FLINT RIVER FARMS
An ideal mini farm with abundant road frontage, bordered by growing pines and hardwoods, and located near the Flint River in the lovely community of Garden Valley, Macon County, Georgia

±86.56 Acres
Garden Valley, Macon County, Georgia

Price: $199,088
PROPERTY OVERVIEW

Flint River Farms is an agricultural property ideally suited to the buyer seeking diversified uses with attributes that include:

Property highlights:
- Abundant road frontage;
- Mostly level and easy-to-manage open fields, ideal for row crops or pastureland;
- Loblolly pines and hardwoods that border the property;
- Excellent potential for subdivision and resale for residential uses;
- Close proximity to Oglethorpe and Reynolds;
- Potential pond sites.

LOCATION

The property is located in the community of Garden Valley, approximately halfway between Oglethorpe/Montezuma and Reynolds, Georgia. The surrounding properties are productive farms with some residential development.

ACCESS

The property has approximately 4,000’ of frontage on Georgia Highway 128, which forms its western boundary, and Georgia Highway 127, which is its northern boundary. Mona Springs Road, a county-maintained dirt road, is the eastern boundary.

There are two entrances to the property and the agricultural fields from Highway 127. Access is also possible from Highway 128 and Mona Springs Road, but there are currently no defined entrances from these roads.

The internal road system is good and allows access to all parts of the property.

Boundaries are well defined by the roads on three sides of the property. The southern boundary is bordered by an agricultural field.

SITE DESCRIPTION

Flint River Farms has the benefit of 4,000’ of paved road frontage, with an additional 1,320’ of dirt road frontage. The open fields are relatively level with above average soils of Dothan, Fuqua and Orangeburg Sandy Loam soils. It has the potential to be a productive farm with either row crops, pasture or orchards. If its primary use is for agriculture, some of the hardwood areas could be clear cut and converted to open land, although some areas would require installation of a drain tile system.
SITE DESCRIPTION (continued)

But with its extensive road frontage, this property also has the potential to be subdivided into smaller properties and resold for residential lots or as "mini farms". The soils are mostly well drained and would be suitable for septic tank, which would be necessary in this rural area. There are already numerous residences in the immediate area, and affordable housing with acreage would certainly attract potential buyers in the nearby communities of Oglethorpe/Montezuma, Marshalville and Reynolds.

TIMBER RESOURCES

There is approximately 23 acres of natural upland hardwood that has some significant volumes and market value, as the chart and table below show. There is also 11 acres of 12-year-old pines that border the property. These will be ready for thinning in a few years and will only add to the attractiveness of the property. The 53 acres of cultivated fields could also be easily planted in high-quality pine plantation.

TAXES & TITLE

Annual property taxes for 2018 were $1,973.59. The property is owned by Domain Timber Investments, whose deed is recorded in the Macon County courthouse.

<table>
<thead>
<tr>
<th>Acres by Age Class - Flint River Farms</th>
<th>Natural</th>
<th>Planted</th>
</tr>
</thead>
<tbody>
<tr>
<td>12 Year Old</td>
<td>6</td>
<td>41</td>
</tr>
<tr>
<td>39 Year Old</td>
<td>272</td>
<td>762</td>
</tr>
</tbody>
</table>

*All timber volumes are reported here in tons.
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.
Flint River Farms
87 +/- Acres
Macon County, GA

Legend
- Flint River Farms
- Primary Road
- Secondary Road
- Internal Roads

Photos are courtesy of NAIP 2017

This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.
ADDITIONAL PROPERTIES AVAILABLE

Domain Timberland Advisors is offering 1,684 acres for sale which includes eight tracts across middle Georgia. These tracts are being offered individually but can be bundled according to your interest.

Highlights of the Properties:

- Eight tracts totaling 1,684 acres
- Each tract has a timber investment component as well as multiple use opportunities
- Many tracts boast water features on or near the property. (creeks, streams, ponds, etc.)
- Multiple properties have future homesite options to consider

<table>
<thead>
<tr>
<th>Volumes For Total Offering</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Pine</strong></td>
</tr>
<tr>
<td>Pulpwood</td>
</tr>
<tr>
<td>Small Sawtimber</td>
</tr>
<tr>
<td>Large Sawtimber</td>
</tr>
<tr>
<td><strong>Total</strong></td>
</tr>
</tbody>
</table>

| **Hardwood**                |
|  Pulpwood                   | 4,571  |
| Sawtimber                   | 8,525  |

*All timber volumes are reported here in tons.

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<table>
<thead>
<tr>
<th>Tract</th>
<th>County</th>
<th>Acres +/-</th>
<th>List/Acre</th>
<th>List Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Little Cedar Creek Hunting</td>
<td>Jones</td>
<td>328</td>
<td>$2,500</td>
<td>$821,125</td>
</tr>
<tr>
<td>Flint River Farms</td>
<td>Macon</td>
<td>87</td>
<td>$2,300</td>
<td>$199,068</td>
</tr>
<tr>
<td>Mid Georgia Estates</td>
<td>Monroe</td>
<td>141</td>
<td>$3,300</td>
<td>$466,834</td>
</tr>
<tr>
<td>East Taylor Pinelands</td>
<td>Taylor</td>
<td>101</td>
<td>$1,650</td>
<td>$166,865</td>
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<tr>
<td>Richland Hunting Plantation</td>
<td>Webster</td>
<td>244</td>
<td>$2,000</td>
<td>$487,980</td>
</tr>
<tr>
<td>Garden Valley Timberlands</td>
<td>Macon</td>
<td>341</td>
<td>$1,750</td>
<td>$596,050</td>
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<tr>
<td>Loblolly Plantation of Upson</td>
<td>Upson</td>
<td>114</td>
<td>$1,900</td>
<td>$216,847</td>
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<tr>
<td>Taylor Mill Plantation</td>
<td>Crawford</td>
<td>328</td>
<td>$2,000</td>
<td>$655,660</td>
</tr>
</tbody>
</table>

Fountains Land is the exclusive broker representing the seller’s interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.

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Locus Map
Domain Timber Investments III, LP
Several Counties In Georgia
1,684 +/- Acres

Legend
- Domain Timber Investments III, LP
- Interstates
- Highways

Legend Map
1,684 +/- Acres
Several Counties In Georgia

Map showing counties and major highways in Georgia.