

FOR SALE

2,219 ACRES OF PRIME HUNTING LAND

RIVER PINES
WOODBURY, GA



MACALLAN
REAL ESTATE

HEATH MILLIGAN
PRINCIPAL
404.647.4999
heath@macallanre.com

REID KNOX
LAND SPECIALIST
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INTRODUCTION

Macallan Real Estate is pleased to present River Pines Plantation, 2,219 acres of pristine hunting land, located in Meriwether County, GA just outside the town of Woodbury. River Pines is a truly unique opportunity to own one of the most mature and diverse hunting tracts in the State of Georgia.

Located just over an hour south of Atlanta, River Pines offers more than 1.5 miles of frontage along the Flint River, mature pine plantations, well maintained food plots, 7 lakes, a custom built cabin, horse stables and other substantial improvements. The property boasts a very healthy wildlife population including trophy deer, turkey and duck.



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PROPERTY FEATURES

- 2,219 Acres
- Zoned a mix of RD "Rural Development" A1 "Agricultural" in Meriwether County, GA
- 1.5 Miles of Frontage on the Flint River, which separates Meriwether and Pike County
- 3 +/- Miles of Pappy's Creek runs through property
- 1.5 Miles of Frontage on State Route 85/74
- 1.3 Miles of Frontage on Woodbury Hwy/Hwy 74
- 5 Access points: 3 on SR 85/74 and 2 on Woodbury Hwy
- 7 Lakes/Ponds ranging in size from .5 acre to 7 acres
- 3,500 Square Foot Custom Built Cabin
- Horse Stables with Dog Kennels
- 2,000 Square foot Work Shop/Utility Barn
- 5+ Miles of interior dirt and paved roads
- Over \$1,000 an acre in timber value
- Well maintained wildlife population including trophy deer, turkey, duck and more

ASKING PRICE: \$9,985,500 (\$4,500/ACRE)

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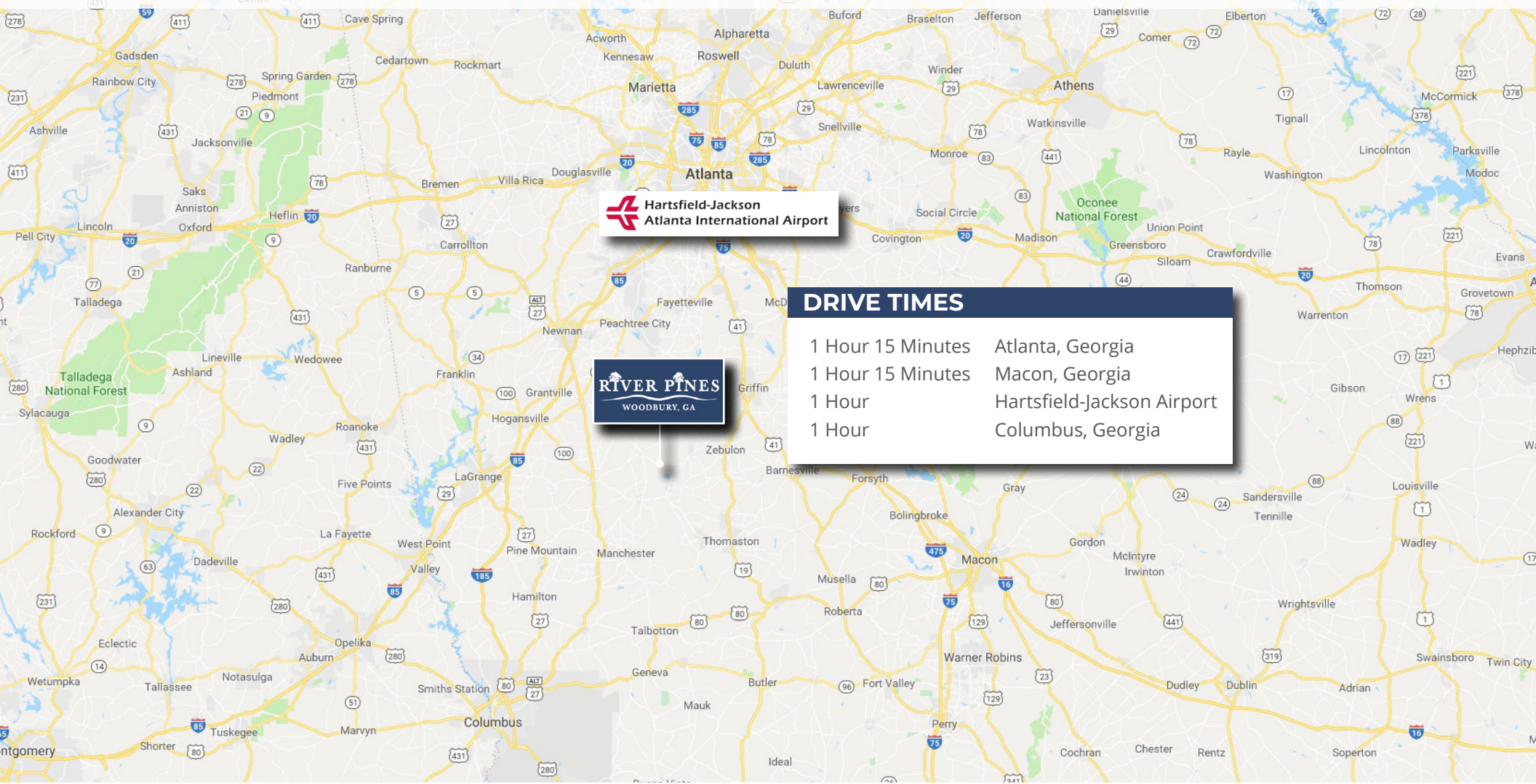
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 **Hartsfield-Jackson**
Atlanta International Airport

DRIVE TIMES

1 Hour 15 Minutes	Atlanta, Georgia
1 Hour 15 Minutes	Macon, Georgia
1 Hour	Hartsfield-Jackson Airport
1 Hour	Columbus, Georgia

**RIVER PINES**
WOODBURY, GA



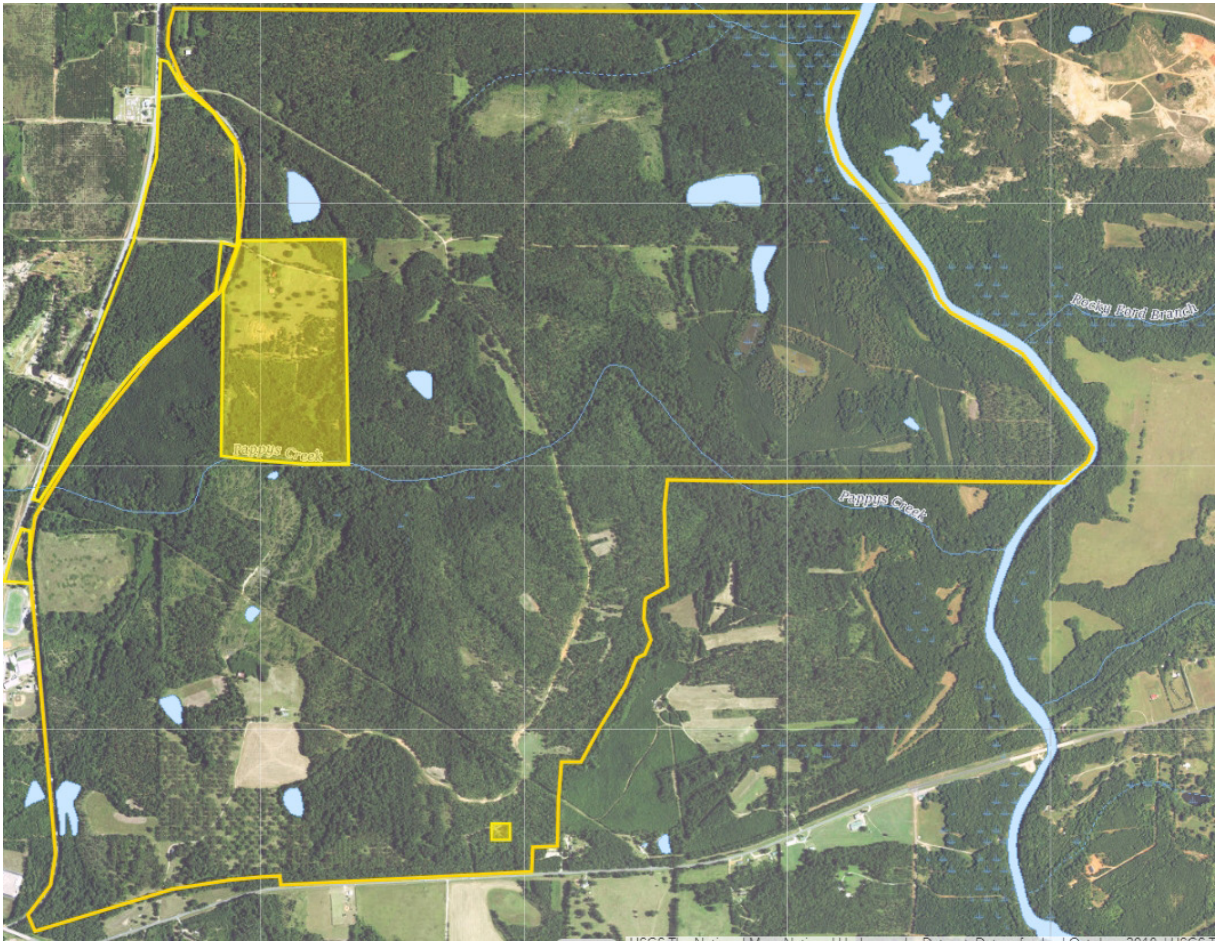
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CUSTOM BUILT CABIN

- 4 Bedrooms
- Exposed Beams
- 3.5 Baths
- Wood Floors
- Built in 1999
- Finished Basement
- 3,000 + SF
- Front and Back Porches

Additional Improvements to the property include: a 3 bed 1 bath cabin built in 1910, a 2,000 SF shop/garage built in 1995, and a horse barn complete with 6 horse stables and 8 dog kennels.



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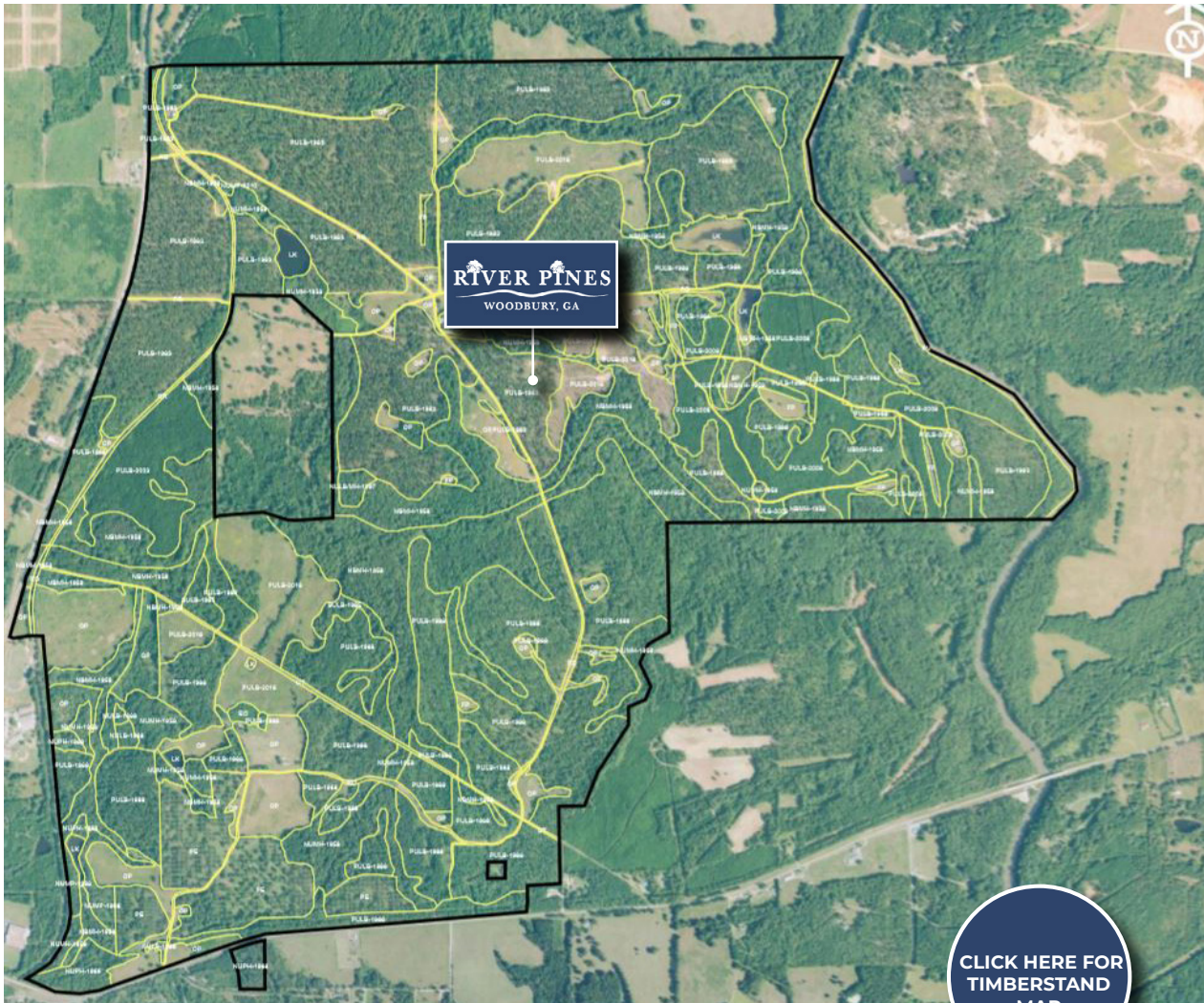
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[CLICK HERE FOR
TIMBERSTAND
MAP](#)

LAND USES

TYPE	ACRES
Pine Plantation - Merchantable	1,109
Pine Plantation - Premerchantable	227
Natural Pine	29
Upland Hardwood	105
Bottomland Hardwood	435
Pecan Orchard	80
Food Plots and Fields	165
Ponds (6)	22
Duckpond	3
Non Forest	44
TOTAL	2,219



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PROPERTY TAXES	
PARCEL #	2018 TAXES
175 028	\$65.82
175 026	\$237.55
175 025	\$6,951.76
198 001	\$543.77
174 033	\$3,298.37
174 034	\$818.52
197 002	\$2,083.48
174 030	\$1,566.91
174 032	\$1,312.19
173 015	\$23,636.58
TOTALS	\$40,514.95



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FLINT RIVER

The Flint River is a 344-mile-long river that forms in East Point near the Atlanta Airport and ends at its confluence with the Apalachicola River in Southwest Georgia. It is part of the Apalachicola Chattahoochee Flint River Basin (ACF) and drains more than 8,460 Square Miles of Western Georgia. The Flint is impounded in two locations to form Lake Blackshear and Lake Seminole.

Beyond the Flint River's ecological significance to Georgia, it is also known for exceptional Shoal Bass fishing. The upper Flint as it flows through Meriwether and Talbot Counties offers a unique and very good fishery for Shoal Bass, as well as Largemouth Bass, Spotted Bass, Bluegill, Channel Catfish and Flathead Catfish. More reading on Shoal Bass can be found [HERE](#).

River Pines has 1.5+ Miles of frontage along the Flint River and has a boat launch that provides access for fishing, duck hunting and other recreational activities.



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TIMBER VOLUMES

Timber Volumes are based off a 2014 cruise, and have been adjusted for subsequent harvesting and annual growth to an effective date of 1/1/2019.

Merchantable Volume	Tons	Premerchantable Plantations	Acres
Pine Pulpwood (includes topwood)	14,411	2006 Loblolly	99
Pine Chip N Saw	6,100	2016 Loblolly	104
Pine Sawtimber	73,497	2018 Loblolly	24
Hardwood Pulpwood	27,016		
Hardwood Sawtimber	25,648		



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CONSERVATION EASEMENT

Due to the Flint River frontage and environmental significance of River Pines, the future owner may want to consider a conservation easement on the property, which would serve to protect the land in perpetuity and potentially offset future federal and state income taxes. The Oconee River Land Trust is one of many land trusts active in Meriwether County who can be a great resource to further explore the benefits of a conservation easement.



Oconee River Land Trust

[CLICK HERE
FOR
MORE INFO](#)



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WILDLIFE AT RIVER PINES

For decades, River Pines has been thoughtfully managed for all types of wild game, including trophy Whitetail Deer, turkey, and Bobwhite Quail. Additionally, there are several swamps and ponds along the Flint River that are consistently filled with migratory birds including duck and geese. Over the years, River Pines and neighboring property owners have utilized best QDMA practices in managing their deer population, consistently harvesting 150"+ class bucks.



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