

TOBESOFKEE TIMBERLANDS 620

A highly productive pine timberland ownership opportunity featuring an excellent internal road system and great hunting located in Monroe County, Georgia.



***+/- 575 GIS Acres
Forsyth, Monroe County, Georgia***

Price: \$2,271,250

OVERVIEW

Tobesofkee Timberlands 620 is a highly productive pine timberland property ideally suited for a buyer seeking diversified attributes that include:

- 456 acres of various aged planted pine upland
- 109 acres of natural hardwoods
- 9 acres of roads and wildlife food plots
- Frontage on Tobesofkee Creek in addition to internal creeks and heavily timbered hardwood bottomland
- Heavy populations of deer and turkey
- Excellent internal road system for access throughout the property
- Very private due to limited road frontage with a deeded easement from Parks Road
- Located in Monroe County which historically maintains high land values



Twenty-year-old planted pines with first thinning.

LOCATION

Tobesofkee Timberlands 620 is located in the western edge of Monroe County, Georgia, of which Forsyth is the county seat. Monroe County is just North of Macon and is considered the beginning of the Piedmont area of Georgia that runs toward Atlanta to the foothills of the Appalachian Mountains in North Georgia.

Monroe County has long been recognized as one of the most desirable counties in Central Georgia for residential, work, farms, timberland, and recreational hunting. The property is located in an area of beautiful cattle and horse farms but is immediately surrounded by well-managed timber properties. Its location and surroundings make it an ideal property for recreational hunting, as deer and turkey abound across the property. Encountering deer and turkey by simply driving through the property is quite common.



Ten-year-old pine plantations.

Tobesofkee Creek borders the northwest boundary of the property, and there are other smaller creeks within its boundaries. The creek bottom harbors majestic hardwood species of oak, ash, hickory, poplar, and many others. These hardwood bottomlands also provide abundant and diverse food for wildlife.

The property is an easy drive from Interstate 75, although far enough to be completely isolated from the noise and traffic of that busy north-south artery. Being only one hour's drive from Atlanta's International Airport, twenty minutes from Macon, and ten minutes from Forsyth, it is amazing how quiet and tranquil the property's ambiance is.

Each March, Forsyth host the annual Forsythia Festival to celebrate the beautiful flower. The city offers a good government, schools, and health care providers, and its citizens have worked hard to make the town an attractive place to live and work. There is power available at Parks Road, although there are no electric utilities within the property.

ACCESS

Access to the property is provided by a deeded easement that will transfer to the new landowner with the purchase of the land. It is gated and locked and provides all-weather access, but it is very private. The easement is off of paved Parks Road, which runs between Brent Road and old US Hwy 41.

Internal roads are in excellent condition, with gravel applied to areas to facilitate all-weather travel in regular two-wheel drive vehicles. The internal roads provide access to all the upland pine plantations.

Numerous ATV trails throughout the property provide access to almost all of the property, including trails to and throughout the creek bottomlands.



Gated entrance to the property.

SITE DESCRIPTION

The property is well suited as an outstanding timberland ownership opportunity and recreational property. The property could be converted to pastures and even limited row crop agricultural uses due to the prominence of its upland, well-drained soils, and gently rolling terrain. If desired, the property could be used for a primary or secondary country estate. Since 2009, a hunting club has leased the property, and they have been careful stewards of the land and wildlife resources.

TAXES & TITLE

Tobesofkee Timberlands 620 is owned by Timbervest Partners III Georgia, LLC. The estimated ad valorem taxes for 2022 are \$3,987.76. The current hunting lease income for 2022 is more than enough to cover this amount. The property is enrolled in the FLIP with Monroe County Tax Assessors for preferential tax treatment. The purchaser will be required to assume this agreement upon purchase. The current FLIP expires at the end of the 2023 tax year.



Excellent roads lead to one of the many wildlife food plots.



Recent controlled burning leads to abundant foliage for wildlife.

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.

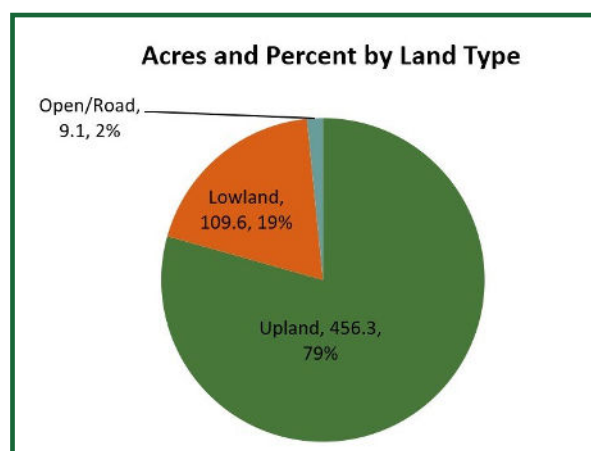
TIMBER

The Tobesofkee Timberlands 620 offers several age classes of planted pine ranging from 6 to 27 years old, which will provide the new owner with many opportunities to generate timber income over the years on the property. Approximately 80% of Tobesofkee Timberlands 620 are in these productive loblolly pine plantations, with the balance being in natural hardwoods of various ages. Current estimated timber volumes by main species groups and product class are included below.

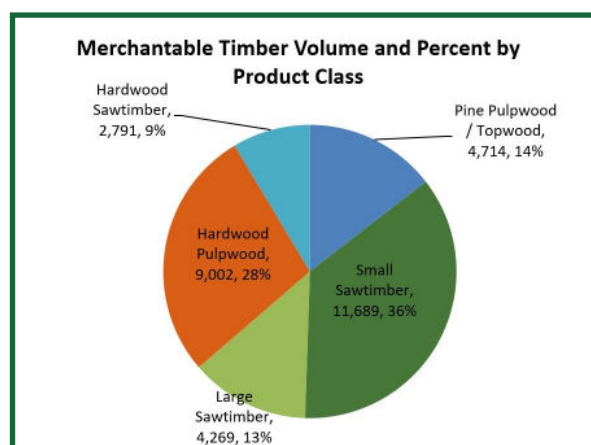


Twenty-one-year-old planted pines after first thinning.

Land Type Summary Table	
Land Type	Acres
Upland	456
Lowland	110
Open/Road	9
Total Acres	575



Merchantable Timber Summary Table	
Product Class	Tons
Pine Pulpwood / Topwood	4,714
Small Sawtimber	11,689
Large Sawtimber	4,269
Hardwood Pulpwood	9,002
Hardwood Sawtimber	2,791
Total Tons	32,465



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Property inspections shall be done during daylight hours. Seller and Fountains Land in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.

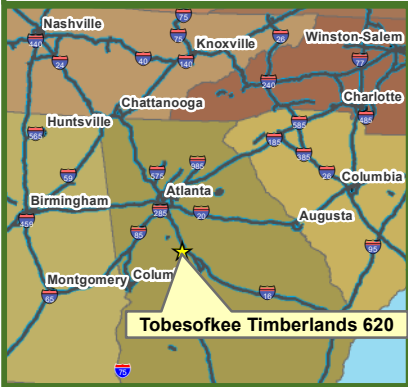
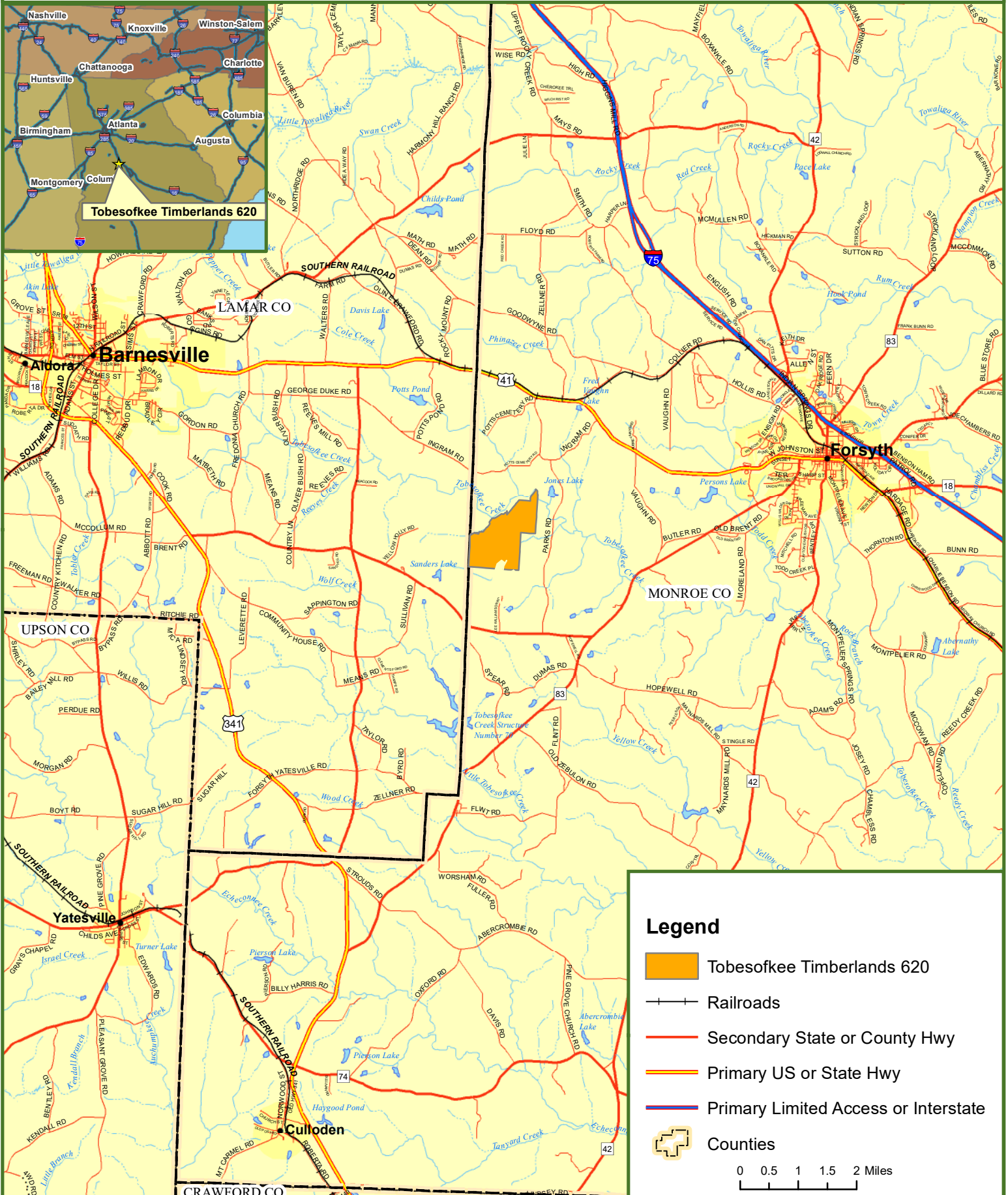


Locus Map

Tobesofkee Timberlands 620

Monroe County, GA

575 +/- Acres





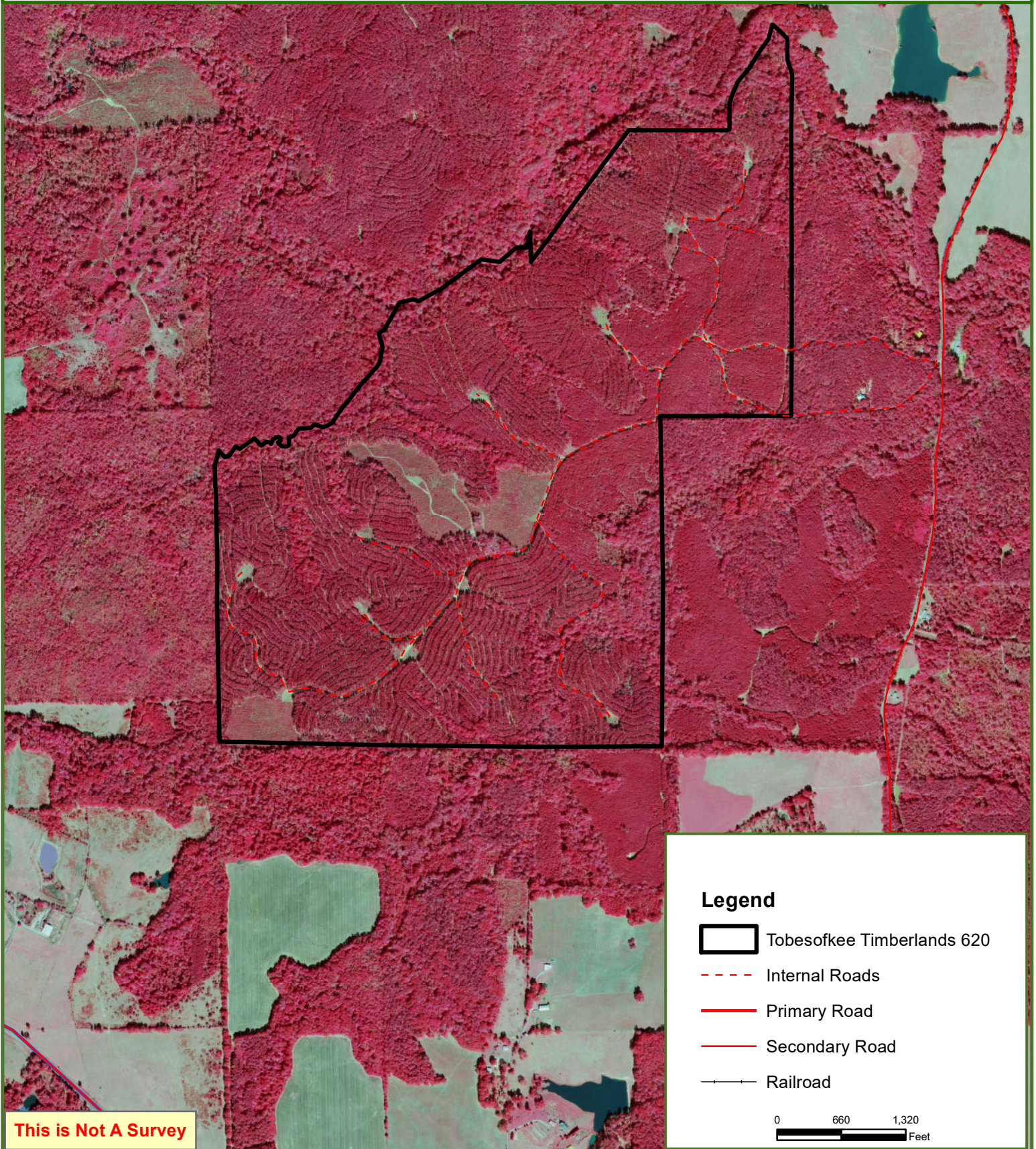
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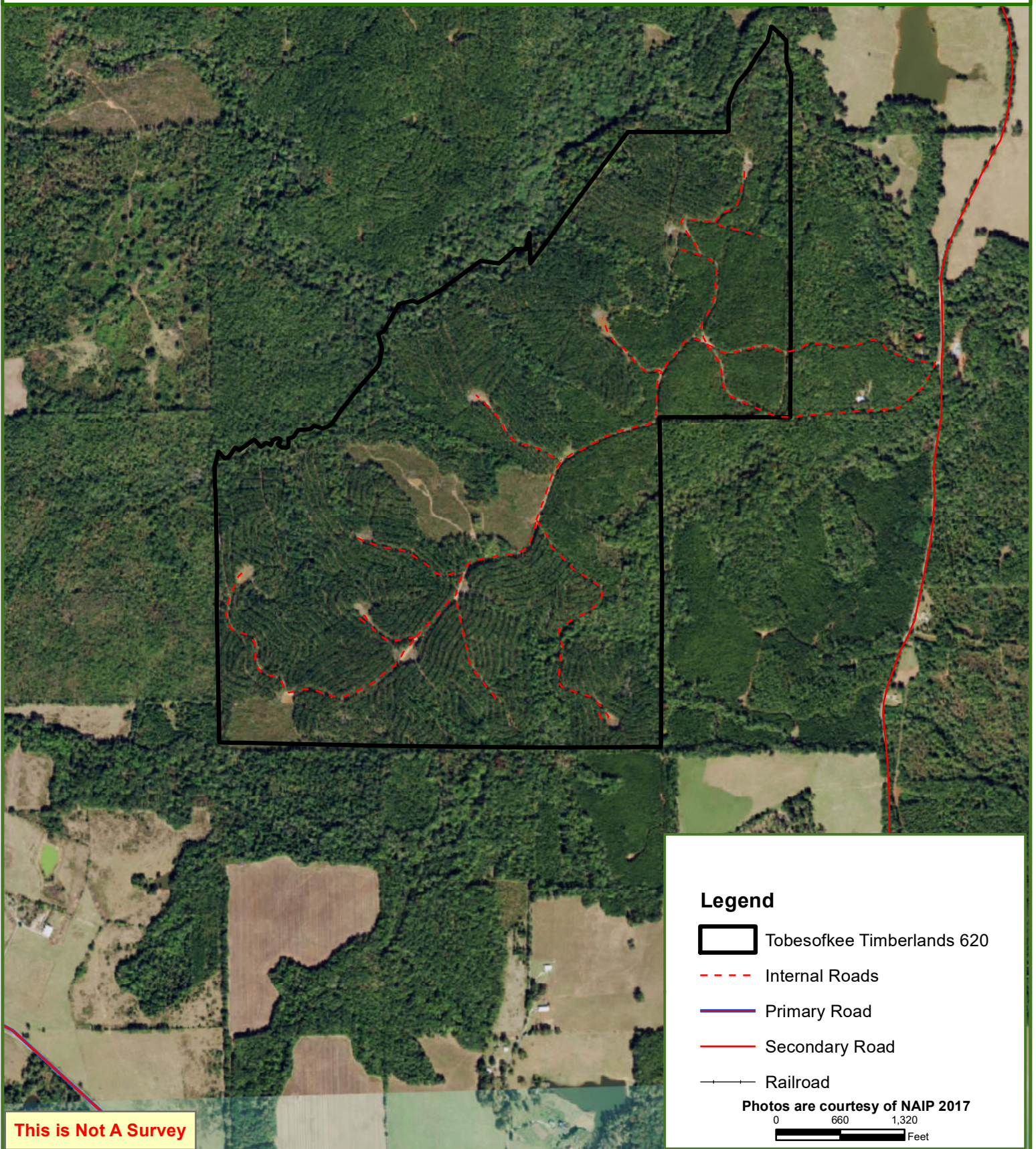
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Tobesofkee Timberlands 620

575 +/- Acres

Monroe County, GA

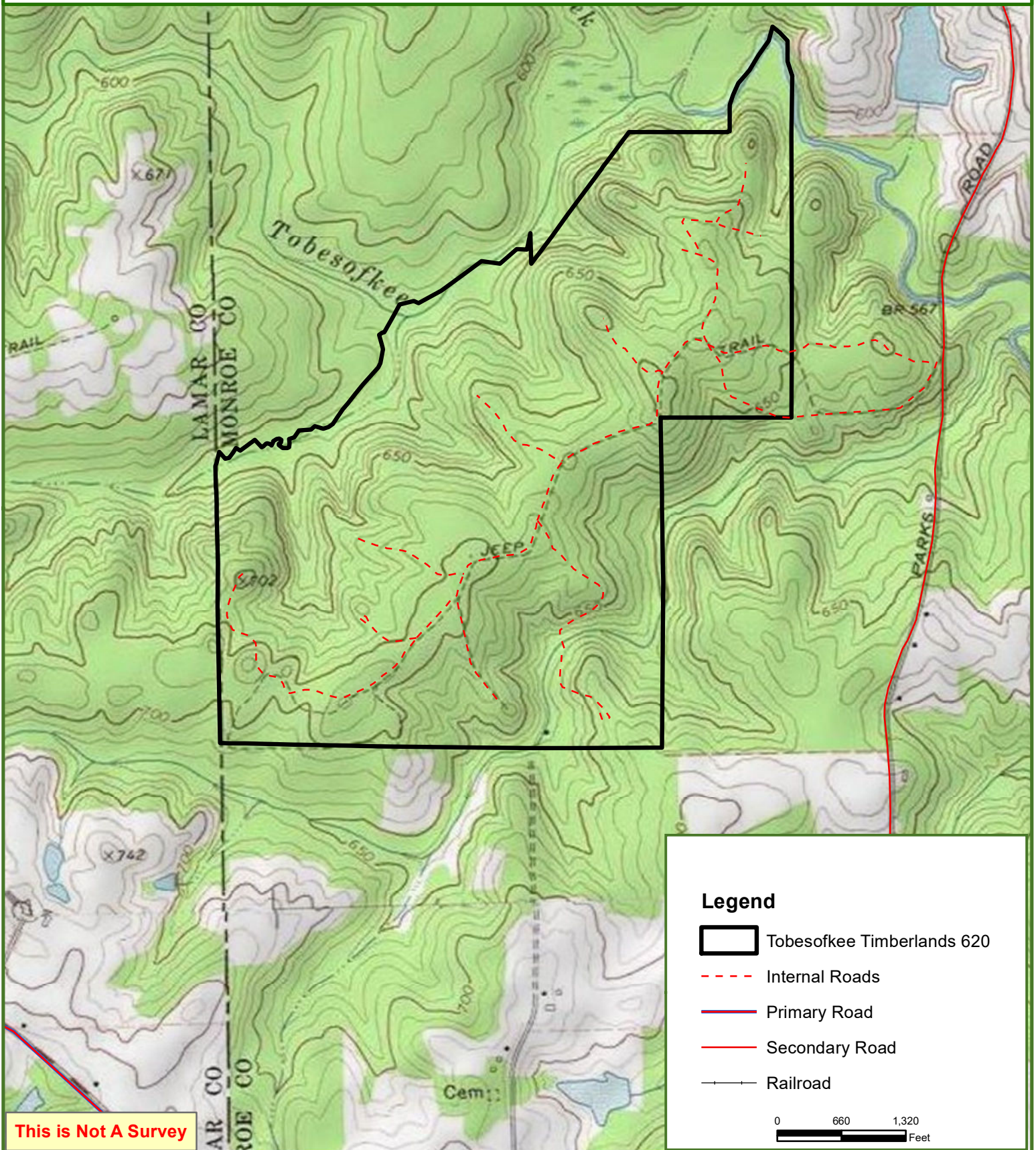


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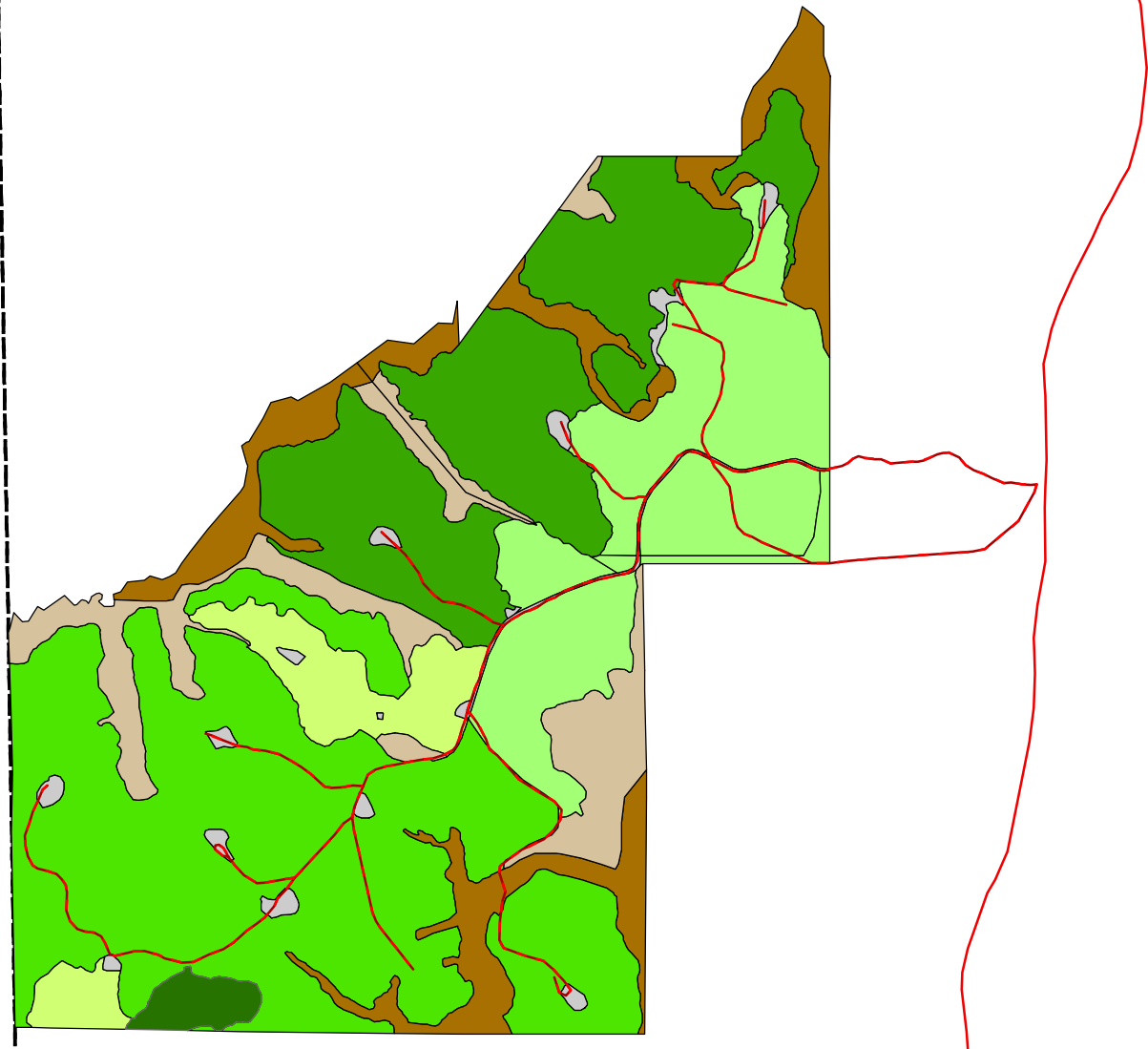
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- Planted Upland Loblolly 1996
- Planted Upland Loblolly 2001
- Planted Upland Loblolly 2002
- Planted Upland Loblolly 2012
- Planted Upland Loblolly 2017
- Natural Upland Mixed Hardwood 1967
- Natural Bottomland Mixed Hardwood 1958
- Non Timbered

This is Not A Survey

0 660 1,320 Feet

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