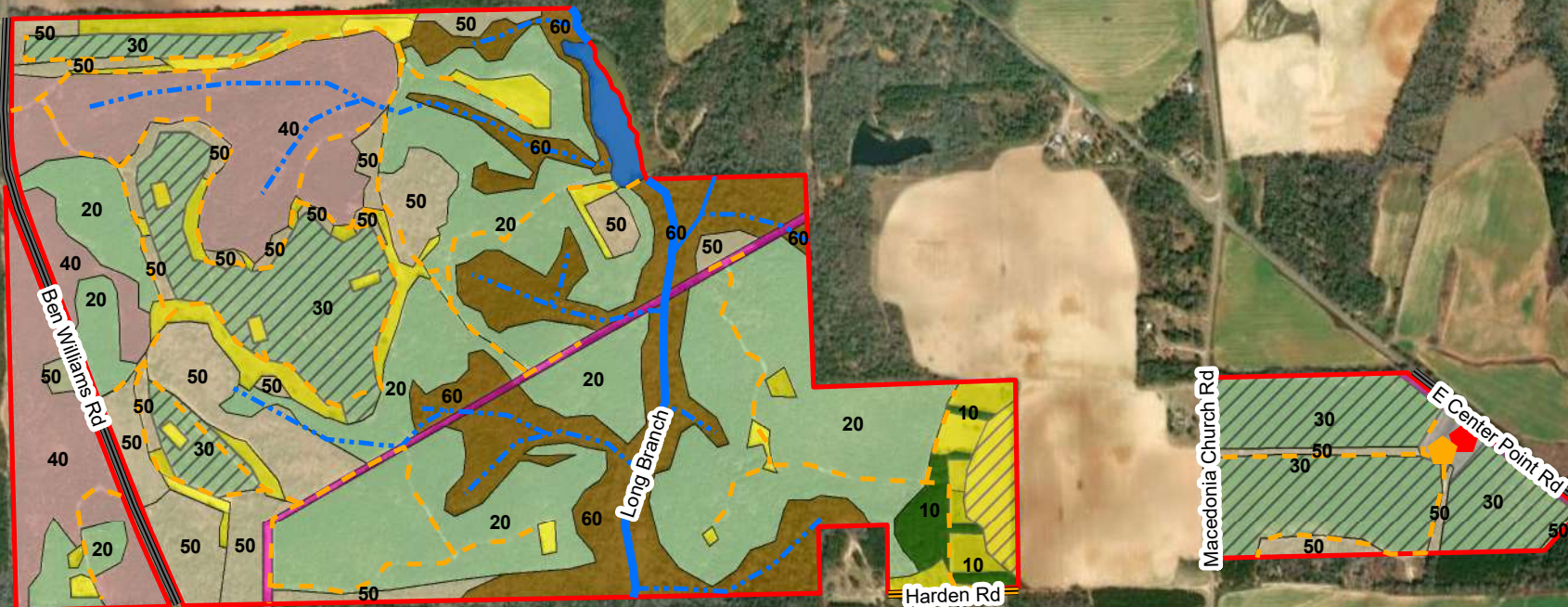
**Descrip**

- House
- Barn

**Lines**

**Descrip, Miles, Count**

- Road County Paved, 1.4 mi (3)
- Road County Dirt, 0.2 mi (1)
- Road Private, 8.4 mi (25)
- Creek Named, 0.7 mi (1)
- Creek Perennial, 0.1 mi (1)
- Creek Intermittent, 2.8 mi (12)



Disclaimer: Map information is not guaranteed. Acreage estimates are based on GIS mapping, and may differ from taxed, deed, and/or plat acres. The map may not have been field checked.

[www.matreforestry.com](http://www.matreforestry.com)  
Albany GA 229-639-4973

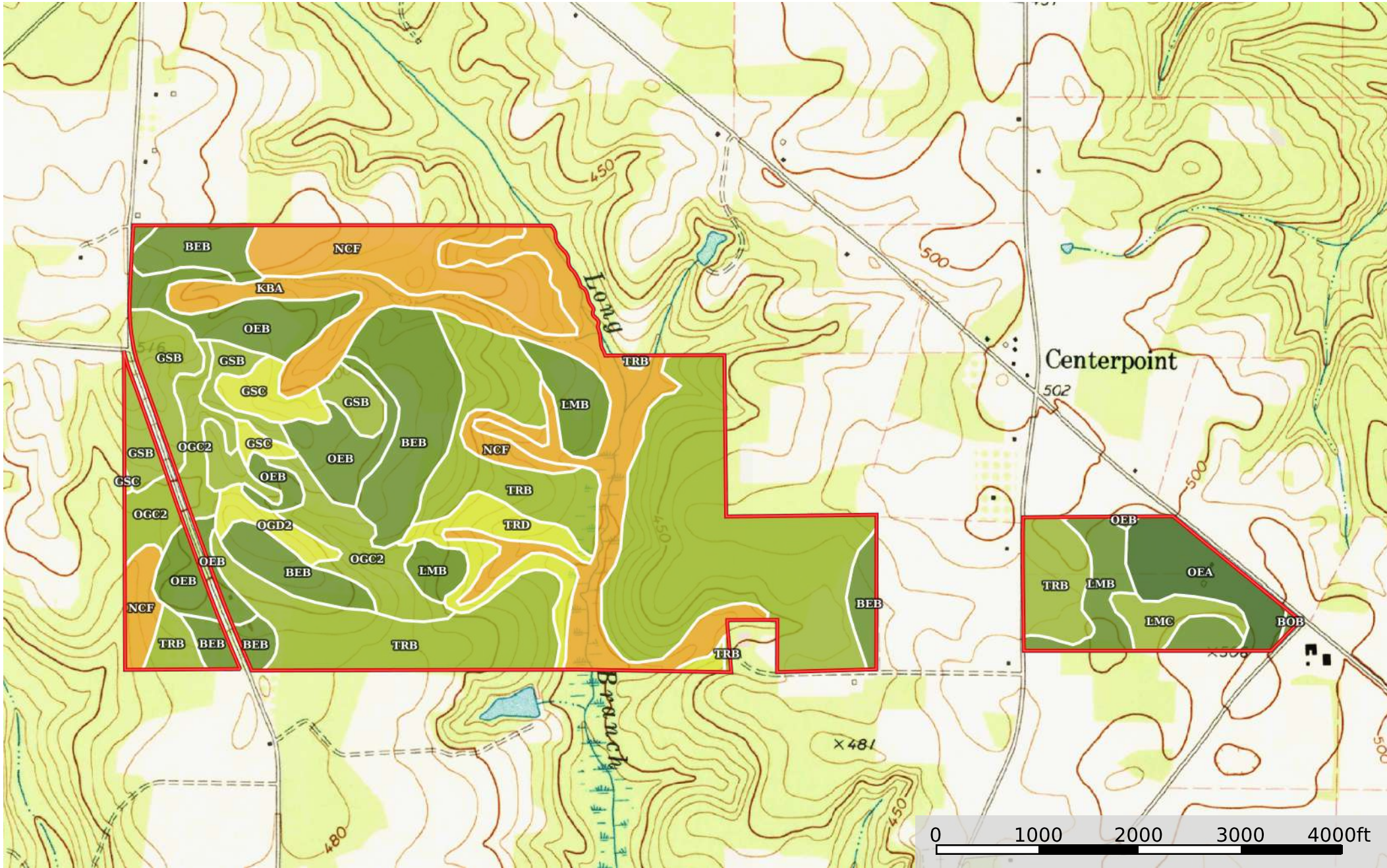
0 330 660 1,320 Feet

1 inch equals 0.25 miles  
1 in = 1,320 ft  
1:15,840

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Date: 8/19/2025





Boundary



ADDITIONAL PHOTOS



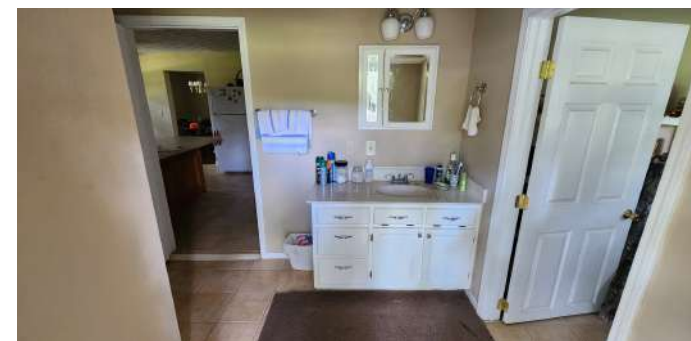
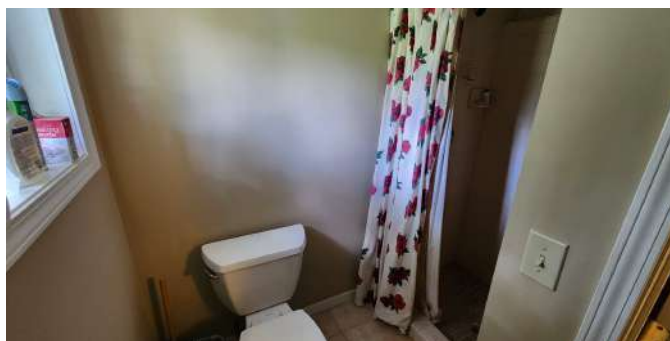


ADDITIONAL PHOTOS





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## ADVISOR BIOGRAPHY



### Mike Matre, ALC, RF, ACF

Senior Advisor

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## Professional Background

Mike Matre, ALC, RF, ACF is a Senior Advisor & Associate Broker at Saunders Real Estate in Thomasville, Georgia. Mike holds a real estate broker license and a forestry license in Georgia and Alabama. He is also an Accredited Land Consultant, a member of the Association of Consulting Foresters, and a member of the Society of American Foresters. Throughout his career, Mike has become a recipient of the Realtors Land Institute Apex Award, a recipient of the UGA Bulldog 100 Award, and a recipient of the Society of American Foresters Award of Excellence in Forestry. He has a Bachelor of Science in Forest Resources and a Minor equivalent in Real Estate/Business from the University of Georgia. Mike is also an officer at Americus Baptist Temple church.

Mike currently lives in Leesburg, Georgia with his wife, Joy, and their daughters. Leesburg is located in the heart of Southwest Georgia where land is always in high demand thanks to great wildlife, wildlife habitat, outdoor recreation opportunities, location near the Gulf & Atlantic coasts, soils, water, and markets for timber and agriculture products. Mike grew up in Southwest Georgia in the city of Albany.

Mike specializes in land sales, land acquisitions, land management, land development, land investment analysis, timber sales and appraisal, and complete forestry services. He also runs his own forestry business through Matre Forestry Consulting, Inc., which he founded in 1999. Mike is passionate about helping his clients achieve their land investment goals. On behalf of his clients, Mike has sold over 100 land transactions representing over \$65,000,000 in sales volume. He also actively manages clients' land properties in Georgia and Alabama.

## Memberships

- The Association of Consulting Foresters
- The Society of American Foresters
- The Realtors Land Institute – Accredited Land Consultant





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