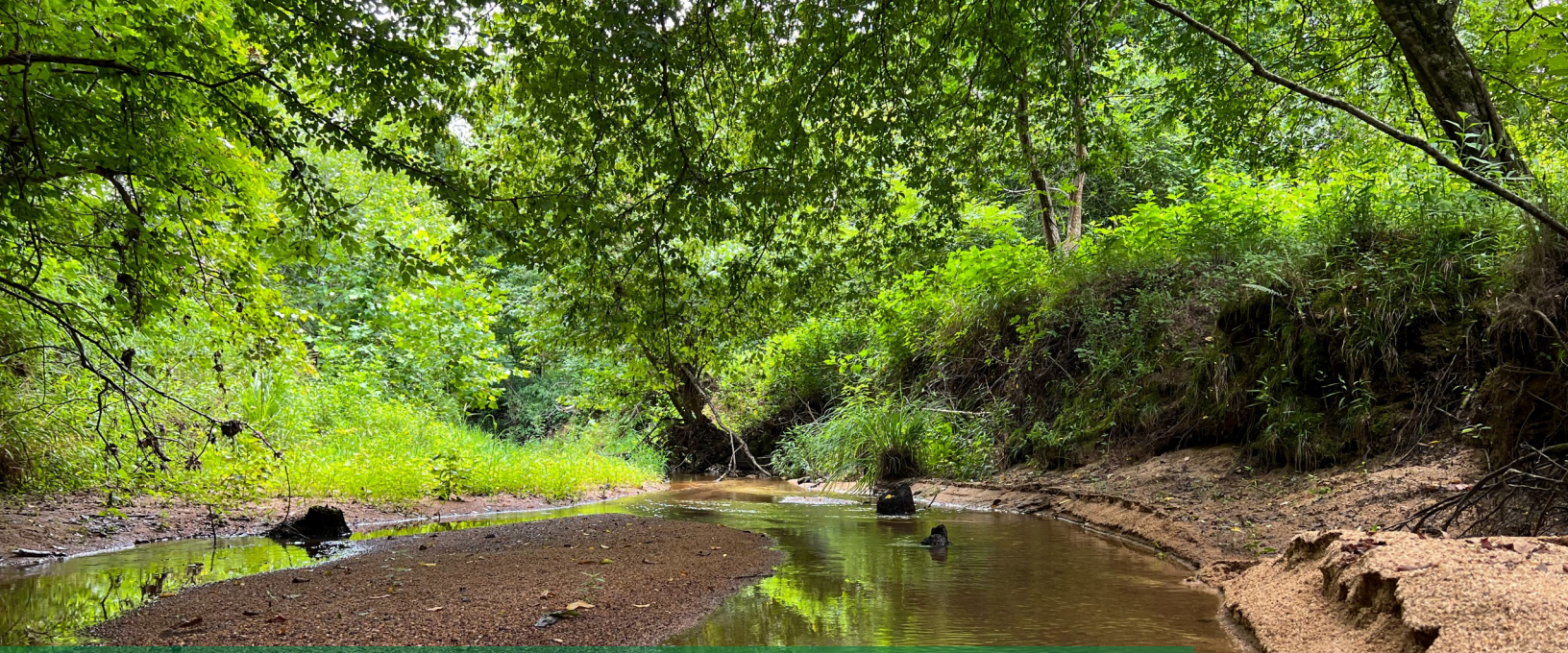

STEPHENS CREEK-FARM +/- 264 Acres

Taliaferro County, GA

$1,197,000

$4,534/Acre

Asking Price

- Merchantable Timber
- Mast Producing Hardwood
- Pond
- Multiple Creeks
- Minutes from I-16
- Cabin

ABOUT THE PROERTY

Stephens Creek Farm is an incredibly diverse property with many desirable attributes including the multiple streams that flow year-round, fertile bottomland Hardwood, mature commercial pine plantations, beautiful oak ridges, cabin, and Pond. With a prime location outside of Crawfordville GA, minutes from Interstate 20, this property is a great multipurpose timberland and recreational investment.

Uncharacteristic in today's market, most of the property consists of mature timber. The property has tremendous utility and potential as a commercial timber investment as much of the property is either already in pine plantation or can be converted to commercial pine

GREEN HILL LAND AND TIMBER
Foresters/Realtors

A Land Brokerage &
Forestry Services Company

2044 Northside Road
Perry, Georgia 31069

Phone: 912-678-5920
Email: jack.frankhouser@ghland.com

plantation. High utility and significant merchantable timber on this property not only provide landowners with a solid foundation for timber management and immediate and future cash Flow, but also allow for a host of silviculture options ranging from various types of commercial thinnings to final harvest.

Additionally, the multiple timber stands and species on this property provide tremendous wildlife habitat. The upland Oak Ridges and hardwood bottoms are loaded with red and white oaks and perennial streams throughout the property only amplify the habitat. Not to mention the thinned pine plantations provide significant browse and cover. Eight game patches/wildlife openings are managed throughout the property to increase habitat.

Stephens Creek Farm has two cabins on the property, one of which is the original plantation house, and the other is a single bedroom cabin overlooking the one-acre pond.

Overall, this is a fantastic investment property with merchantable timber, multiple water sources, and great diversity.

Property was enrolled in CUVA in 2020. 2021 property taxes were $2,440.51

Destination	Distance
Augusta	58 min
Athens	49 min
Atlanta	1 hour 23 min
Macon	1 hour 32 min

Stand Type	Acres
1990 Planted Pine	121
Game Patch	5
Home Plane	5
Mature Hardwood	91
Mature Hardwood/Pine	41
Pond	1
Total	**264**

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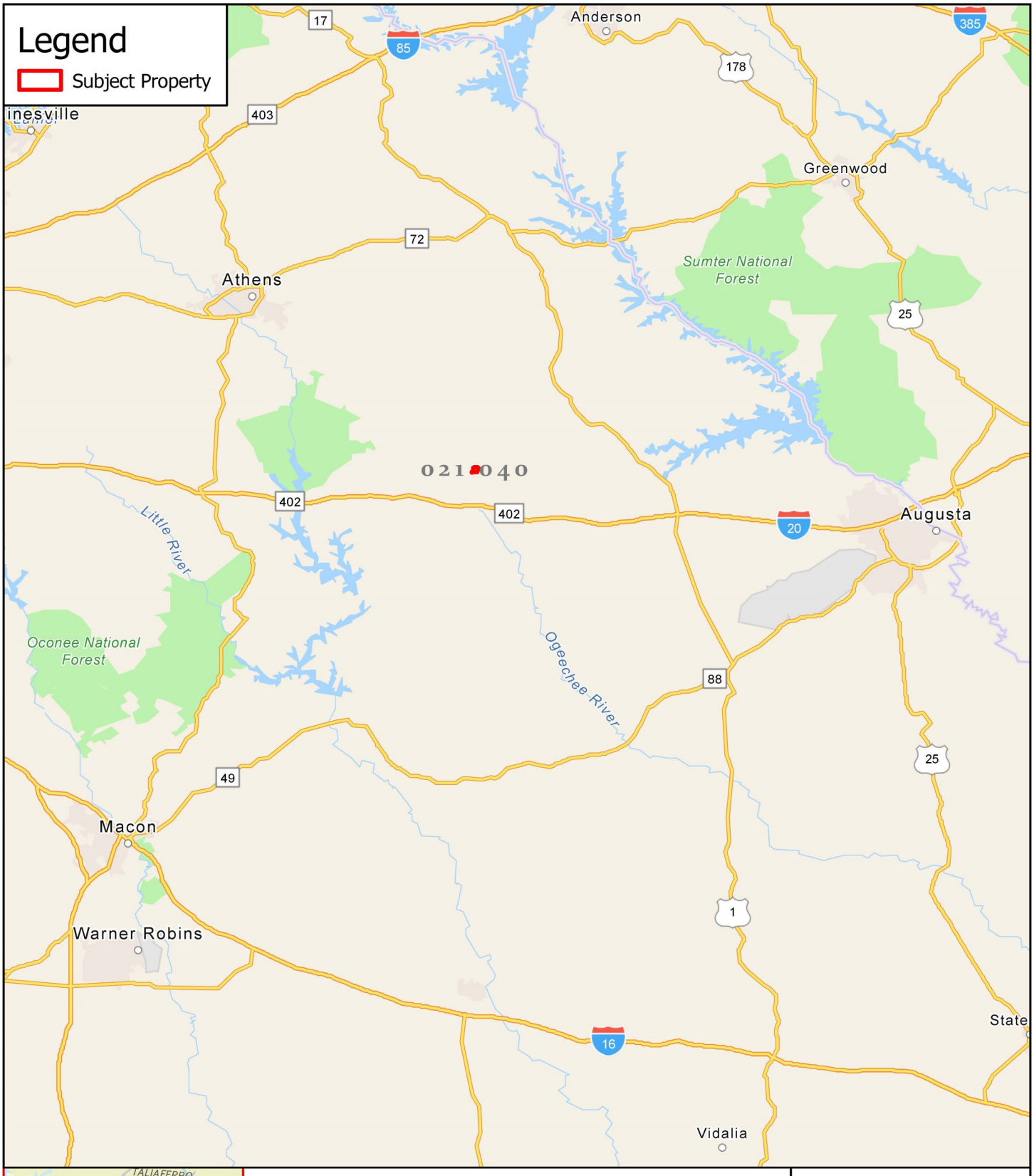

Taliaferro County GA | 264 Ac +/-

Location Map

GREEN HILL LAND AND TIMBER
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912-678-5920 | GHLAND.COM

2022

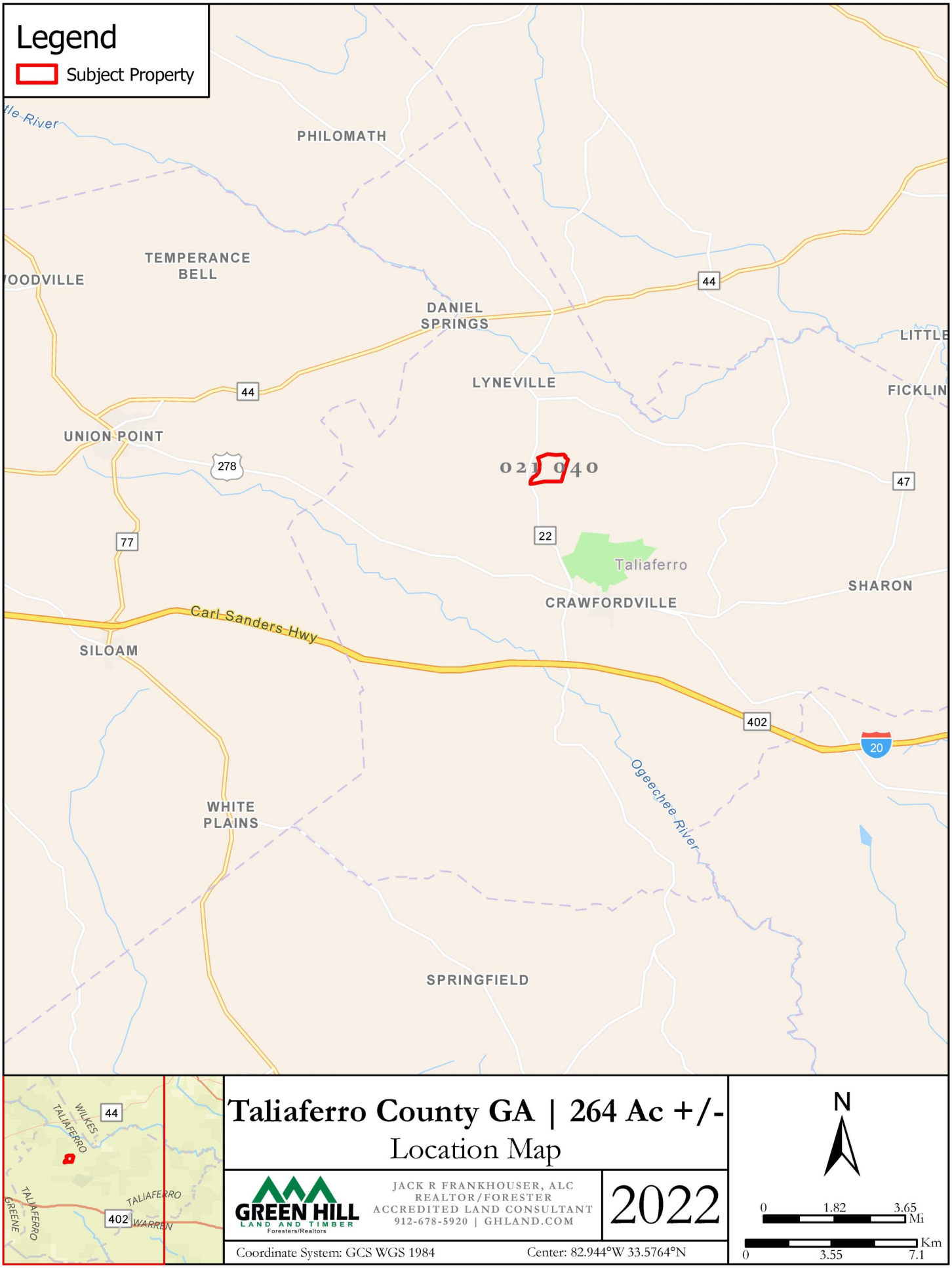
Coordinate System: GCS WGS 1984

Center: 82.8311°W 33.3655°N

N

0 11 22 Mi

0 21.25 42.5 Km



Taliaferro County GA | 264 Ac +/-

Location Map

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2022

Coordinate System: GCS WGS 1984 Center: 82.944°W 33.5764°N

N

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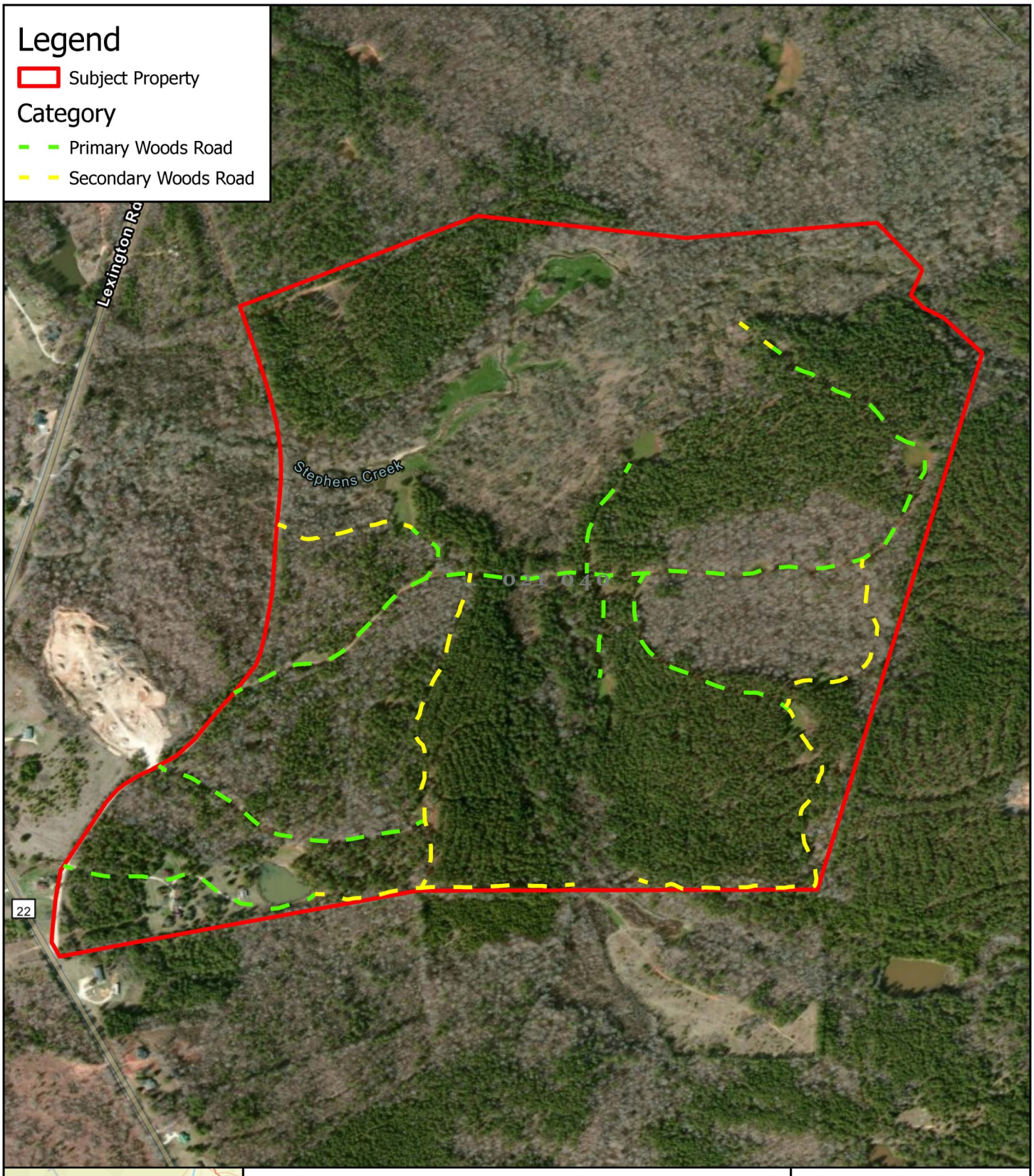

Taliaferro County GA | 264 Ac +/-

Tract Map

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2022

Coordinate System: GCS WGS 1984

Center: 82.9167°W 33.6026°N

N

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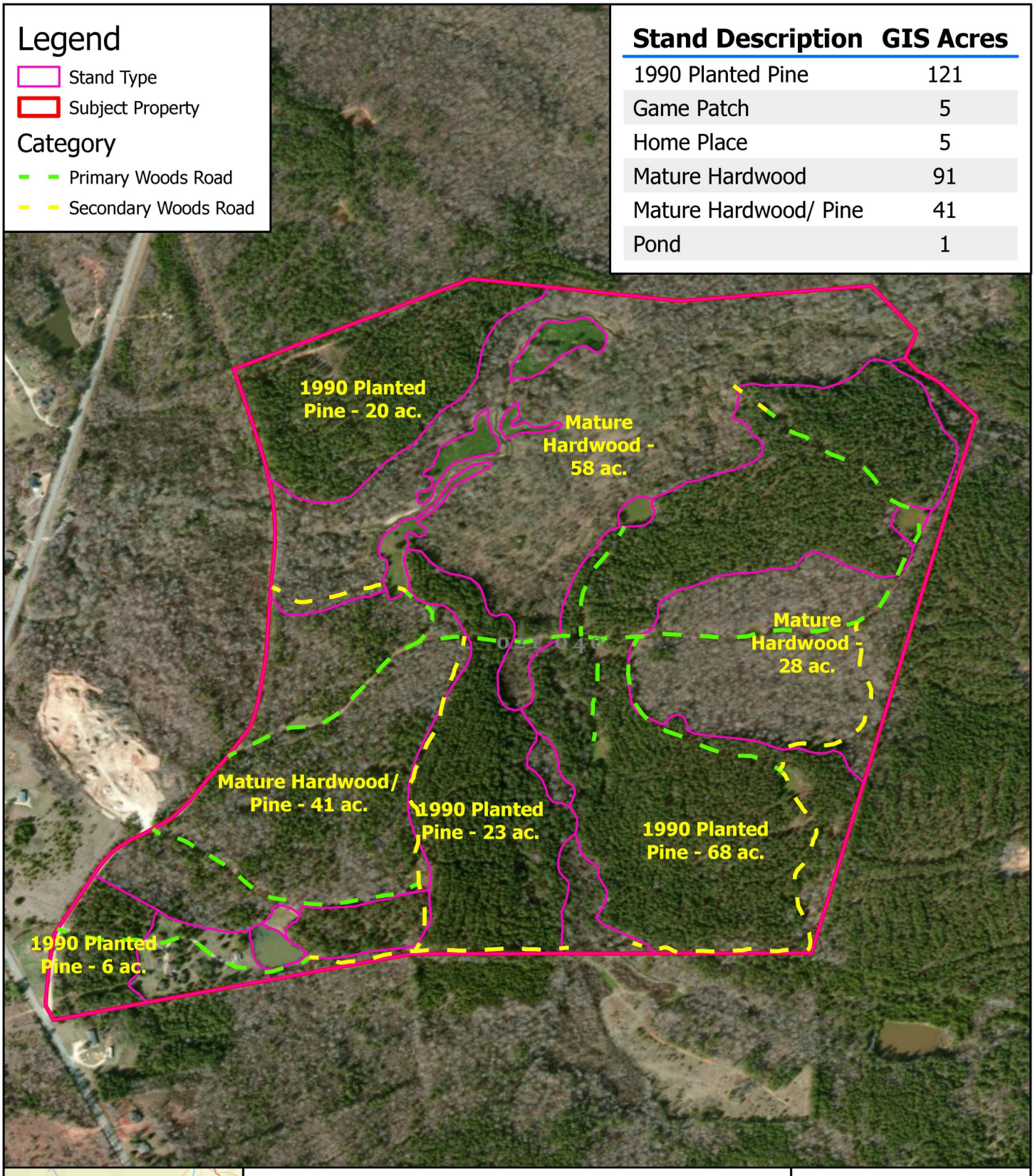

Stand Description	GIS Acres
1990 Planted Pine	121
Game Patch	5
Home Place	5
Mature Hardwood	91
Mature Hardwood/ Pine	41
Pond	1

Taliaferro County GA | 264 Ac +/-

Stand Type Map

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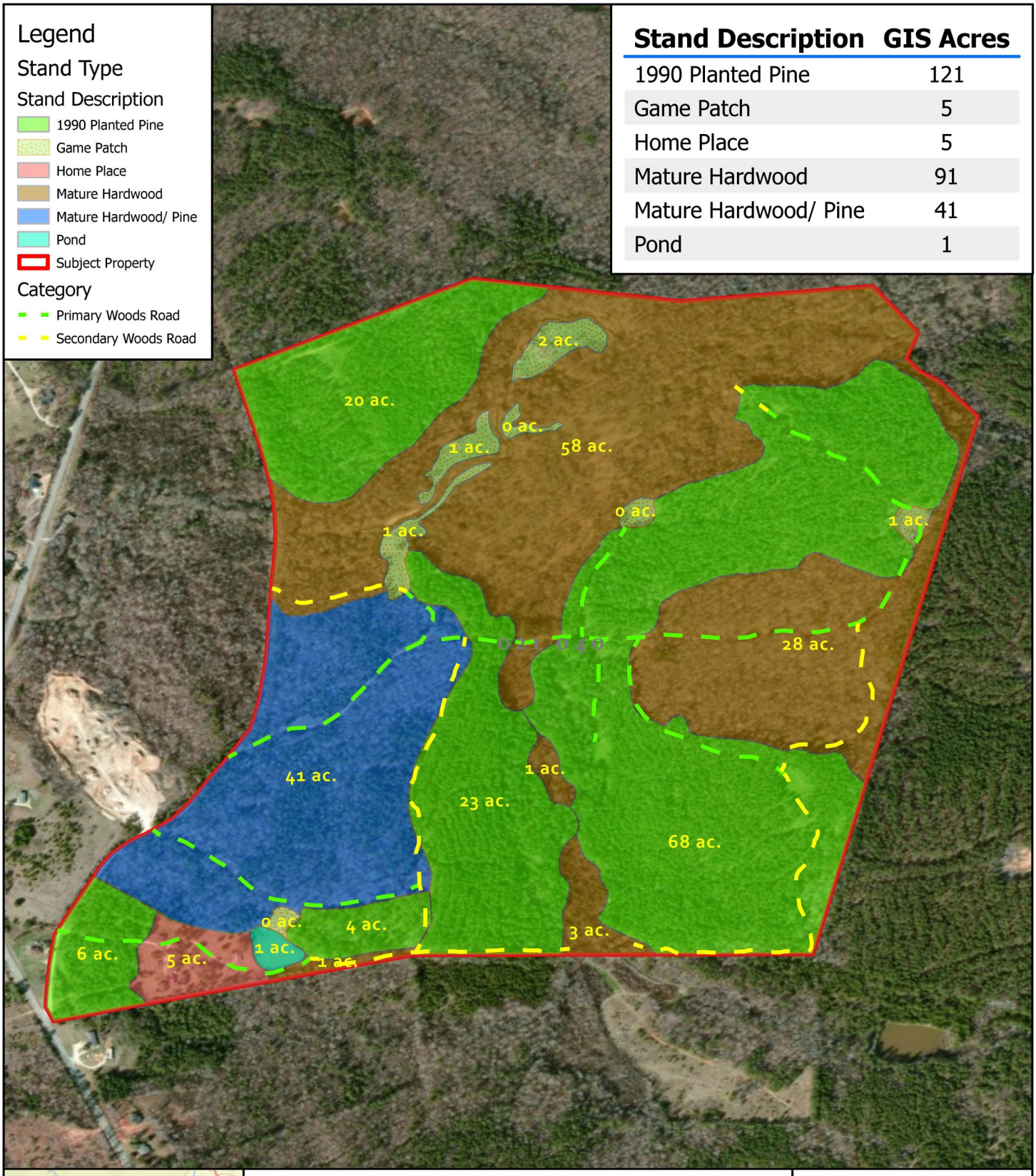

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Taliaferro County GA | 264 Ac +/-

Stand Type Map

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N

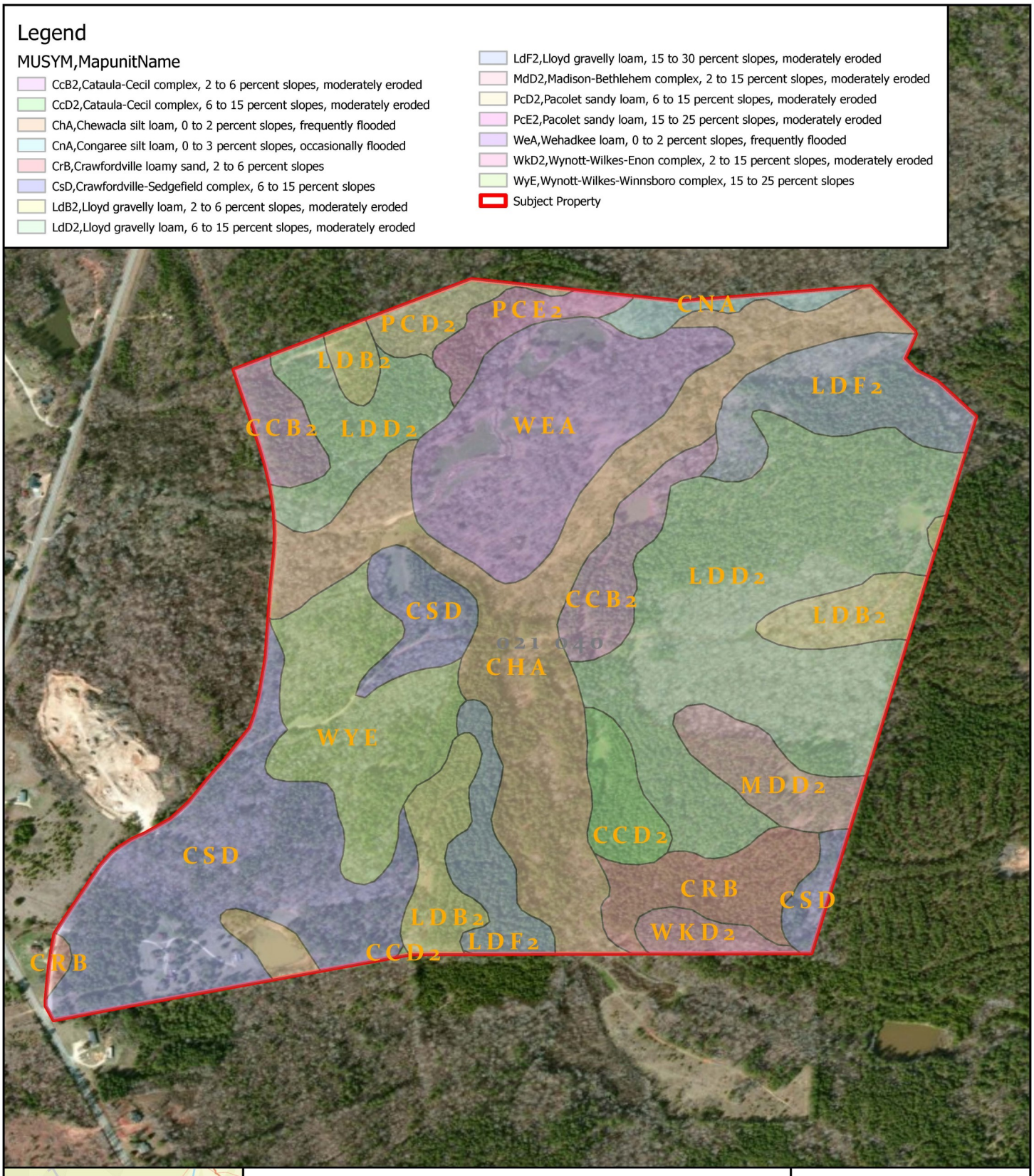
0 0.08 0.16 Mi

0 0.15 0.31 Km

Legend

MUSYM,MapunitName

- CcB2,Cataula-Cecil complex, 2 to 6 percent slopes, moderately eroded
- CcD2,Cataula-Cecil complex, 6 to 15 percent slopes, moderately eroded
- ChA,Chewacla silt loam, 0 to 2 percent slopes, frequently flooded
- CnA,Congaree silt loam, 0 to 3 percent slopes, occasionally flooded
- CrB,Crawfordville loamy sand, 2 to 6 percent slopes
- CsD,Crawfordville-Sedgefield complex, 6 to 15 percent slopes
- LdB2,Lloyd gravelly loam, 2 to 6 percent slopes, moderately eroded
- LdD2,Lloyd gravelly loam, 6 to 15 percent slopes, moderately eroded
- LdF2,Lloyd gravelly loam, 15 to 30 percent slopes, moderately eroded
- MdD2,Madison-Bethlehem complex, 2 to 15 percent slopes, moderately eroded
- PcD2,Pacolet sandy loam, 6 to 15 percent slopes, moderately eroded
- PcE2,Pacolet sandy loam, 15 to 25 percent slopes, moderately eroded
- WeA,Wehadkee loam, 0 to 2 percent slopes, frequently flooded
- WkD2,Wynott-Wilkes-Enon complex, 2 to 15 percent slopes, moderately eroded
- WyE,Wynott-Wilkes-Winnsboro complex, 15 to 25 percent slopes
- Subject Property



Taliaferro County GA | 264 Ac +/-

Gridded Soil Survey - Map Units

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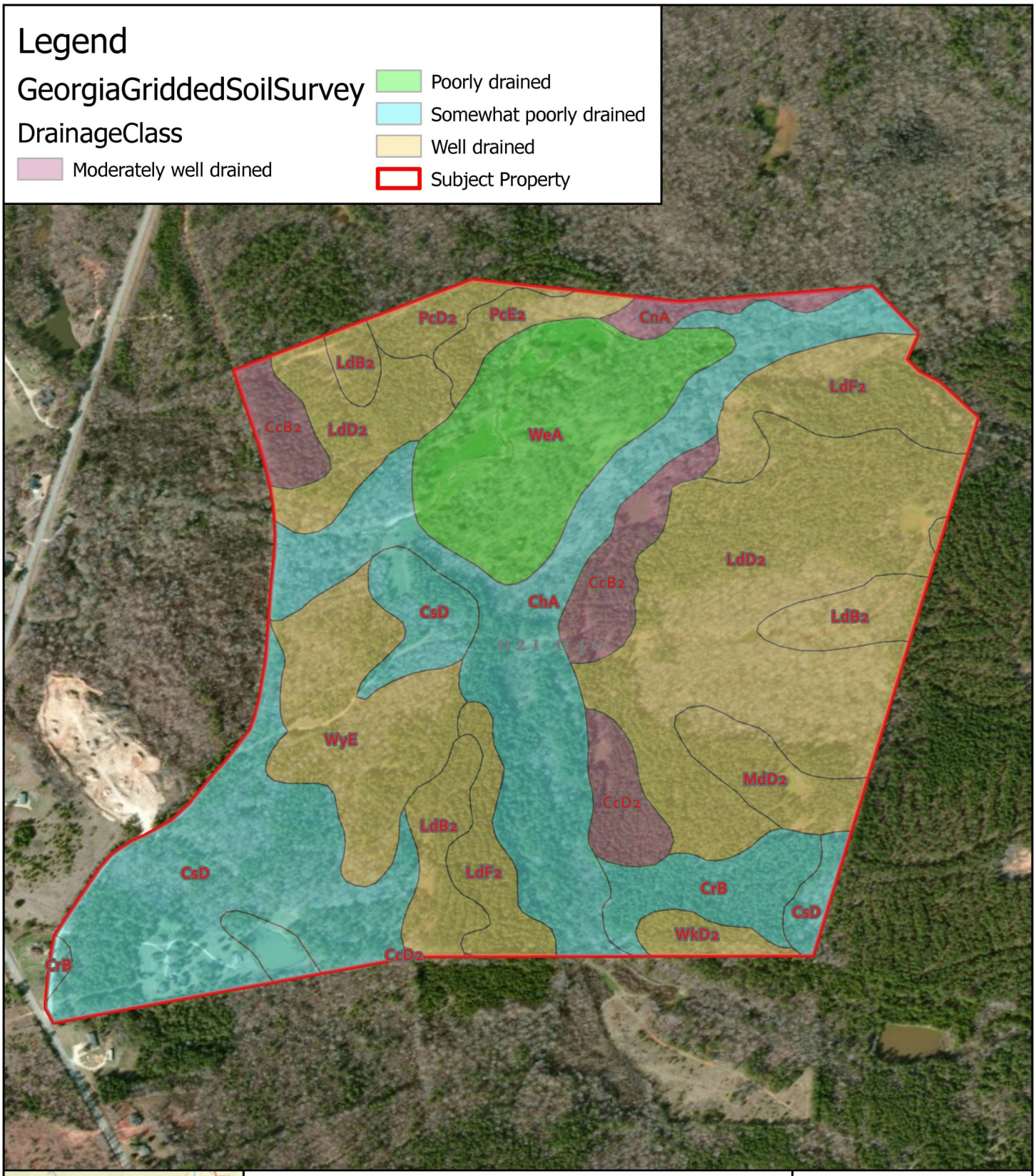

Taliaferro County GA | 264 Ac +/-

Gridded Soil Survey - Drainage Class

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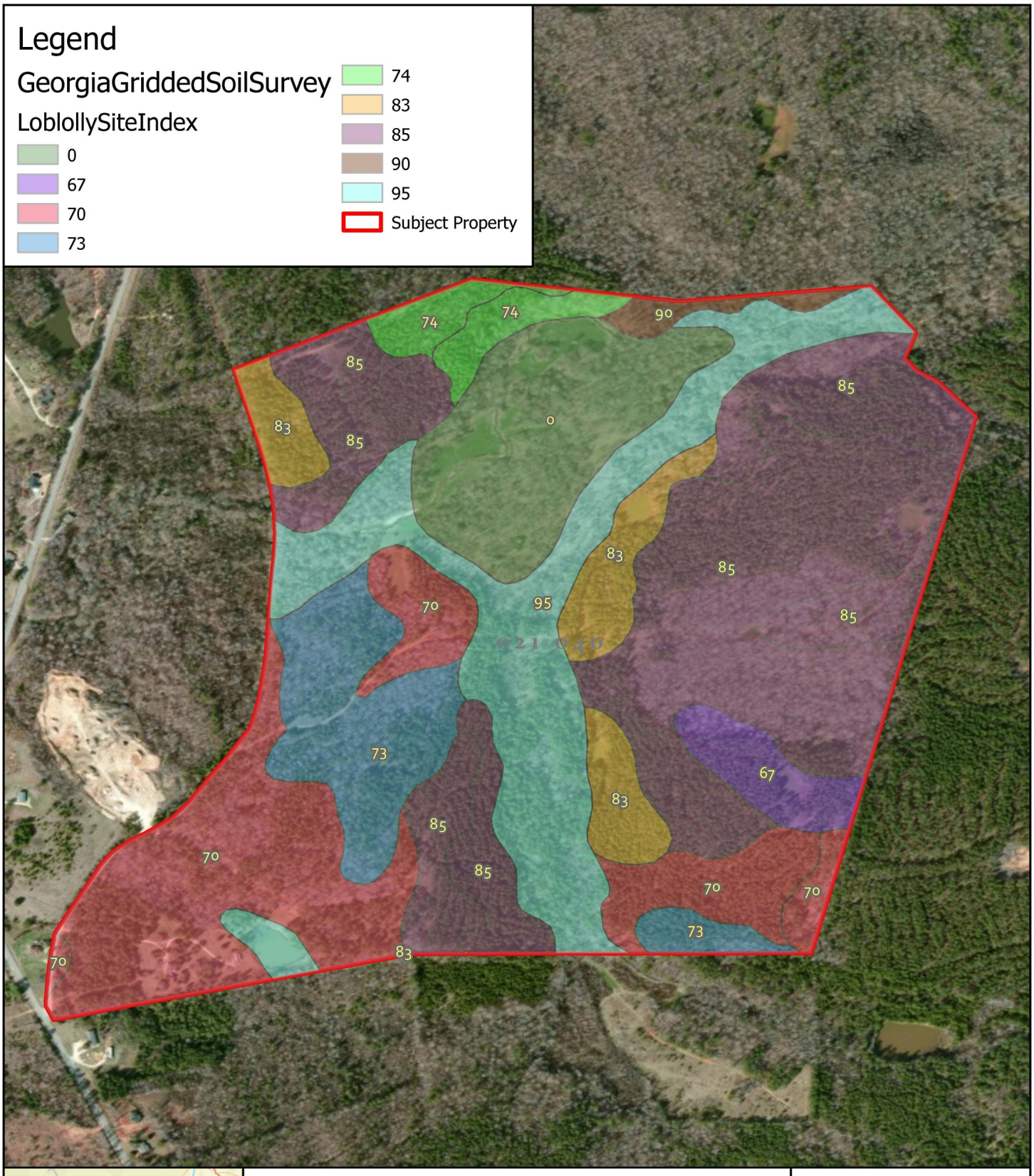

Taliaferro County GA | 264 Ac +/-

Gridded Soil Survey - Site Index

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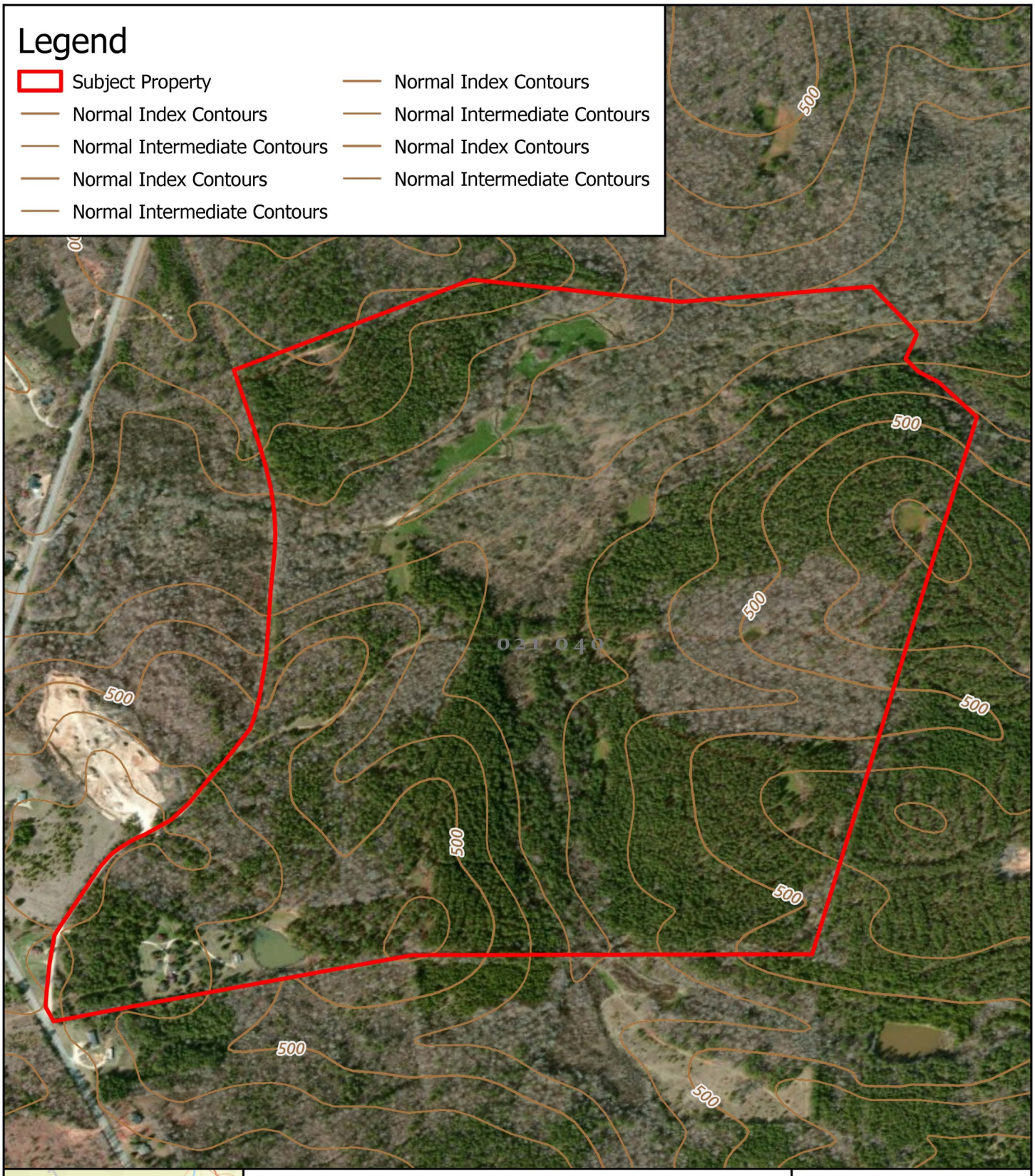

Taliaferro County GA | 264 Ac +/-

Contour Map

GREEN HILL LAND AND TIMBER
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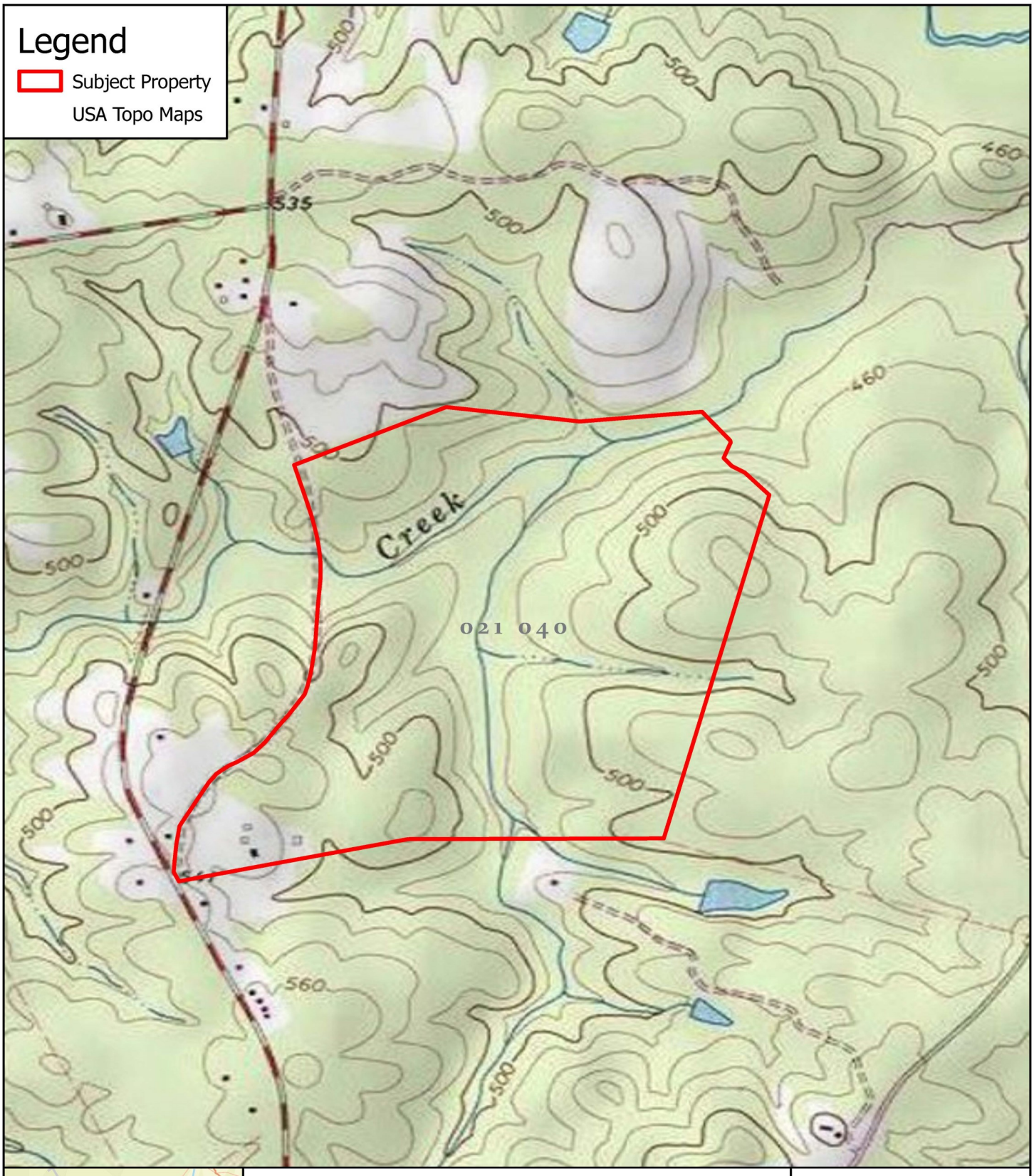

Taliaferro County GA | 264 Ac +/-

Topo Map

GREEN HILL LAND AND TIMBER
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2022

Coordinate System: GCS WGS 1984 Center: 82.9156°W 33.604°N

N

0 0.13 0.25 Mi

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