

**Game Creek Farm
+/- 287 Acres
Twiggs County, GA**



**Game Creek Farm
+/- 287 Acres**

Twiggs County, GA

\$583,000

\$2,031/Acre

Asking Price

Property Features:

- Excellent Turkey and Deer Hunting
- Timberland Investment & Recreation
- Beautiful Topography
- Power Available for Campsite or Home
- Convenient to Macon, Warner Robbins and Atlanta
- Multiple Streams on Property
- Existing Primary Woods Road



A Land Brokerage &
Forestry Services Company

2044 Northside Road
Perry, Georgia 31069

Phone: 912-678-5920

Email: jack.frankhouser@ghland.com

ABOUT THE PROERTY

Game Creek Farm

287 Acres of Land for Sale in Twiggs County Georgia

- Multipurpose Timberland Investment, Hunting and Recreational Property
- Two Age Classes of Pre-merchantable Planted Loblolly Pine with another 169 Acres harvested in 2022.
- Great timberland investment with high site index soil supporting fantastic timber growth and year-round operability. Excellent timber markets in Middle Georgia.
- Excellent hunting with tremendous population of Turkey and Deer. Turkey and large bucks have been harvested on this property and adjacent properties.
- Multiple timber age classes, species diversity, topography, and streams create incredible diversity and wildlife habitat.
- Topography provides extensive vistas, great locations for deer stands, and opportunity for long range hunting and shooting.
- Large Landowners surround property. Power available for campsite, home, equipment sheds, etc.
- Great proximity to Macon, Warner Robbins, and Atlanta.

Macon: 20 minutes | 16 Miles

Warner Robbins: 40 minutes | 33 miles

Atlanta Airport: 2 hours | 95 Miles

Jacksonville: 4 hours | 225 miles

Stand Type	Acres
2011 Planted Pine	20
2016 Planted Pine	31
2022 Final Harvest	167
Mature Hardwood	65
Pipeline	4
Powerline	2
Total	287



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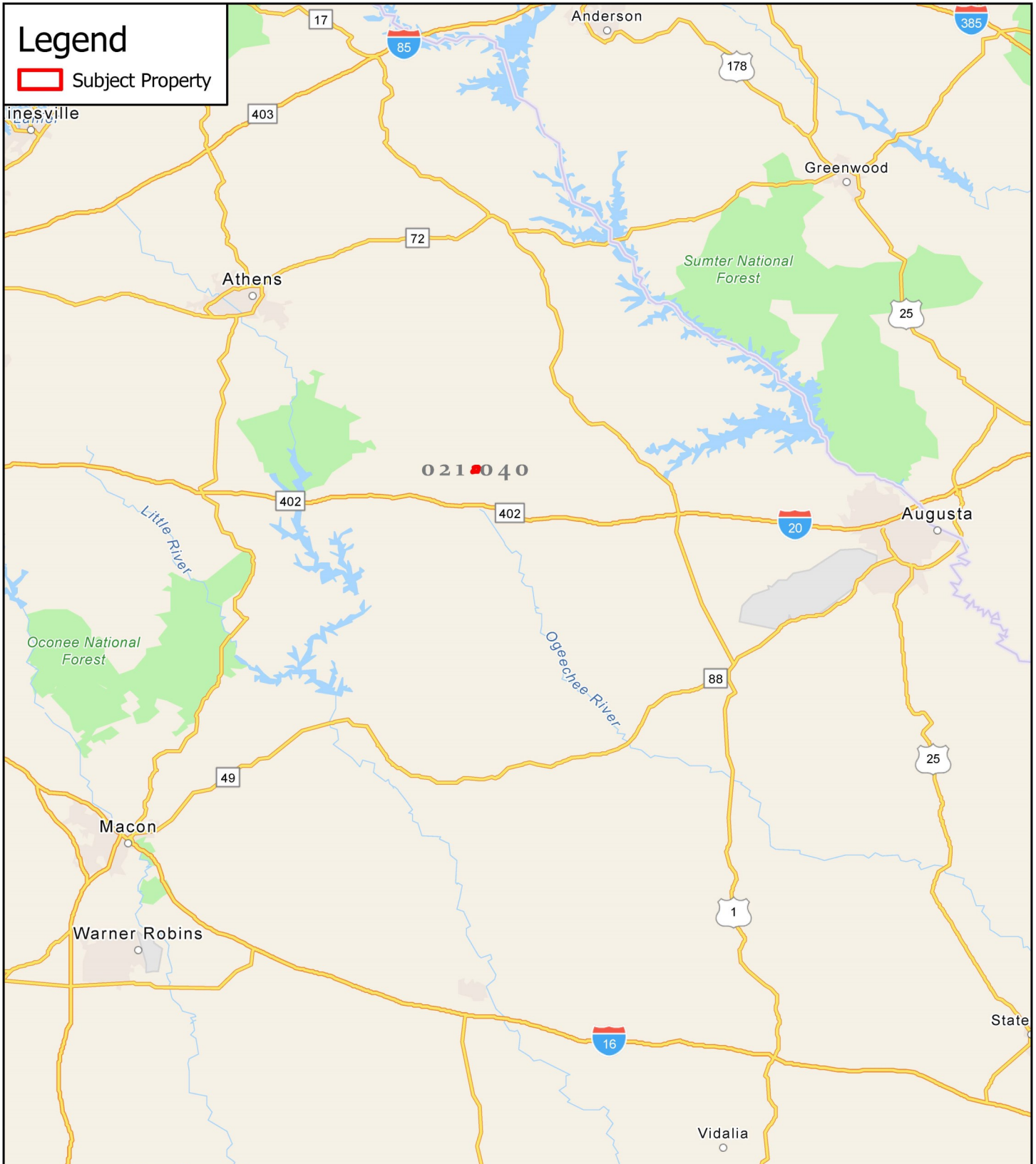
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Legend

 Subject Property



Taliaferro County GA | 264 Ac +/- Location Map

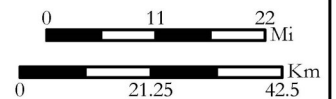


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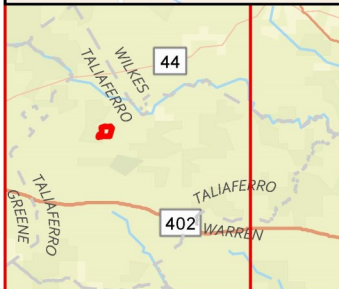
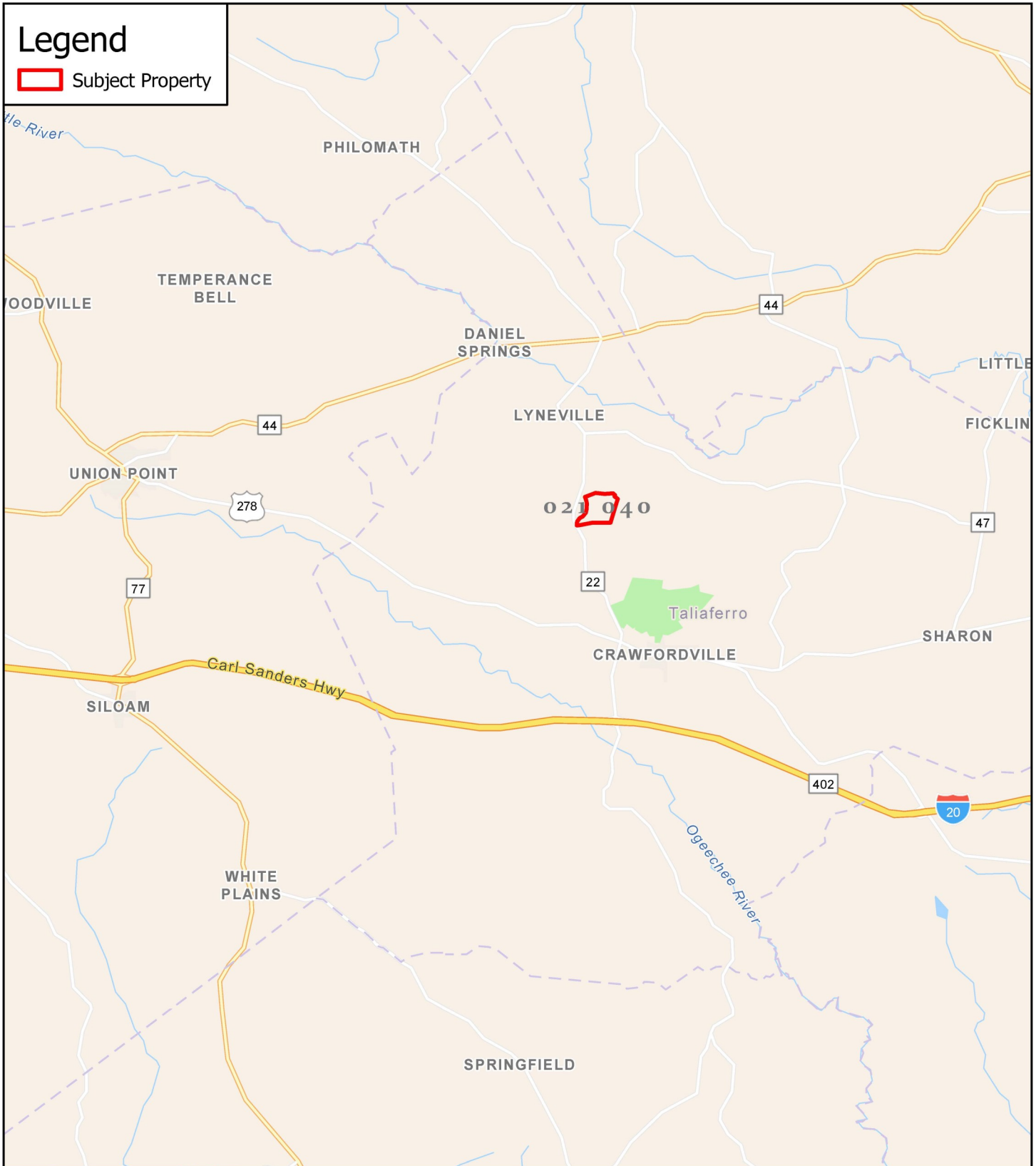
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Center: 82.8311°W 33.3655°N



Legend

 Subject Property



Taliaferro County GA | 264 Ac +/- Location Map

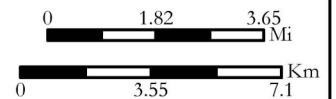


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Coordinate System: GCS WGS 1984

Center: 82.944°W 33.5764°N



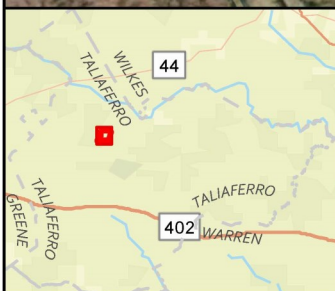
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 Subject Property

Category

 Primary Woods Road

 Secondary Woods Road



Taliaferro County GA | 264 Ac +/- Tract Map

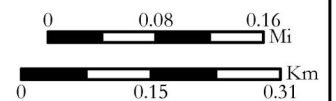


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Coordinate System: GCS WGS 1984

Center: 82.9167°W 33.6026°N



Legend

- Stand Type
- Subject Property

Category

- Primary Woods Road
- Secondary Woods Road

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

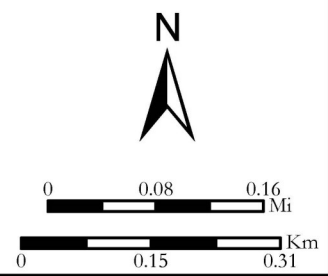


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Coordinate System: GCS WGS 1984

Center: 82.9166°W 33.6036°N



Legend

Stand Type

Stand Description

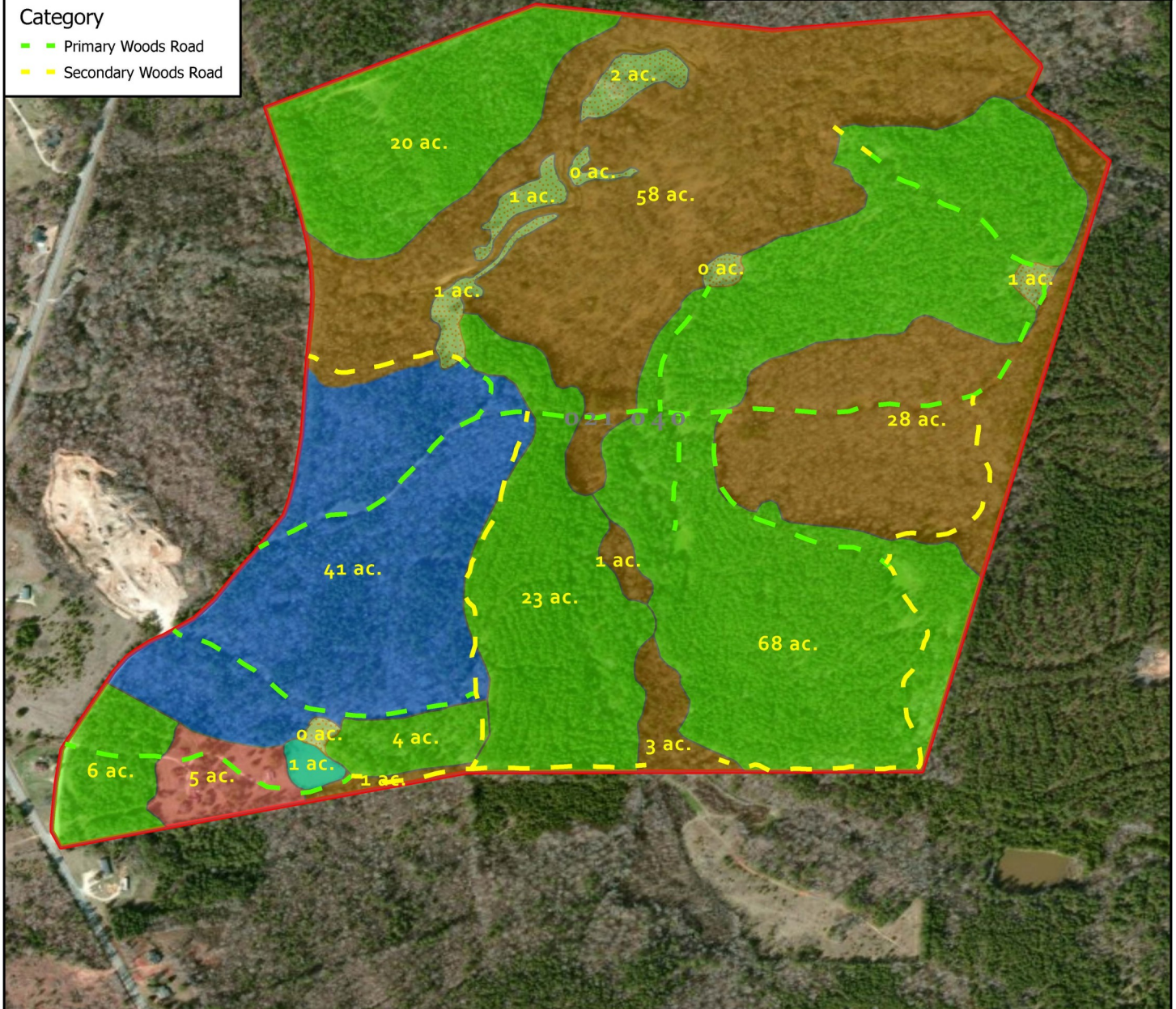
- 1990 Planted Pine
- Game Patch
- Home Place
- Mature Hardwood
- Mature Hardwood/ Pine
- Pond
- Subject Property

Category

- Primary Woods Road
- Secondary Woods Road

Stand Description GIS Acres

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Taliaferro County GA | 264 Ac +/- Stand Type Map

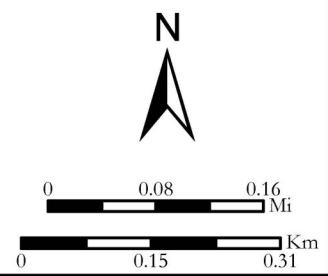


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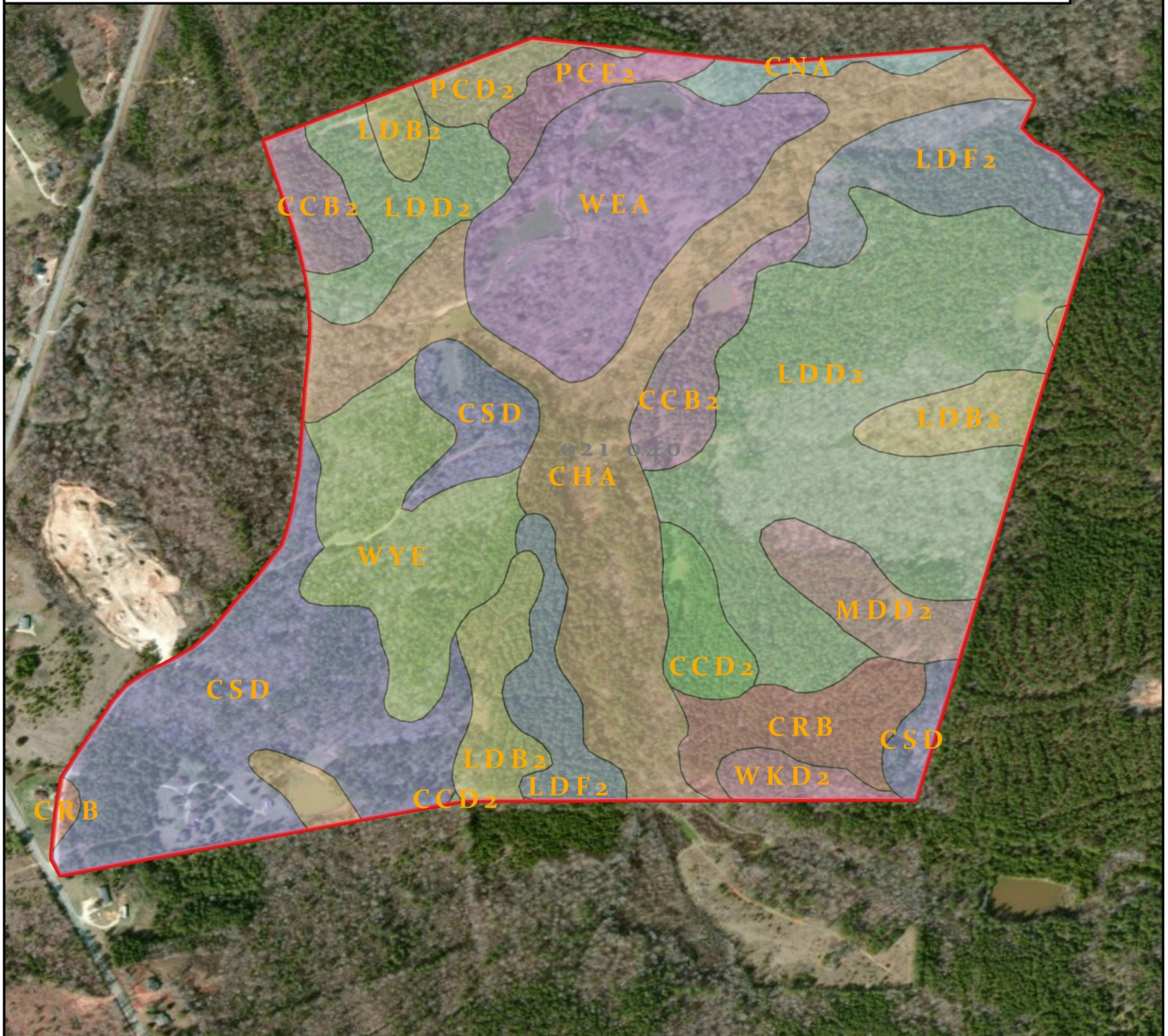
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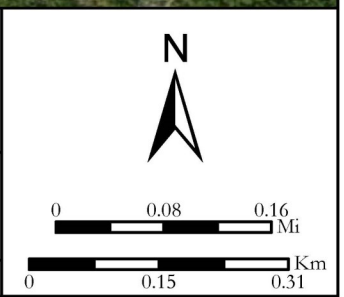
MUSYM, MapunitName

- 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

 GREEN HILL LAND AND TIMBER <small>Foresters/Realtors</small>	JACK R FRANKHOUSER, ALC REALTOR/FORESTER ACCREDITED LAND CONSULTANT 912-678-5920 GH.LAND.COM	2022
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Legend

GeorgiaGriddedSoilSurvey

DrainageClass

Moderately well drained

Poorly drained

Somewhat poorly drained

Well drained

Subject Property



Taliaferro County GA | 264 Ac +/-
Gridded Soil Survey - Drainage Class

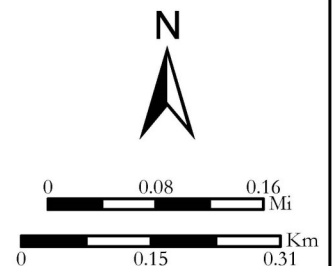


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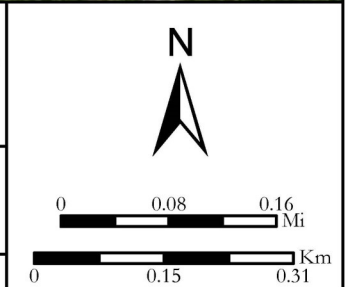
Legend

- | | |
|--------------------------|------------------|
| GeorgiaGriddedSoilSurvey | 74 |
| | 83 |
| LoblollySiteIndex | 85 |
| 0 | 90 |
| 67 | 95 |
| 70 | Subject Property |
| 73 | |



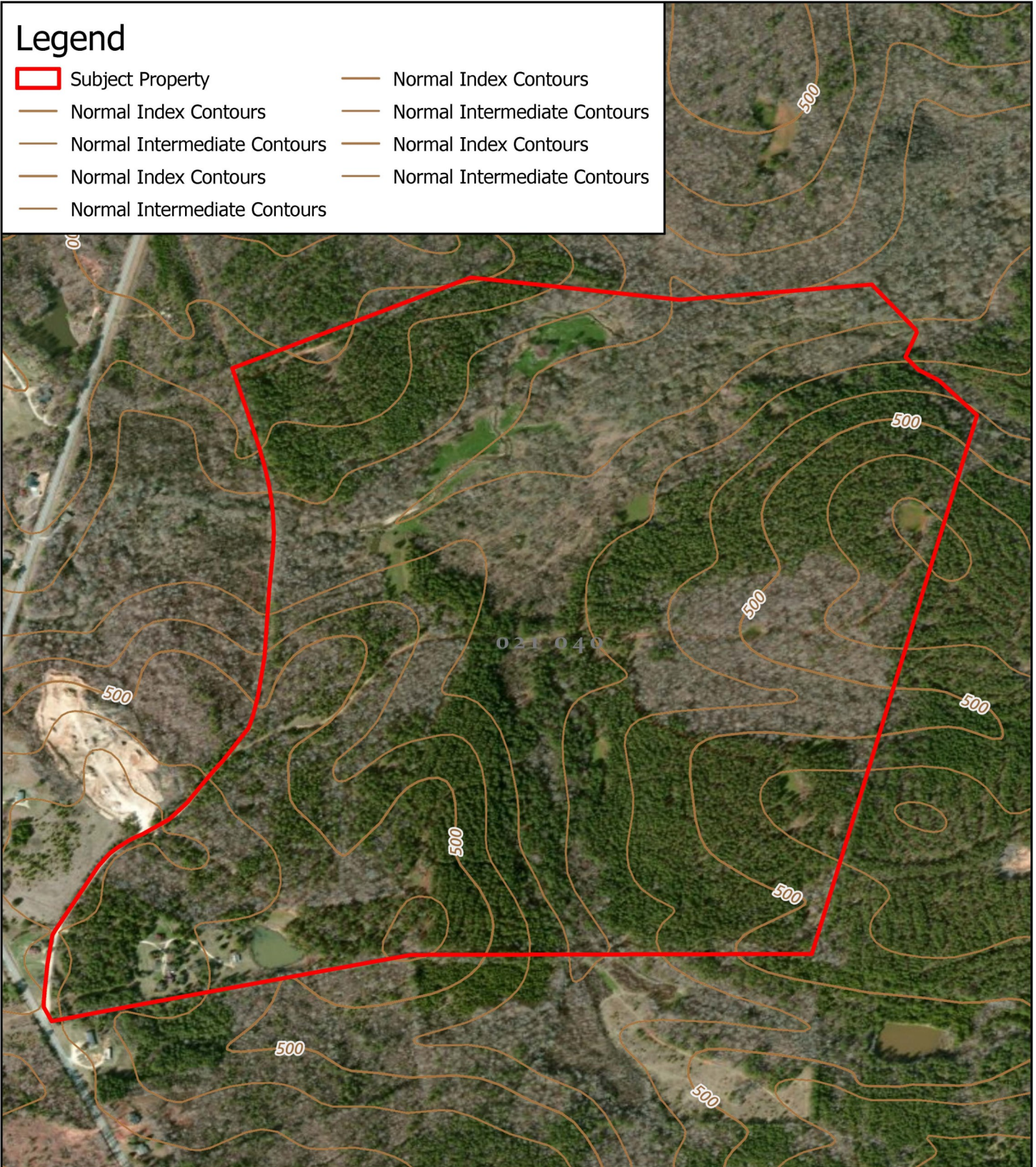
Taliaferro County GA | 264 Ac +/-
Gridded Soil Survey - Site Index

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	<p>Coordinate System: GCS WGS 1984</p>	




Legend

- Subject Property
- Normal Index Contours
- Normal Intermediate Contours
- Normal Index Contours
- Normal Index Contours
- Normal Intermediate Contours

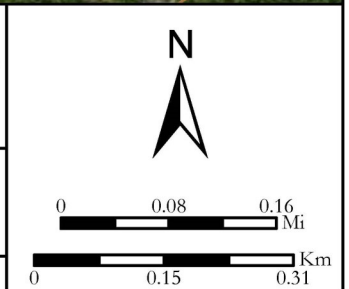


Taliaferro County GA | 264 Ac +/-
Contour Map


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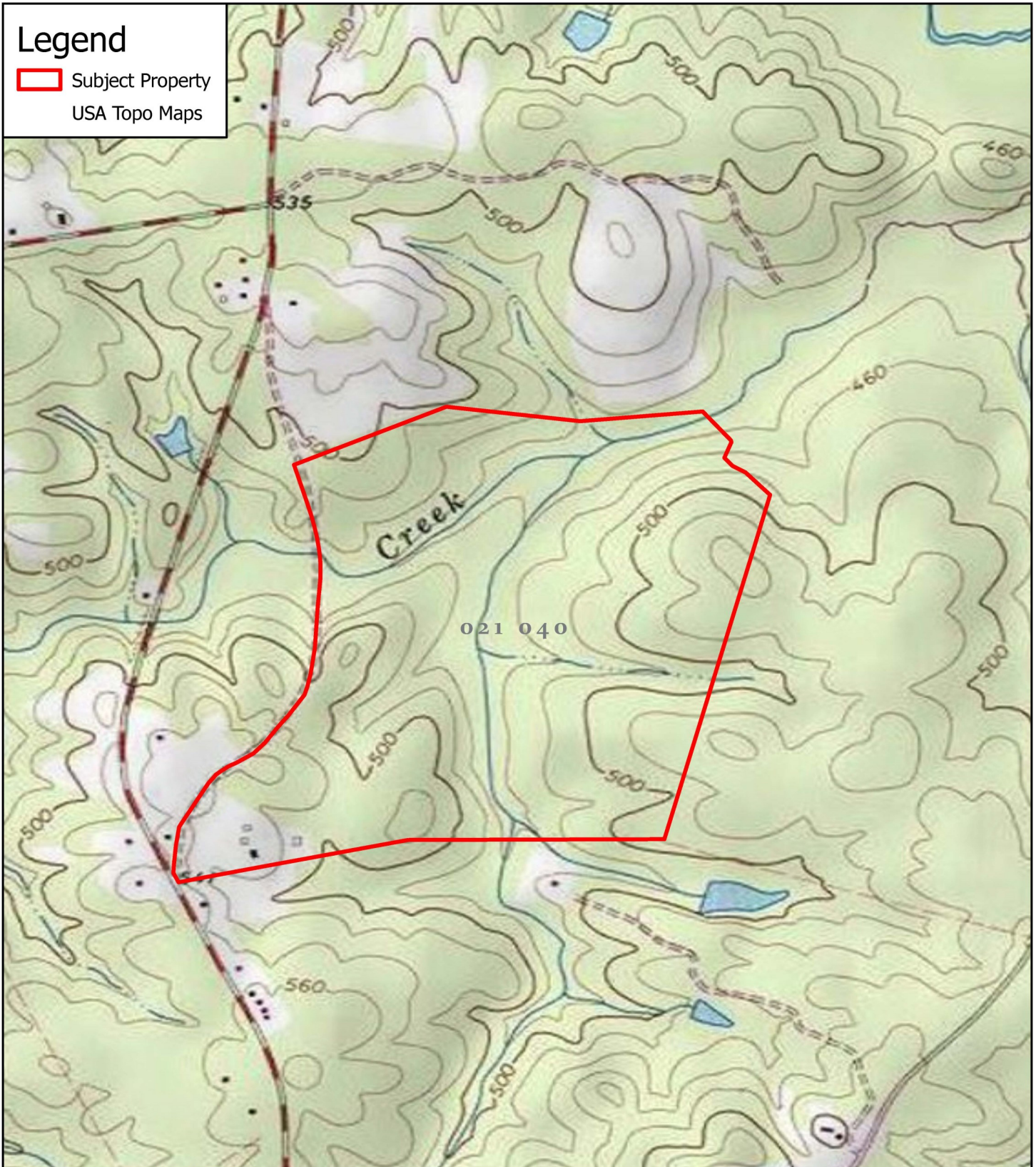
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Legend

-  Subject Property
- USA Topo Maps



Taliaferro County GA | 264 Ac +/- Topo Map



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