

# Block 107 North Hunting & Timber

0 Gas Line Rd County Rd 186, Cuthbert, Georgia 39886

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## PROPERTY OVERVIEW



### Sale Price

**\$344,000**

### Offering Summary

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Acreage:       | 106 ± Acres                                                     |
| Price / Acre:  | \$3,245                                                         |
| State:         | Georgia                                                         |
| City:          | Cuthbert                                                        |
| County:        | Randolph                                                        |
| Property Type: | Timberland,<br>Hunting and Recreational,<br>Acreage and Estates |

### Property Overview

Located in desirable northeast Randolph County, GA, near Benevolence, the 106 ± acre Block 107 North Hunting & Timber tract offers affordable hunting land ownership with critical habitat present, multiple creeks buffered by mature cove and bottomland white oaks and other mixed hardwood & pine species, existing openings for food plots, and lots of upland flat to gently rolling acres with vigorous loblolly pines planted in 2025. The property has good access via Gas Line Rd (County Rd 186), and a quality woods road and firebreak network.

The tract was recently surveyed at 105.924 acres, and corners and lines are well marked and painted. Land use includes 88.3 ± acres of 2025 Upland Planted Loblolly, 13.7 ± acres in mature natural timber along creek bottoms and hedgerows, and two new food plot openings totaling 1.0 ± acre. The 1.1 ± miles woods roads account for 2.9 ± acres. Lastly, there are four creek/drains originating on the property that total 0.7 miles. The creek/drains appear to be perennial, providing quality water for deer and other wildlife likely year round. The largest creek forms a defined creek channel with clear running water, and the smaller drains have seeps/springs, forming broad swampy bottoms rather than defined creek channels. Having both a defined creek channel and wetlands without defined creek channels add habitat diversity, a huge plus for a hunting property.



## SPECIFICATIONS & FEATURES



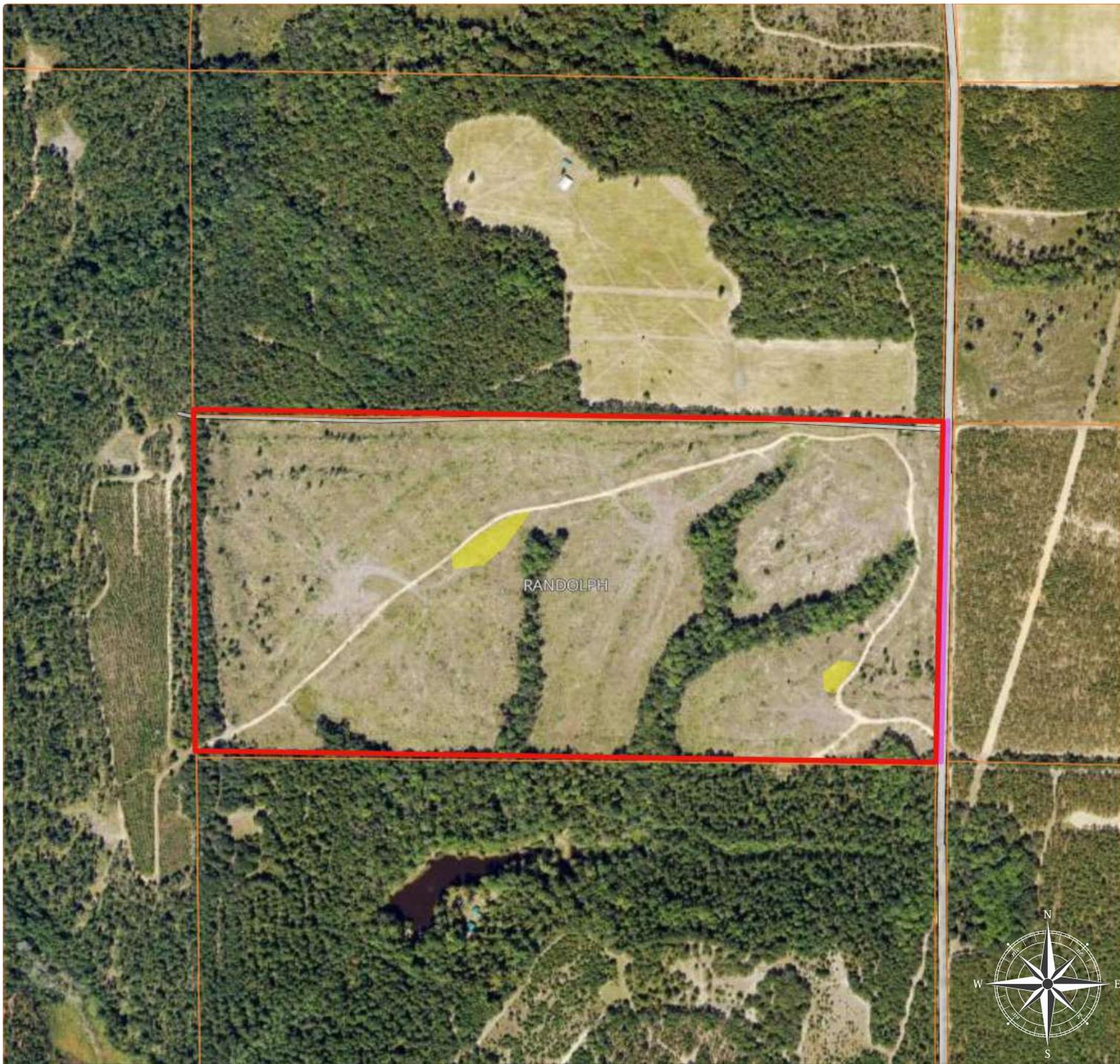
## Specifications & Features

|                                        |                                                                                                                                            |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Uplands / Wetlands:</b>             | ± 87% Uplands                                                                                                                              |
| <b>Soil Types:</b>                     | Upland soils are Lakeland sand                                                                                                             |
| <b>Taxes &amp; Tax Year:</b>           | ± \$694 in 2025; Property is in the Georgia Forest Land Protection Act (similar to Conservation Use Value Assessment and expiring in 2029) |
| <b>Road Frontage:</b>                  | 0.28 miles frontage on Gas Line Road (County Road 186)                                                                                     |
| <b>Nearest Point of Interest:</b>      | Lake Eufaula                                                                                                                               |
| <b>Current Use:</b>                    | Hunting & Timber                                                                                                                           |
| <b>Land Cover:</b>                     | Timber, Food Plot Openings, Woods Roads, Firebreaks                                                                                        |
| <b>Survey or Site Testing Reports:</b> | 2024 survey, plat available                                                                                                                |



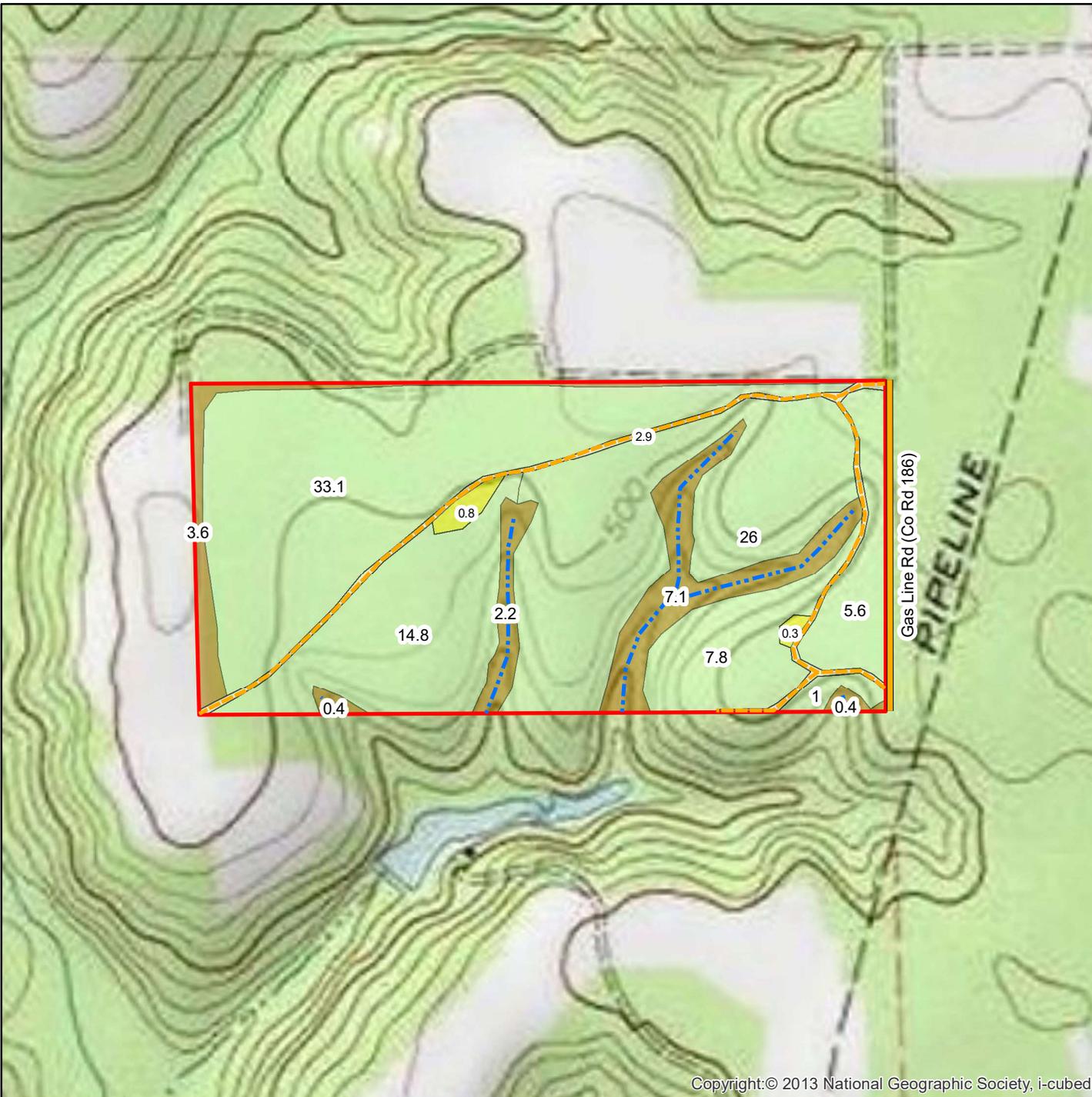
## Block 107 North

- County
- Woods Roads, 1.1 miles ±
- Gas Line Rd (CoRD 186), 0.28 miles ±
- Drains, 0.7 miles ±
- Natural Timber, 13.7 ac ±
- Woods Roads, 2.9 ac ±
- 2025 Planted Loblolly, 88.3 ac ±
- Block 107 N, 105.924 Surveyed Acres
- Food Plots (2), 1.0 ac ±
- Parcel



# Block 107 North Randolph County, Georgia 105.924 Surveyed Acres

LL 235 of the 10th LD  
Tax Parcel 058 011



### Legend

#### Linear Features

- County Graded Road, 0.28 miles
- - - Woods Roads, 1.1 miles
- - - Drains, 0.7 miles
- Tract, 105.924 Surveyed Acres

#### Timber

- 2025UPLB, 88.3 ac
- Natural, 13.7 ac

#### Non-Timber

- Food Plots, 1.0 ac (2)
- Woods Road, 2.9 ac

#### Key:

2025 UPLB = Upland Planted  
Loblolly Pine, Planted in 2025

\*Stand acres ± are labeled.



Mapped by Mike Matre, ALC, RF, ACF  
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Consulting Forester & CEO, Matre Forestry Consulting Inc  
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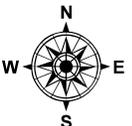
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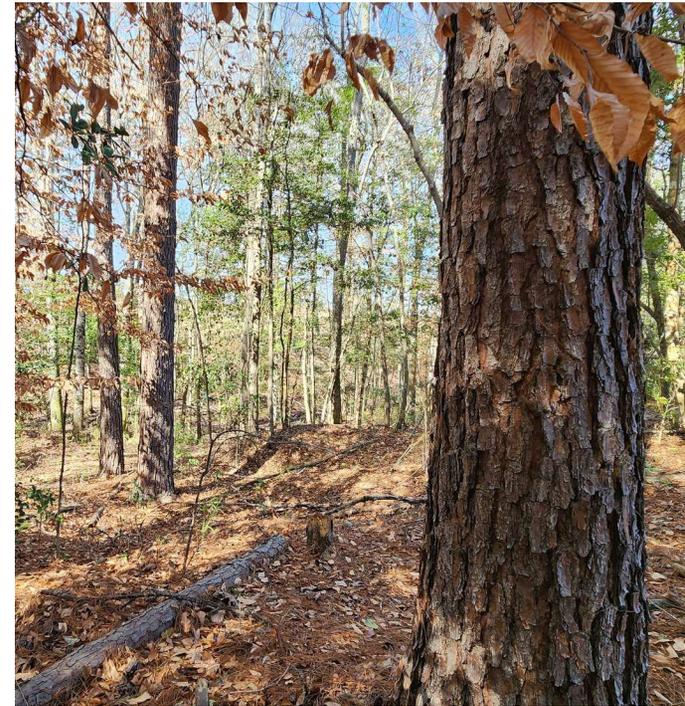


Disclaimer: Map boundaries, acres, timber descriptions, and all other map data is not guaranteed. The map is not a survey plat. Mapped by Mike Matre in ArcMap 10.5 GIS mapping software. Polygon (stand) acres are gross acres, unless otherwise indicated.

\*This original PDF map file is a GeoPDF and can be used for GPS navigation on a cell phone using the Avenza PDF Map app.



ADDITIONAL PHOTOS



## ADVISOR BIOGRAPHY



### Mike Matre, ALC, RF, ACF

Senior Advisor

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## Professional Background

Mike Matre, ALC, RF, ACF is a Senior Advisor at Saunders Real Estate.

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 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 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 \$80,000,000 in sales volume. He also actively manages clients' land properties in Georgia and Alabama.

Mike specializes in:

- Acreage and Estates
- Farms and Cropland
- Hunting and Recreational Land
- Timberland



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