

## **KITCHEN BRANCH HEADWATERS**

**A timber and recreation tract all in one, providing excellent wildlife habitat with immediate and future timber revenue located in Randolph County, GA.**



***525.27 Acres  
Cuthbert, Randolph County, Georgia***

***\$1,300,000***

## OVERVIEW

Now is your chance to own a property that has been in the same family for generations. The property offers mature timber for immediate income or you can create a private getaway. Also, newly planted loblolly pine provides the opportunity for future income. The property exhibits excellent viewpoints with rolling topography and vistas towards Lake Walter F. George.

## LOCATION

Located in west Randolph County, Georgia, Kitchen Branch Headwaters is situated in the Red Hills part of West Georgia near Lake Walter F. George. The area is defined by rolling to steep topography comprised of upland pine sites and bottomland hardwood sites along the streams and tributaries. The property is located approximately 8 miles southwest of Cuthbert, Georgia.

The region has many protected natural features, such as Providence Canyon to the north and Kolomoki Mounds State Park to the south. George T. Bagby State Park and Lodge at Lake Walter F. George is 14.5 miles west and has camping and recreation amenities.

Eufaula, Alabama, is located 26 miles to the northwest and has a population of 12,675 (2021). U.S. Highway 27 and U.S. Highway 82 intersect in Cuthbert, Georgia, providing major travel access north, south, east, and west. Numerous county paved roads provide alternate access throughout the region. Albany, Georgia, is only 51 miles to the east, and Columbus, Georgia, is just 65 miles to the north.

## ACCESS

The property has approximately 1 mile of road frontage on County Road 164 – Cotton Hill Road, a county-maintained paved road. On the east boundary, an access road on the adjoining property has historically been used to access the northern portion of the property north of the headwaters of Kitchen Branch. This road crosses the northern end of the property and extends back onto the adjoining owner's property. Along County Road 164 – Cotton Hill Road, three entrance points provide access to the southern portion of the property south of the headwaters of Kitchen Branch.

Detailed Directions: From downtown Cuthbert, take U.S. Highway 82 – College Street west 1.9 miles to County Road 266 – Creek Indian Trail Scenic Highway, turn left on County Road 266 – Creek Indian Trail Scenic Highway, and travel 1.2 miles to County Road 164 – Cotton Hill Road, turn right on County Road 164 – Cotton Hill Road and travel 5 miles to the eastern property boundary at Pleasant Hill Missionary Baptist Church.



Vista towards Lake Walter F. George.



East boundary at Pleasant Hill Missionary Baptist Church.

## SITE DESCRIPTION

The terrain on the property consists of flat uplands to slightly steep slopes dropping into the streams and tributaries of Kitchen Branch. Elevation ranges from 490 feet above sea level to 330 feet above sea level. Soils consist of Ailey-Cowarts complex (41.5%), Nankin-Cowarts complex (25.7%), Orangeburg loamy sand (24.5%), Faceville sandy loam (6.3%), Kinston and Bibb soils (1.0%), Orangeburg sandy loam (0.6%), and Lucy loamy sand (0.4%) which are all well-drained soils for all weather timber harvesting. Site index base age 50 ranges from 75 to 100, which is ideal for timber production.

The headwaters of Kitchen Branch starts in the south-central portion of the property and extends northwest to the western property boundary. Views on the northern portion of the property allow for great vistas towards Lake Walter F. George, overlooking adjacent timber lands and rolling topography. The southern portion of the property has two flat topography areas ideal for house site development. One is approximately 45 acres and the second area is approximately 40 acres.

There is abundant wildlife on the property, mostly consisting of whitetail deer and eastern wild turkey. Extensive game signs can easily be found throughout the property.

The upland mature loblolly pine is excellent for nature walks or outdoor recreation. Nature exploring through the uplands down into the streams and tributaries provides excellent adventures to observe various forest types and natural features.

## TIMBER

The property is fully timbered, consisting of planted 1-year-old loblolly pine plantation, 4-year-old loblolly pine plantation, 16-year-old loblolly pine plantation, 24-year-old loblolly pine plantation, 30-year-old loblolly pine plantation, 35-year-old loblolly pine plantation, and natural mixed species timber stands.

F&W Forestry Services, Inc. conducted a timber inventory in October of 2023. A total of 114 samples were placed on 242 merchantable acres to derive the merchantable timber volumes below. The statistical accuracy for the merchantable stands resulted in +/- 7.4% at the 95% Confidence Interval.



One year old planted loblolly on Ailey-Cowarts complex and Orangeburg loamy sand soils.



Vista towards Lake Walter F. George.



This tract offers rolling topography.

## TIMBER (continued)

Premerchantable pine plantations received 55 samples placed on 269 acres to derive the stocking levels for the premerchantable stands.

The current stocking levels of the pre-merchantable stands are as follows:

- 1-year-old loblolly pine plantation - 514 TPA
- 4-year-old loblolly pine plantation - 580 TPA
- 11-year-old natural loblolly stand - 340 TPA

Depending on the purchasers' management objectives, the merchantable planted loblolly stands can be managed in various ways including but not limited to:

1. Clear-cutting to generate immediate cash from the mature planted stands.
2. Thinning to create initial cash flow and allowing residual stands to grow while enhancing wildlife habitat.
3. Leave in the current state for hunting and recreation.

The premerchantable loblolly pine plantations will continue to grow to merchantability. Typically, around age 15, pine plantations can be first thinned. Timing will all depend on the stand development and growth of the trees.

### KITCHEN BRANCH HEADWATERS AT COTTON HILL MERCHANTABLE TIMBER VOLUMES EFFECTIVE NOVEMBER 8, 2023

PINE	PRODUCT	TONS
Pine	Pulpwood	2,011.70
Pine	Small Sawtimber	3,299.40
Pine	Small Sawtimber Pole	50.1
Pine	Large Sawtimber	2,733.90
Pine	Large Sawtimber Pole	139.6
Pine	Topwood	680.7
<b>Total</b>		<b>8,915.40</b>

HARD HARDWOOD	PRODUCT	TONS
Hard Hardwood	Pulpwood	1,422.50
Hard Hardwood	Large Sawtimber	731.9
Hard Hardwood	Large Sawtimber Tie/Pallet	65.2
Hard Hardwood	Topwood	233.6
<b>Total</b>		<b>2,453.10</b>

SOFT HARDWOOD	PRODUCT	TONS
Soft Hardwood	Pulpwood	1,386.30
Soft	Large Sawtimber	1,110.60
Soft	Large Sawtimber Tie/Pallet	33.4
Soft	Topwood	356.3
<b>Total</b>		<b>2,886.50</b>

<b>Tract Total</b>	<b>14,255.10</b>
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Inventory volumes from F&W Forestry Services, Inc.



Pictured left is the 2007 Loblolly Plantation and pictured right is the 2019 Loblolly Plantation.

## TAXES & TITLE

Kitchen Branch Headwaters is owned by Marian Amelia Van Landingham, Trustee of Marian A. Van Landingham Trust, U/A July 11, 2019. The property is recorded in the Randolph County Court House in Deed Book TT12, Pages 557-558. Parcel # 014 001 – 2023's estimated taxes were \$2,474.67, and Parcel # 003 008 – 2023's estimated taxes were \$1,746.89. The property is under a "No Zoning" classification by Randolph County.

The property is currently enrolled in "Current Use Assessment of Bona Fide Agricultural Property" (CUVA) with Randolph County, GA. The seller entered into the covenant on March 1, 2018, and expires on December 31, 2027. The purchaser will sign an affidavit at closing stating that the purchaser will remain in the Current Use Assessment of Bona Fide Agricultural Property ad valorem tax covenant until expiration or accept any penalties for breach of the covenant after closing. The seller will be protected from breach of covenant after closing, and any penalties will be the purchaser's responsibility.



A food plot to the east.



A food plot to the north.



Mature hardwood.

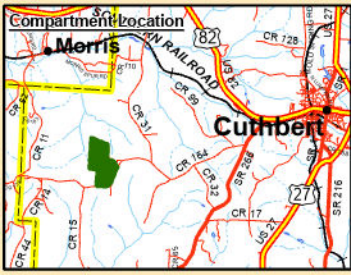


Mature Loblolly Pine.

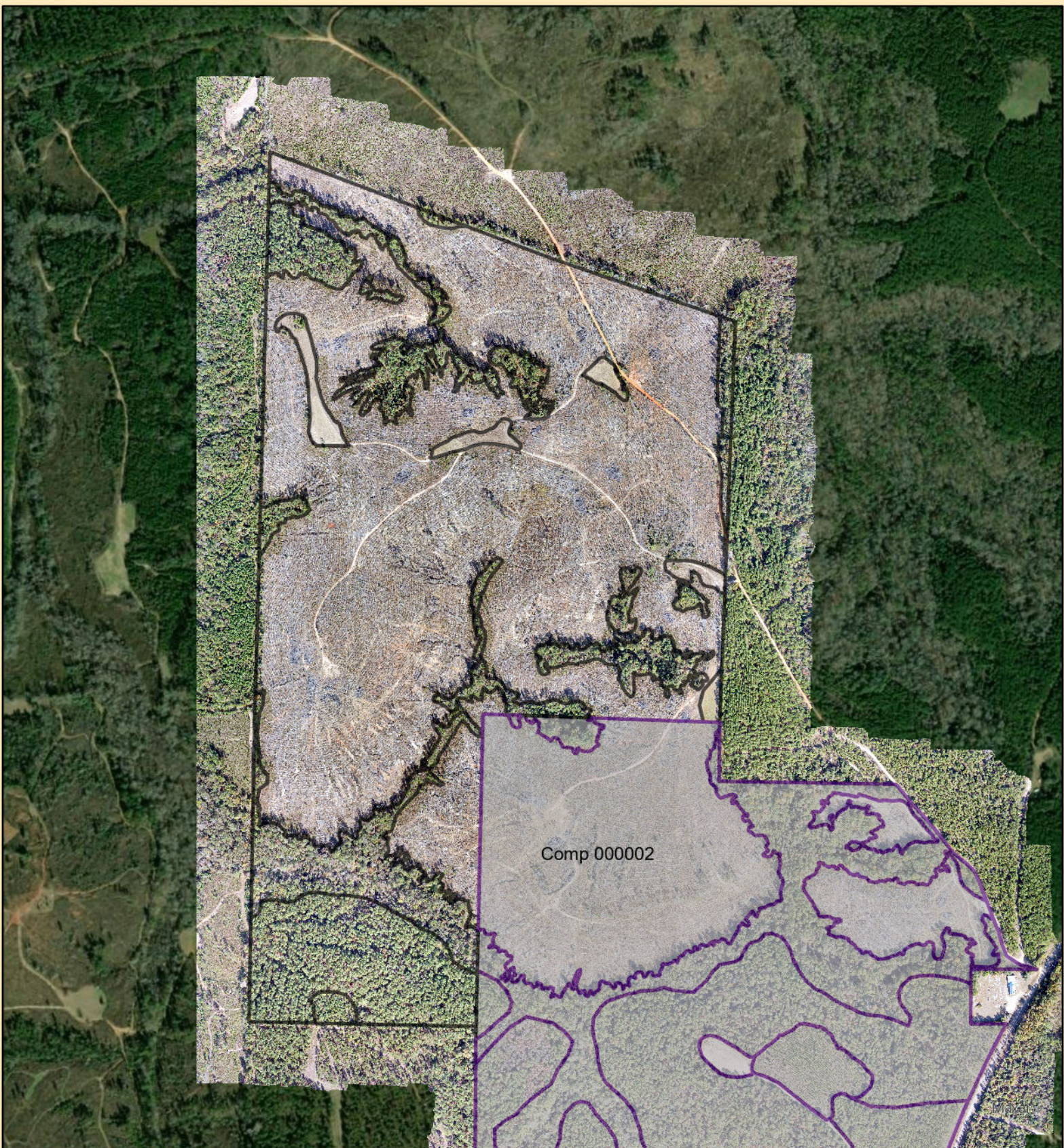
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Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers 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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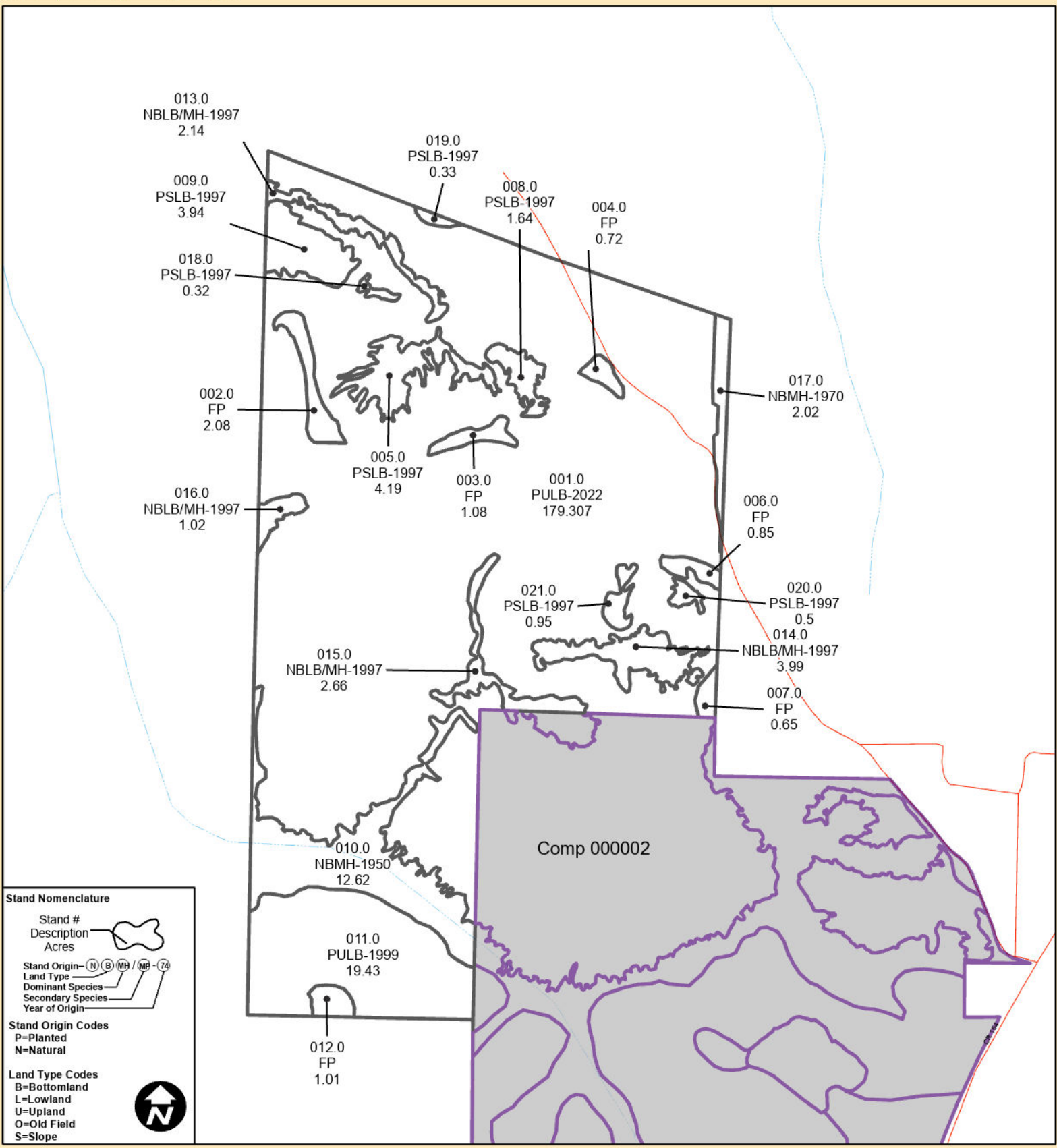
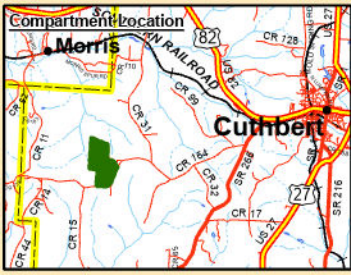


**Doc Brown Tract**  
**Compartment 000001**  
**Randolph County, GA**  
**241.45 Acres**  
**7th LD ; LL's 3, 4, 5, 6, & 36**



**Doc Brown Tract**  
**Compartment 00001**  
**Randolph County, GA**  
**241.45 Acres**  
**7th LD ; LL's 3, 4, 5, 6, & 36**

**Exhibit "A-1"**



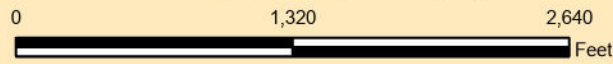
**Stand Nomenclature**

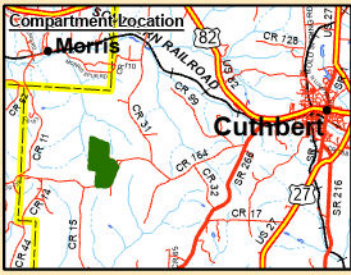
Stand #  
Description  
Acres

Stand Origin—(N)(B)(MH)(MB)-74  
Land Type  
Dominant Species  
Secondary Species  
Year of Origin

**Stand Origin Codes**  
P=Planted  
N=Natural

**Land Type Codes**  
B=Bottomland  
L=Lowland  
U=Upland  
O=Old Field  
S=Slope





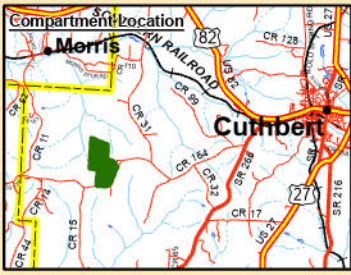
**Doc Brown Tract**  
**Compartment 000002**  
**Randolph County, GA**  
**283.82 Acres**  
**6th LD ; LL's 307 & 308 - 7th**  
**LD ; LL's 5 & 6**



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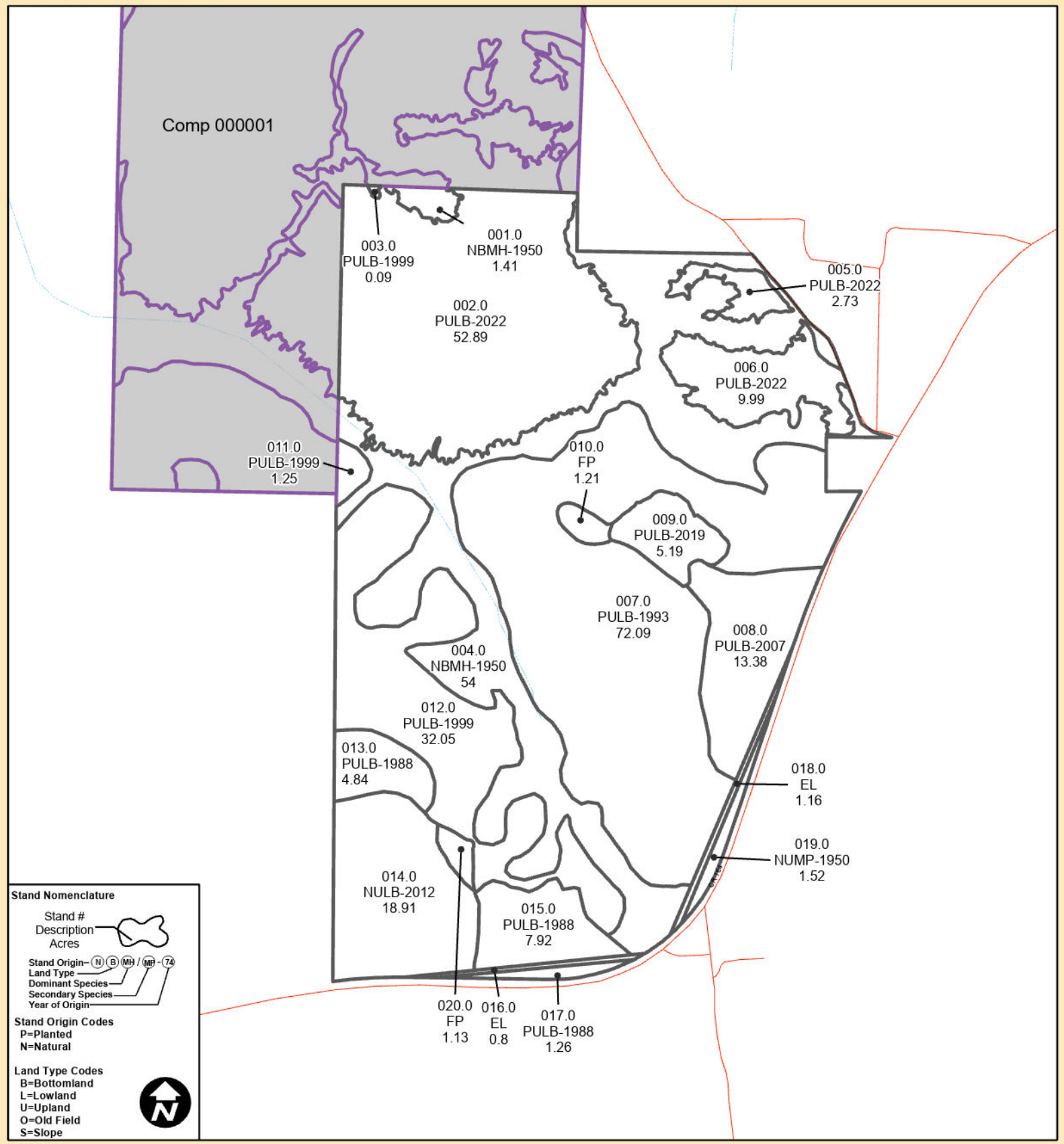






**Doc Brown Tract**  
**Compartment 000002**  
**Randolph County, GA**  
**283.82 Acres**  
**6th LD ; LL's 307 & 308 - 7th**  
**LD ; LL's 5 & 6**

**Exhibit "A-2"**



**Stand Nomenclature**

Stand #  
Description  
Acres

Stand Origin—(N)(B)(MH)(MF)-74  
 Land Type  
 Dominant Species  
 Secondary Species  
 Year of Origin

**Stand Origin Codes**  
 P=Planted  
 N=Natural

**Land Type Codes**  
 B=Bottomland  
 L=Lowland  
 U=Upland  
 O=Old Field  
 S=Slope

