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Tobler Creek Retreat

A stunning timberland offering merchantable pine and hardwood, trophy-caliber hunting, and the natural beauty of creek bottomlands, all with convenient access to Highway 19 near Thomaston, Georgia.

Tobler Creek Retreat is well-suited for the buyer seeking:

- 🌲 Professionally managed timberland property with high volumes of merchantable pine and hardwood
- 🌲 Spectacular and clean creek bottomlands with 100+ year old pines and hardwoods
- 🌲 Enchanting Tobler Creek on the last miles of its journey to feed the beautiful Flint River
- 🌲 Abundant wildlife with trophy potential whitetail deer and turkey
- 🌲 Excellent paved road frontage with gated entrances

Property Highlights

- 💰 \$1,929,771
- 📏 465 Acres
- 📍 Thomaston, GA
- 🏠 Timberland



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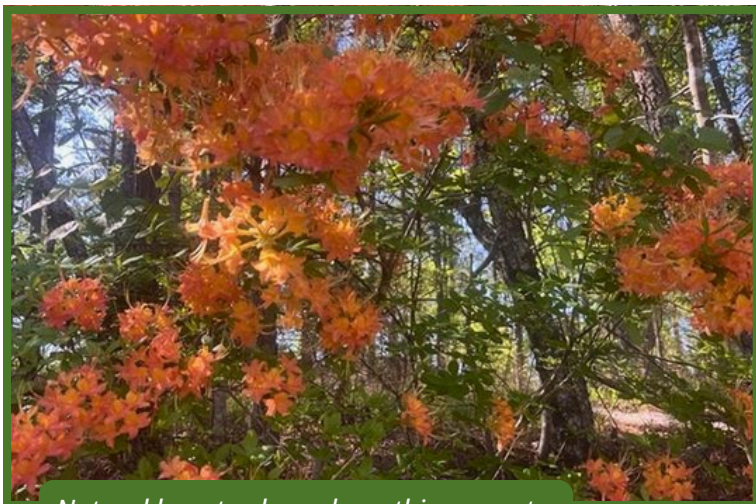
LOCATION



The main gated entrance to Tobler Creek Retreat.

Tobler Creek Retreat is situated in the upper Flint River Basin, north of the Fall Line that traverses Central Georgia. This region, known as the Georgia Piedmont, stretches from Central Georgia to the foothills of the Appalachian Mountains and is celebrated for its rolling topography, small to medium-sized farms, ranches, and highly productive timberland properties.

The area south of Thomaston is particularly notable for its concentration of larger timberland holdings, most of which remain in the hands of the same families for generations. While a handful of smaller mini-farms exist nearby, the surrounding landscape is predominantly composed of larger acreages with long-term, multigenerational ownership. Logtown Road sees very little local traffic, lending the property a sense of privacy and seclusion. At the same time, Logtown Road and the nearby four-lane Highway 19 provide straightforward access from virtually any part of Georgia.



Natural beauty abounds on this property.



Gated access to Tobler Creek Retreat.

PROPERTY DESCRIPTION



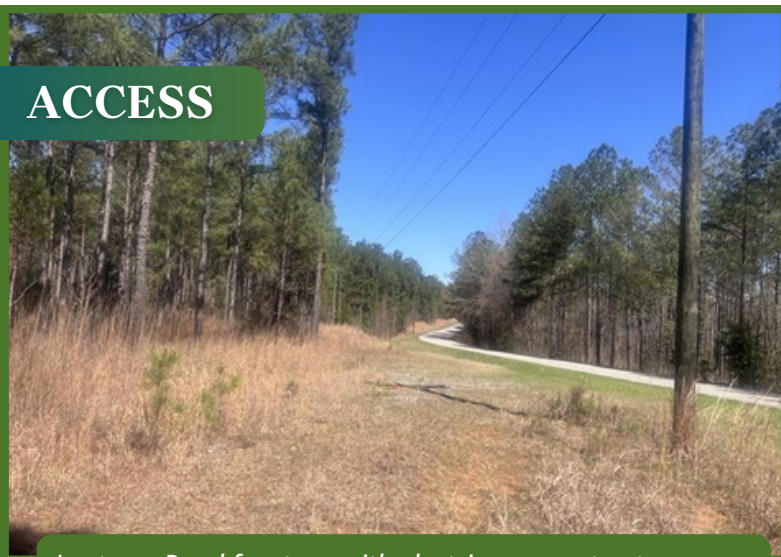
One of several wildlife food plots.

Tobler Creek Retreat stands as an outstanding timberland investment, and its productive soils, ample rainfall, solid internal road network, and proximity to multiple pine and hardwood markets ensure it will remain so for years to come. Yet what truly sets this property apart is its remarkable natural beauty.

The gently rolling terrain flows naturally toward the Tobler Creek bottomlands that grace the heart of the property. At this point in its long journey, Tobler Creek resembles a small river, winding its way toward its confluence with Swift Creek and the Flint River just a few miles to the southwest.

With its excellent road frontage and convenient location near Thomaston, the property would also serve beautifully as a residential retreat or recreational escape. Many of the pine plantations have reached an age well suited for a plantation-style harvest, which would create an ideal managed habitat for bobwhite quail. The property has been leased for many years to a small hunting club that has diligently applied Quality Deer Management practices, reflecting the caliber of stewardship this land has received.

ACCESS



Logtown Road frontage with electric power at entrance.

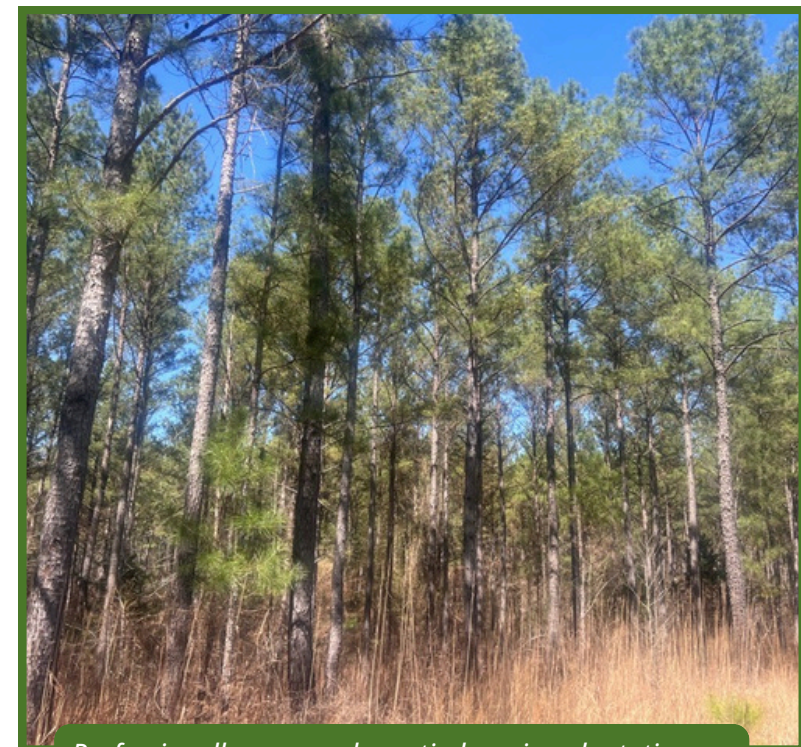
Tobler Creek Retreat enjoys convenient access via paved Logtown Road, just minutes from four-lane US Highway 19. A well-maintained internal road system serves the pine plantations throughout the property and connects to numerous wildlife food plots. Additional access to the creek bottomlands could be easily developed to suit a new owner's needs. Electric power is available at the Logtown Road entrances, though it has not yet been extended onto the property.

TIMBER



Abundant merchantable pine and hardwood abound on Tobler Creek Retreat.

Tobler Creek Retreat contains 322.26 acres of high-quality pine plantations, of which 259.61 acres have reached harvest age. The natural hardwood bottomlands encompass 125.73 acres and are rich with mature timber. The remaining acreage consists of roads, food plots, and a utility pipeline corridor. In total, the property holds nearly 30,000 tons of valuable pine and hardwood timber. Detailed timber volumes by class, derived from recent inventory cruises, are available upon request.



Professionally managed saw timber pine plantations.



Hardwood beauty as only nature can create.

TAX & TITLE



100+ year old pines scattered throughout the bottomlands.

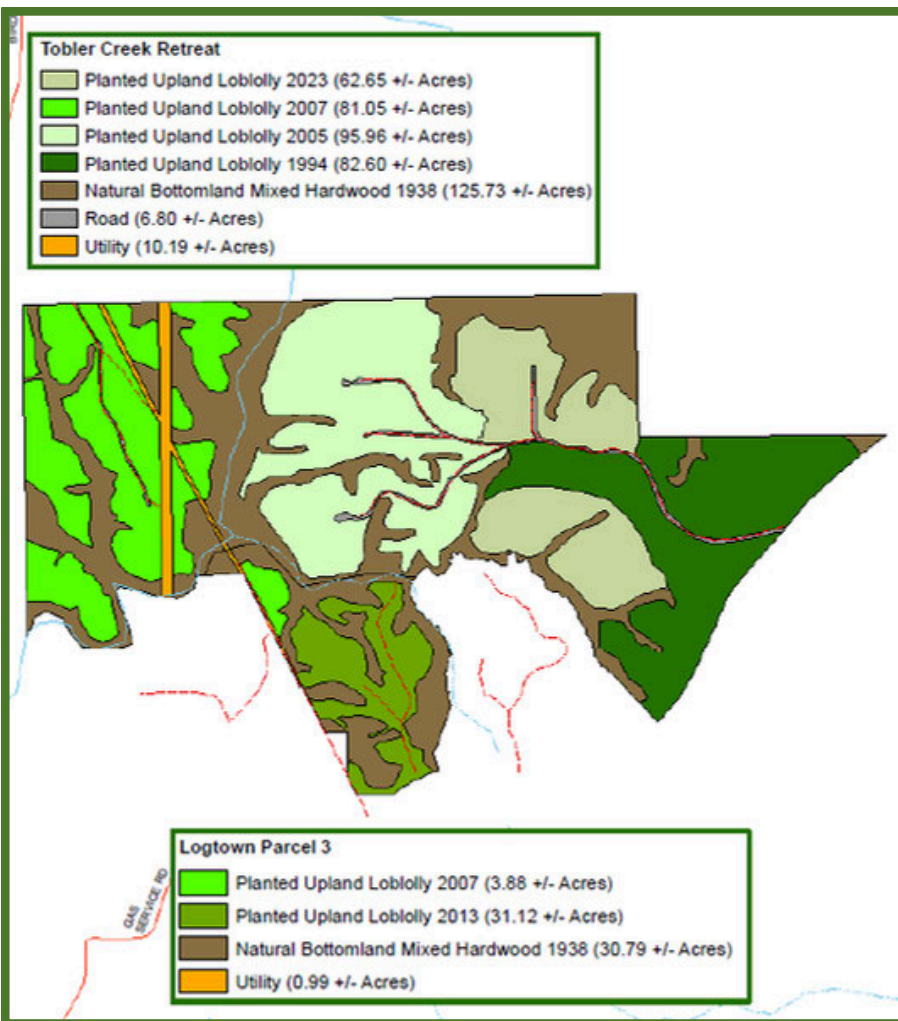
The property is held under the title of Timbervest Partners III, Georgia LLC, and is identified by tax parcel ID 074016. The property is enrolled in a Forest Land Protection Act agreement, which provides preferential ad valorem tax treatment.

Based on the Upson County Tax Assessor's website, estimated taxes for 2026 are approximately \$6,018.

Tobler Creek Retreat is offered as a standalone 465-acre parcel. In addition, the adjoining 66-acre Logtown 860-3 parcel is also available and presents a rare chance to assemble a contiguous 531-acre holding in one of Upson County's most desirable timberland corridors.

Purchasing both parcels together would deliver added road frontage, greater timber volume, and expanded wildlife habitat.

Each parcel is priced and offered separately, giving buyers the flexibility to acquire one or both according to their goals.



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.

Tobler Creek Retreat

Upson County, GA
465.00 ± Acres

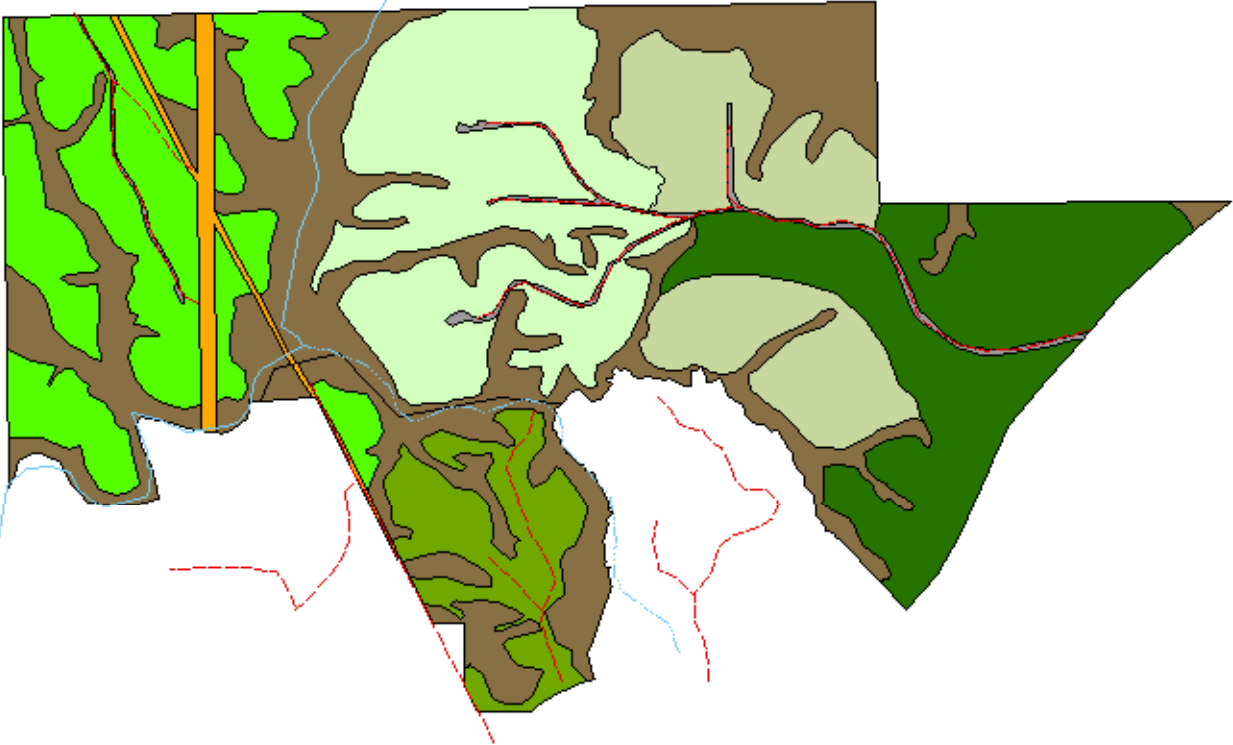
Logtown 860-3

Upson County, GA
66.00 ± Acres



Tobler Creek Retreat

- Planted Upland Loblolly 2023 (62.65 +/- Acres)
- Planted Upland Loblolly 2007 (81.05 +/- Acres)
- Planted Upland Loblolly 2005 (95.96 +/- Acres)
- Planted Upland Loblolly 1994 (82.60 +/- Acres)
- Natural Bottomland Mixed Hardwood 1938 (125.73 +/- Acres)
- Road (6.80 +/- Acres)
- Utility (10.19 +/- Acres)



Logtown Parcel 3

- Planted Upland Loblolly 2007 (3.88 +/- Acres)
- Planted Upland Loblolly 2013 (31.12 +/- Acres)
- Natural Bottomland Mixed Hardwood 1938 (30.79 +/- Acres)
- Utility (0.99 +/- Acres)

This is Not A Survey



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.



Tobler Creek Retreat

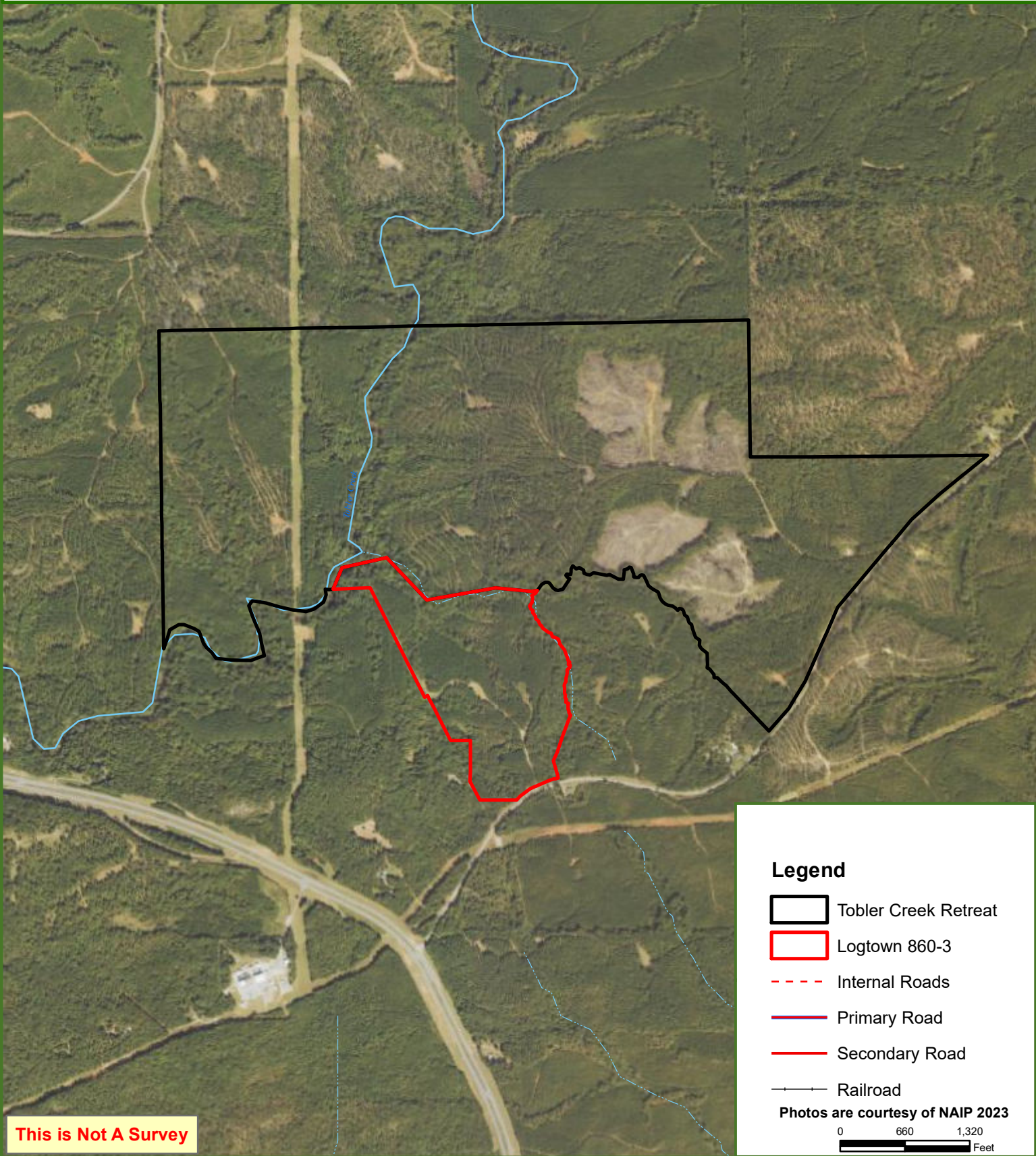
Upson County, GA

465.00 ± Acres







Logtown 860-3

Upson County, GA

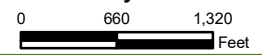
66.00 ± Acres



Legend

-  Tobler Creek Retreat
-  Logtown 860-3
-  Internal Roads
-  Primary Road
-  Secondary Road
-  Railroad

Photos are courtesy of NAIP 2023



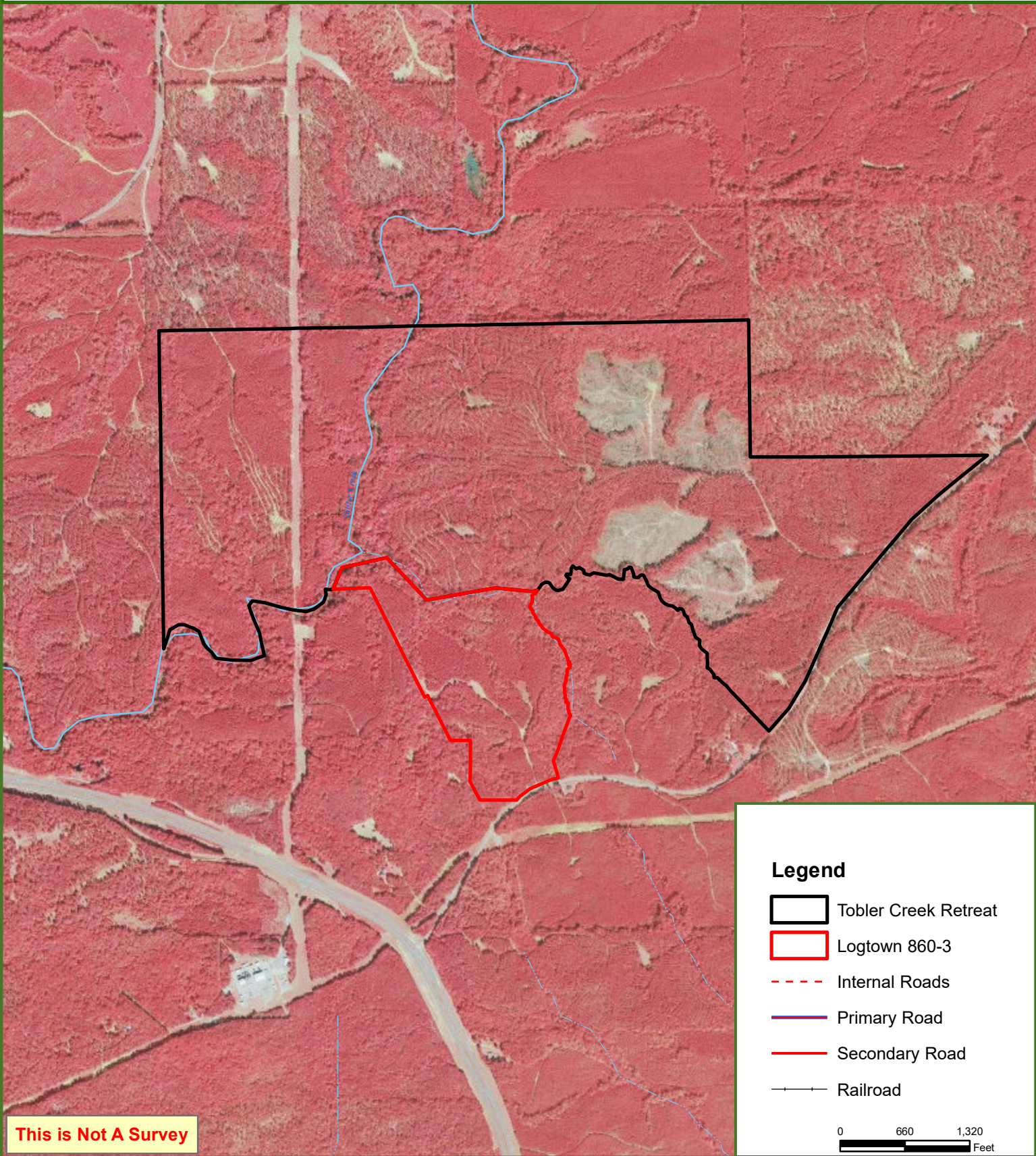
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Tobler Creek Retreat
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465.00 ± Acres

Logtown 860-3
Upson County, GA
66.00 ± Acres



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Tobler Creek Retreat

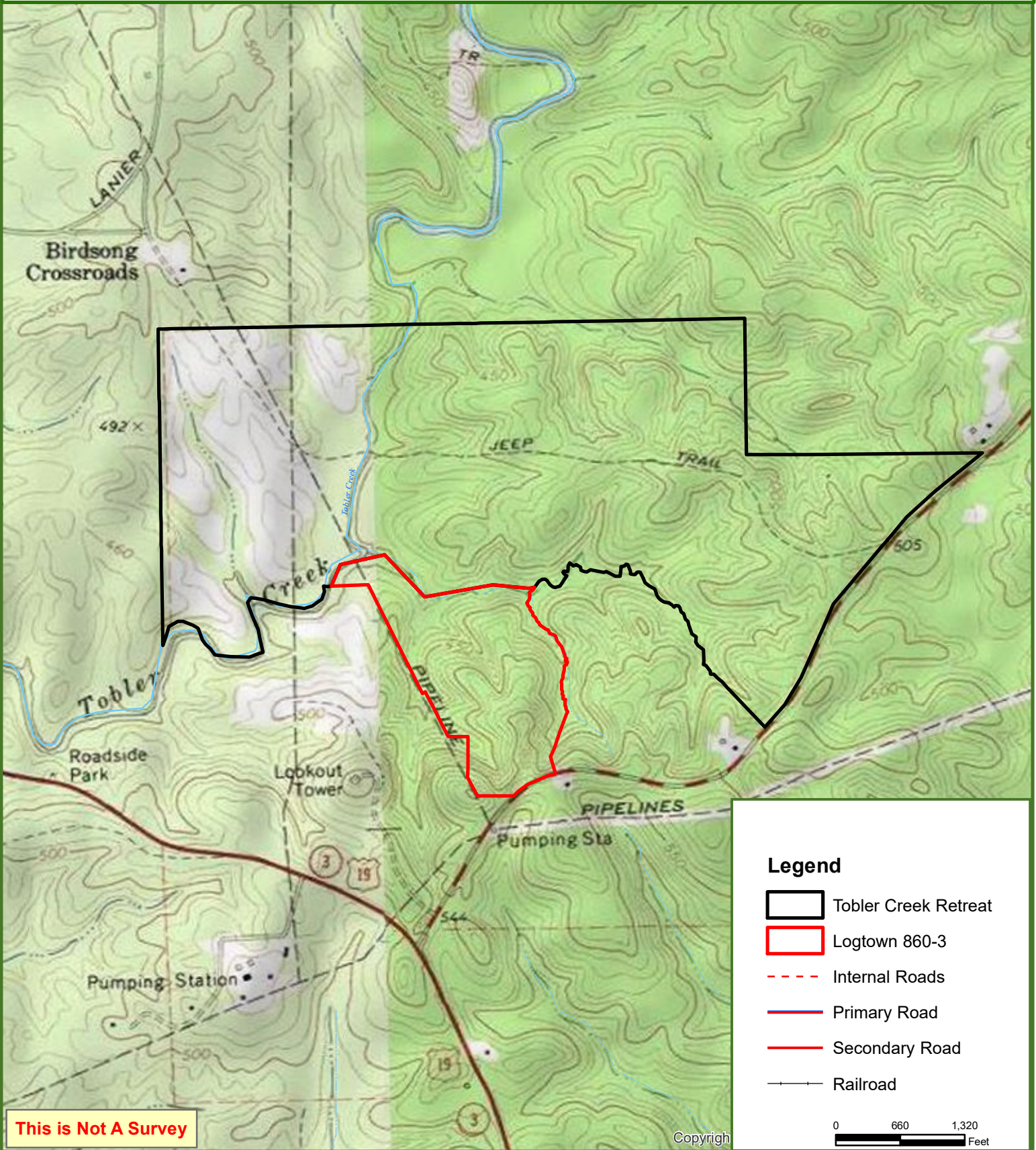
Upson County, GA

465.00 ± Acres

Logtown 860-3

Upson County, GA

66.00 ± Acres

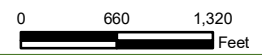


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Copyright

Legend

- Tobler Creek Retreat
- Logtown 860-3
- Internal Roads
- Primary Road
- Secondary Road
- Railroad



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