



**Fountains
Land**
AN F&W COMPANY

Logtown 860-3

A diversified forestland featuring well-managed Planted Pines, scenic Hardwood bottomlands, and excellent paved road frontage.

Logtown 860-3 is an outstanding property that would be ideally suited for a buyer seeking attributes that include:

- 🌲 Excellent paved road frontage, a quarter mile from US Highway 19
- 🌲 Good internal road system and multiple potential homesites
- 🌲 Close to Thomaston, yet secluded enough for abundant privacy
- 🌲 Bordered on three sides by expansive timberland tracts
- 🌲 Income-producing pine plantations approaching harvest age
- 🌲 Mature, old-growth hardwoods with valuable sawtimber
- 🌲 Several food plots and located within the renowned Flint River Corridor, known for trophy-quality Whitetail deer and turkey

Property Highlights

💰 \$315,493

📏 66 Acres

📍 Thomaston, GA

🏠 Timberland



George Peake | Associate Broker
(478) 972-2971 | george.peake@fountainsland.com
www.fountainsland.com

LOCATION



The gated entrance is off paved Logtown Road.

Logtown 860-3 is situated in the scenic Southern Piedmont region of West Central Georgia, an area known for its diverse topography, ranging from gently rolling fields to more pronounced hills. The property lies in the southern part of Upson County, near the town of Thomaston, in a peaceful rural setting dominated by small farms and large timberland tracts.

While there are a few small rural communities nearby, the area surrounding the property is quiet and sparsely populated, ideal for those seeking privacy, natural beauty, and a slower pace of life.

Just 11 miles north is Thomaston, the county seat of Upson County. This thriving mid-sized town has experienced steady growth over the past decade, offering excellent local restaurants, quality healthcare facilities, a vibrant small business community, and a growing population of new residents.

Access is exceptional, with US Highway 19 a major four-lane north-south route paralleling I-75 located just a half mile from the property. In addition, US Highway 80, a key east-west corridor through central Georgia, is only five miles from the entrance.

Macon, Columbus, Albany, and even Atlanta are all within a one to two-hour drive, making Logtown 860-3 easily accessible from multiple major cities across Georgia and North Florida.

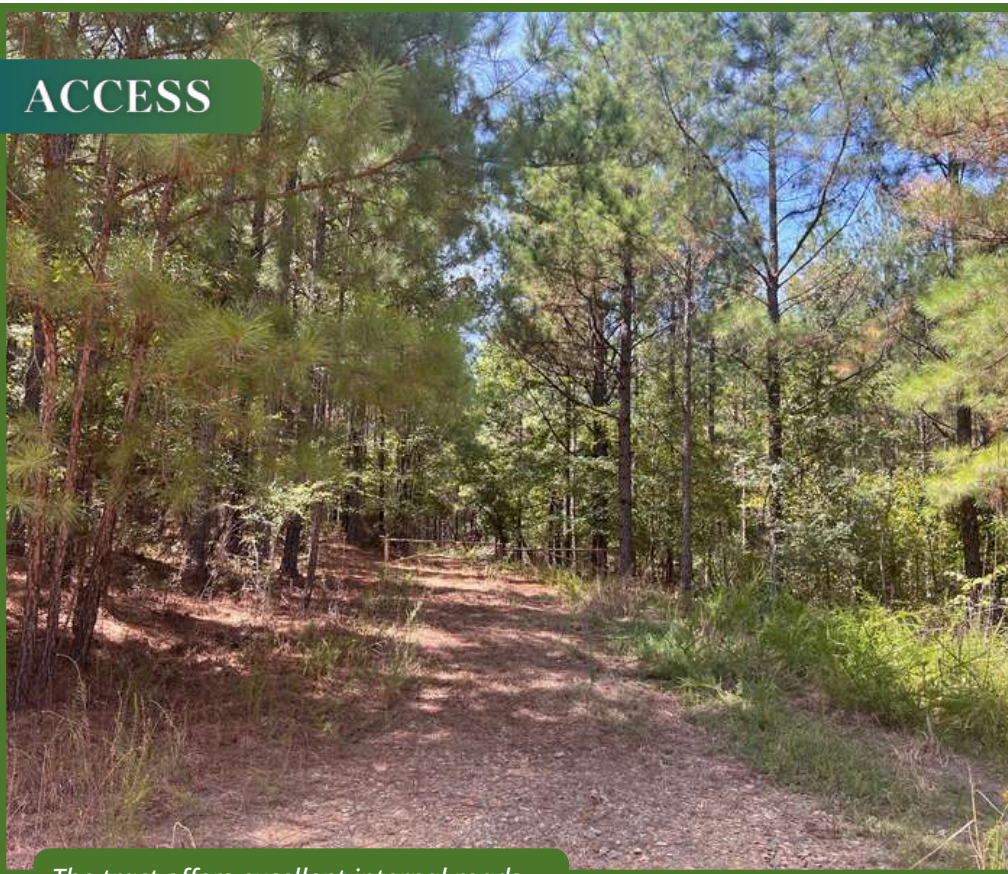
PROPERTY DESCRIPTION



Planted pines line the good internal roads.

Logtown 860-3 is a premier recreational and timberland investment opportunity, featuring professionally managed pine plantations and beautiful natural hardwoods. The property has an excellent internal road network, with several wildlife food plots scattered throughout. Topography varies across the tract, with a mix of level terrain, gently rolling hills, and some steeper areas. Electric power is available at the entrance of the property.

ACCESS

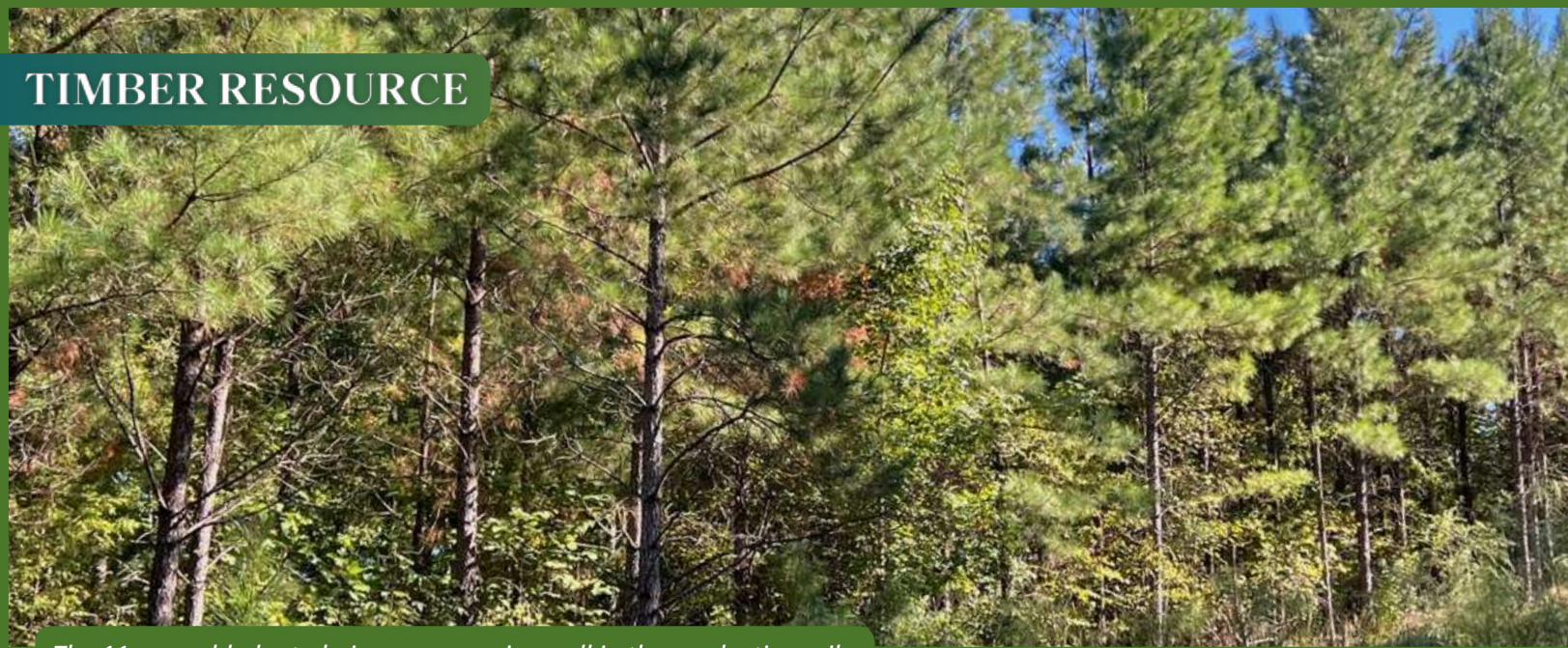


The tract offers excellent internal roads.

Logtown 860-3 offers excellent paved road frontage along Logtown Road, providing convenient and reliable year-round access. The property features a well-maintained internal road system consisting of gravel, all-weather roads that reach all areas of the tract.

In addition to the main roads, there are numerous smaller trails and paths throughout the property, easily navigable by side-by-side vehicles, making exploration, maintenance, or recreation seamless and enjoyable.

TIMBER RESOURCE



The 11-year-old planted pines are growing well in the productive soils.

Logtown 860-3 offers a strong timber component, combining current and future income potential with outstanding natural aesthetics. There are approximately 31 acres of 12-year-old Planted Pines, 4 acres of 18-year-old, and approximately 31 acres of mature timberland, consisting mainly of beautiful hardwood creek bottoms and drains.

TAX & TITLE



The pine plantations offer future income potential.

Logtown 860-3 is a subdivision of a property owned by Timbervest Partners III GA, LLC. The estimated Ad Valorem Tax is based on a percentage of the whole, as this 66 acres is being subdivided out of a much larger tax parcel.

The Estimated Ad Valorem Tax for Upson County for the 66-acre parcel is \$704, but that is subject to change based on the Tax Assessor's computation of taxes.

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains Land 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.

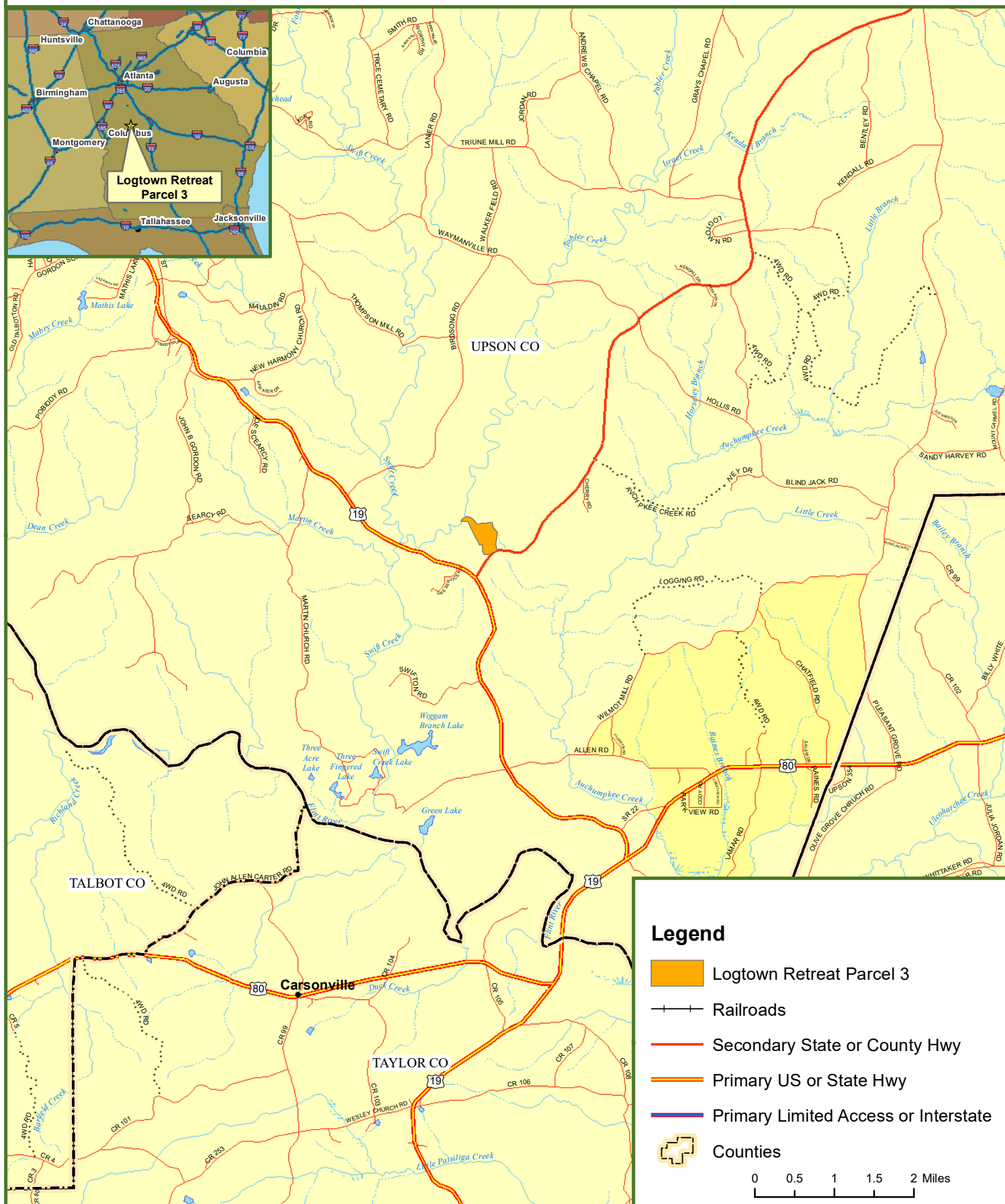


Locus Map

Logtown Retreat Parcel 3

Upson County, GA

66.00 ± Acres

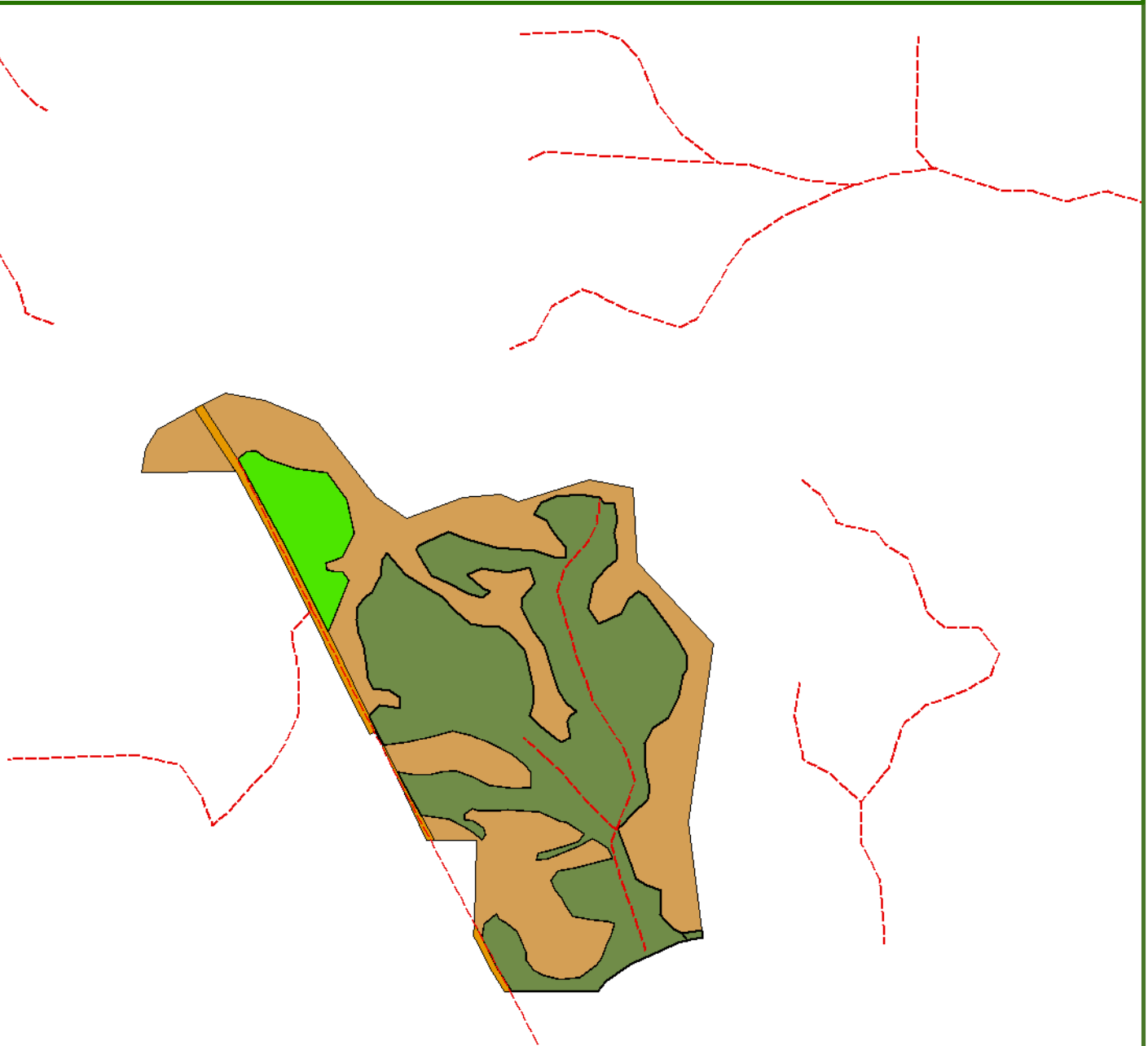




Logtown Retreat Parcel 3

Upson County, GA

66.00 ± Acres



	Plantrd Upland Loblolly 2007 (3.87 +/- Acres)
	Plantrd Upland Loblolly 2013 (31.23 +/- Acres)
	Natural Bottomland Mixed Hardwood 1938 (29.46 +/- Acres)
	Utility (1.65 +/- Acres)

This is Not A Survey

0 330 660
Feet

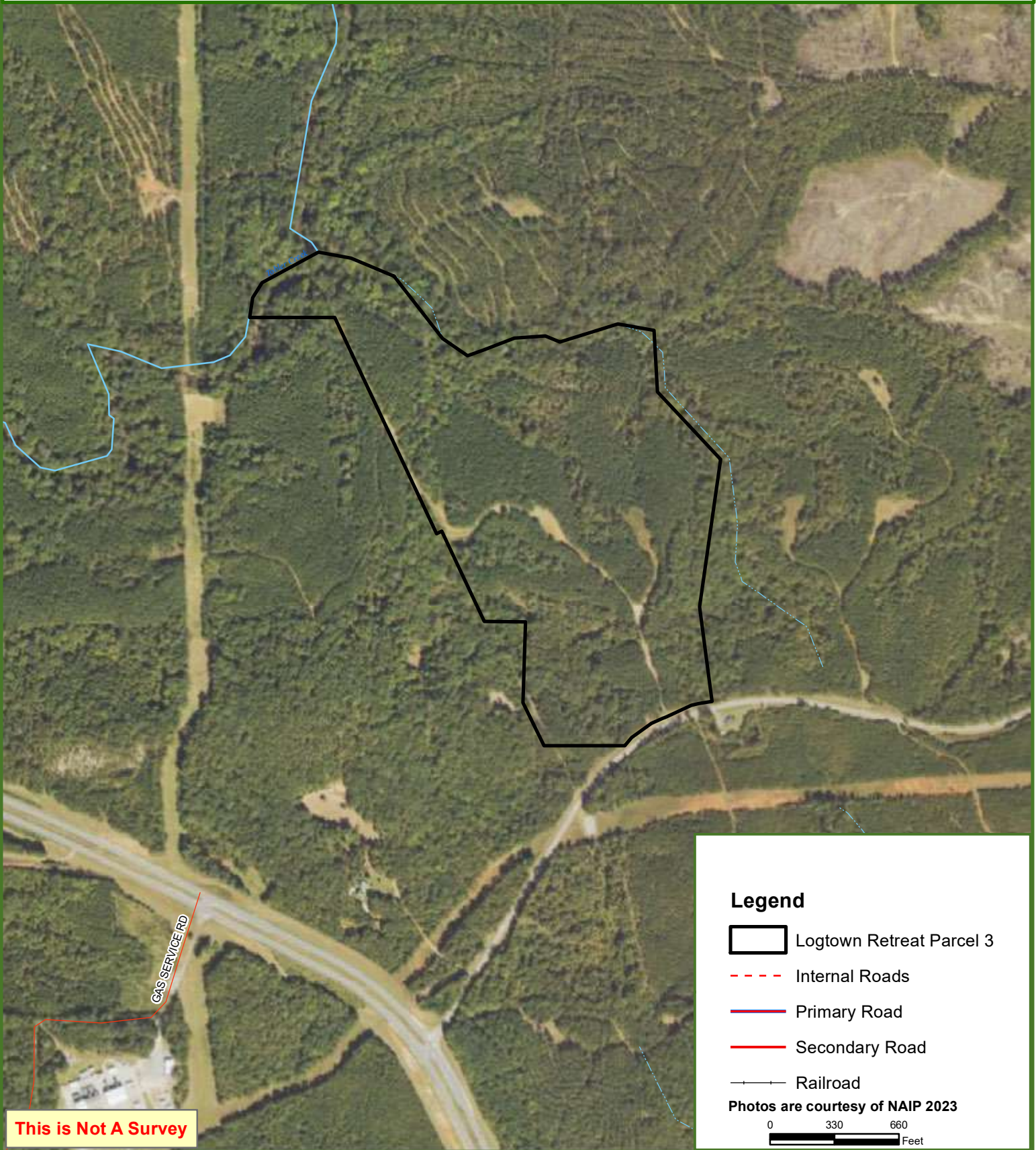
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Logtown Retreat Parcel 3

Upson County, GA

66.00 ± Acres



Legend

-  Logtown Retreat Parcel 3
-  Internal Roads
-  Primary Road
-  Secondary Road
-  Railroad

Photos are courtesy of NAIP 2023

0 330 660
Feet

This is Not A Survey

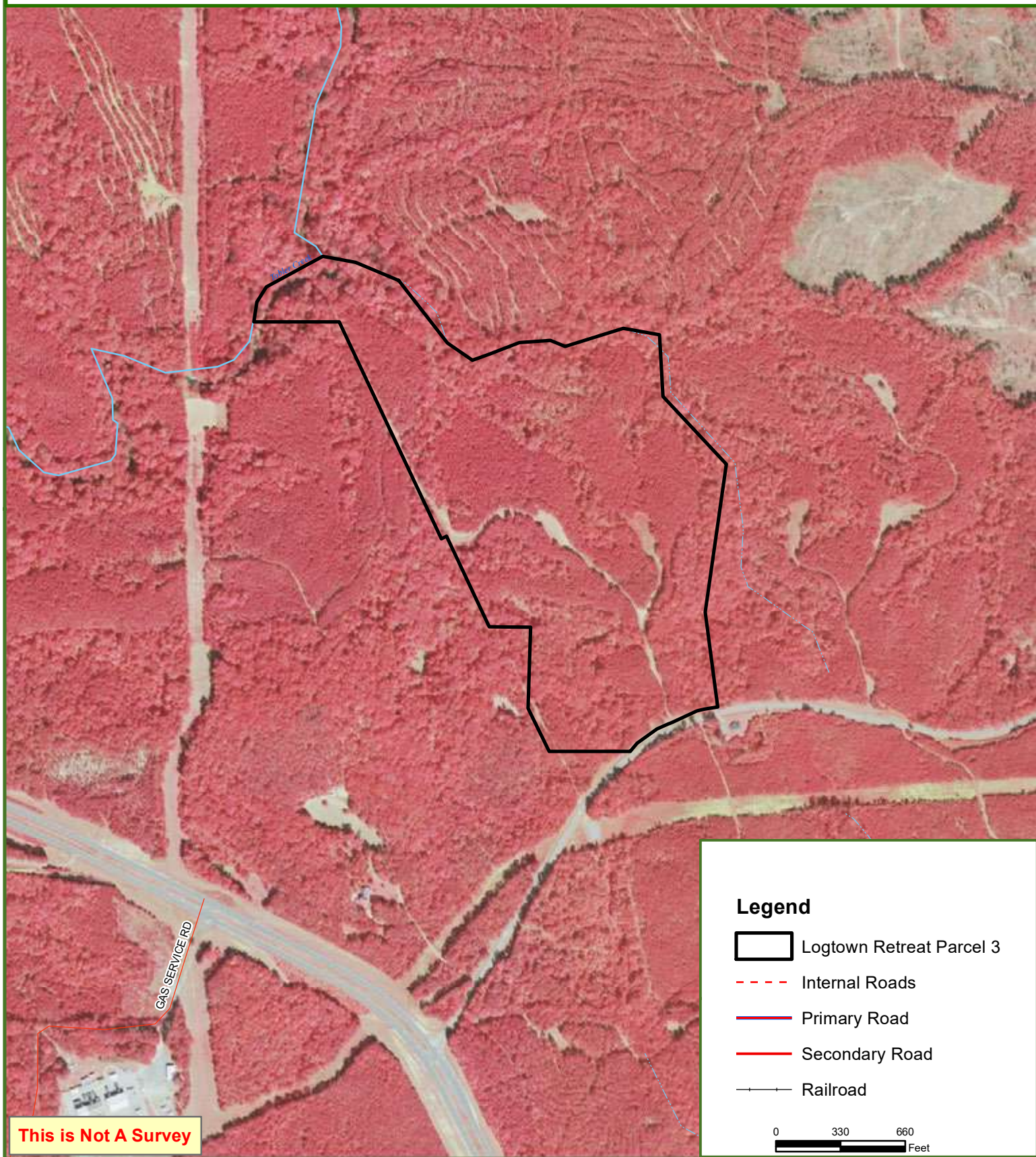
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Logtown Retreat Parcel 3

Upson County, GA

66.00 ± Acres



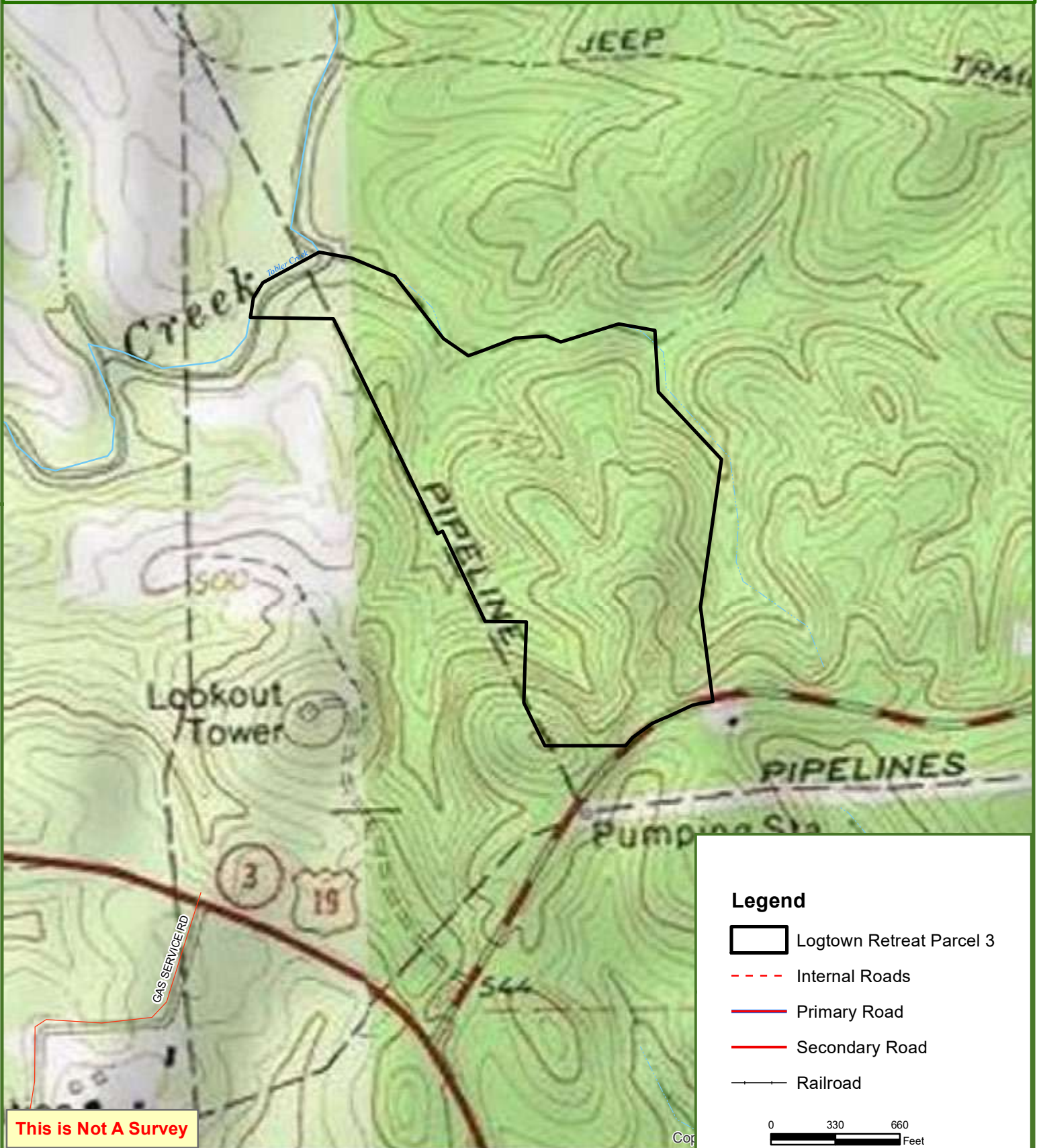
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