



**Fountains
Land**
AN F&W COMPANY



Flint River Forest

A premier, professionally managed timberland and recreational property featuring diverse topography, extensive internal roads, abundant wildlife, and significant pine and hardwood resources with exceptional hunting and investment potential, located along the scenic Flint River in Crawford County, Georgia.

Flint River Forest is an outstanding timberland property, ideally suited for a buyer seeking a rare combination of timberland, premier hunting, and significant river frontage. Key highlights include:

- 🌲 Approximately three miles of frontage along the Flint River, offering high river bluffs with scenic views and multiple access points to the river
- 🌲 Over 1,200 acres of professionally managed Loblolly pine plantations of various ages, representing a strong and diversified timber asset
- 🌲 Pristine, mature hardwood stands producing valuable sawtimber and providing excellent wildlife habitat
- 🌲 High-quality whitetail deer and turkey throughout this renowned Flint River corridor, with multiple food plots throughout
- 🌲 A well-maintained internal road system providing all-weather access

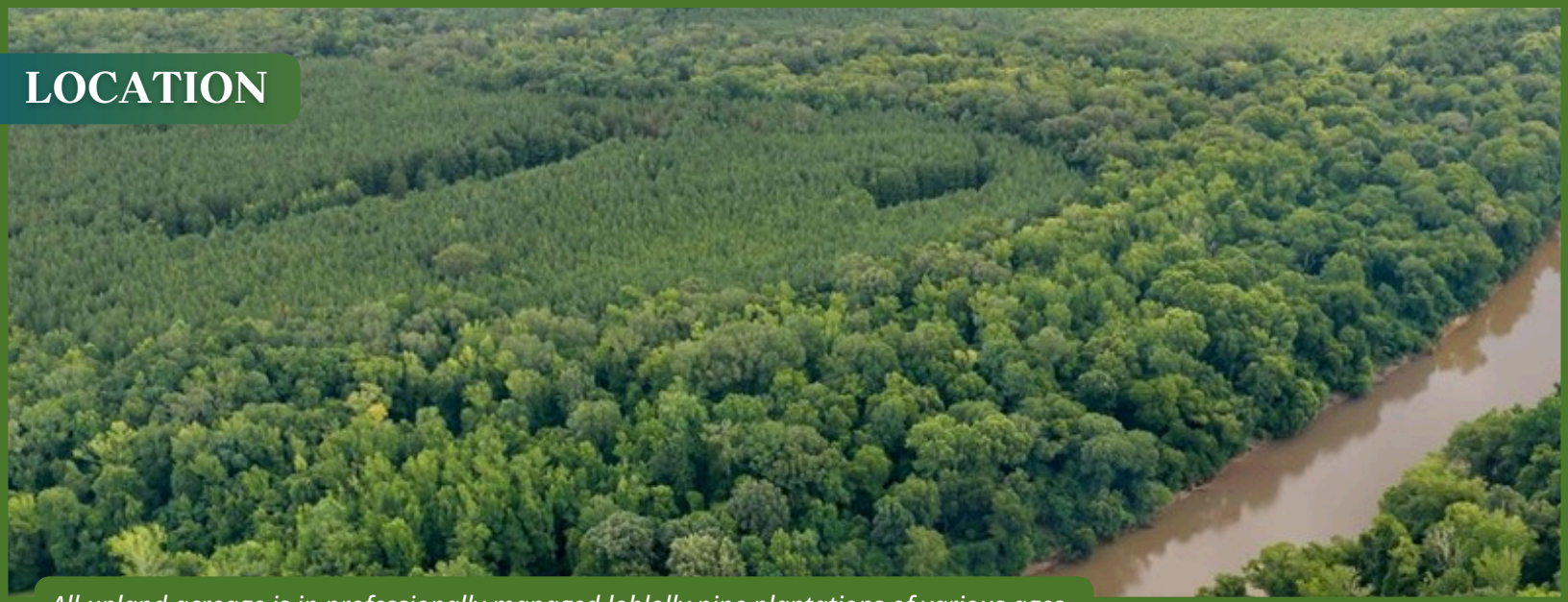
Property Highlights

- 💰 \$8,450,000
- 📏 1,872 Acres
- 📍 Roberta, GA
- 🏠 Timberland



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LOCATION



All upland acreage is in professionally managed loblolly pine plantations of various ages.

Nestled in the Southern Piedmont region of west-central Georgia, Flint River Forest offers a diverse and captivating landscape. From notably hilly areas to gently rolling fields, the property offers a remarkably diverse landscape. With over three miles of frontage on the Flint River, one of Georgia's major rivers, this is a true nature lover's paradise.

The surrounding area is characterized by timberland, farms, and small rural communities, offering both privacy and a peaceful setting. The county seat of Crawford County, the town of Roberta, is located approximately 12 miles away. Thomaston, a growing mid-sized town just 17 miles from the property, provides convenient access to restaurants, healthcare, and a thriving small-business community.

Despite its seclusion, Flint River Forest is highly accessible. U.S. Highway 19 is just 8 miles away, and U.S. Highway 80 lies approximately 5 miles from the property entrance. Major cities, including Macon, Columbus, Albany, and Atlanta, are all within a two-hour drive, making this property an ideal recreational retreat or long-term investment with convenient regional access.

ACCESS



Beautiful hardwoods and pines line the gated entrance.

Flint River Forest benefits from excellent access via paved county roads, including significant frontage along Charlie Reeves Road, where multiple gated entry points serve the property's northern portion. The southern portion is accessed via Hollis Road, which is paved for approximately a quarter mile from the entrance.

Internally, the property has a well-maintained gravel network that provides dependable, all-weather access throughout. Additional trails and secondary roads allow for easy navigation by ATVs and side-by-side vehicles. Multiple access points to the Flint River are available, some accessible by full-size vehicles and others by smaller recreational vehicles.

PROPERTY DESCRIPTION



The well-maintained internal road system provides all-weather access.

Flint River Forest has been carefully and professionally managed as a timberland asset for several generations. Approximately two-thirds of the property consists of planted pine stands of varying ages, offering both current and future income potential. The balance of the acreage comprises beautiful, mature hardwood forests that enhance the property's ecological diversity and visual appeal.

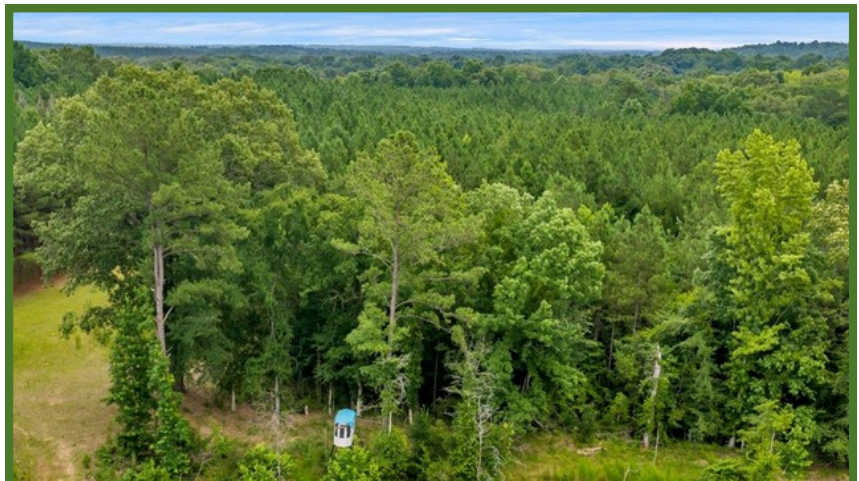
The land features a well-developed infrastructure, including an extensive internal road network and numerous strategically placed wildlife food plots.

Topography ranges from level, gently rolling terrain to steeper terrain that descends toward the Flint River, creating a dynamic, highly usable landscape with scenic overlooks and natural character.

Wildlife management on the property has been outstanding. Flint River Forest has supported one of the longest continuous hunting leases in Georgia, maintained by the same family for 54 years.

Through consistent quality deer management practices, the property has developed a strong reputation for producing trophy-quality whitetail deer and abundant turkey and other native game species.

Electric power is available at the property entrance, providing flexibility for future improvements. However, the current ownership has intentionally preserved the property's off-grid character, offering a rare opportunity to enjoy true seclusion and an authentic outdoor experience.



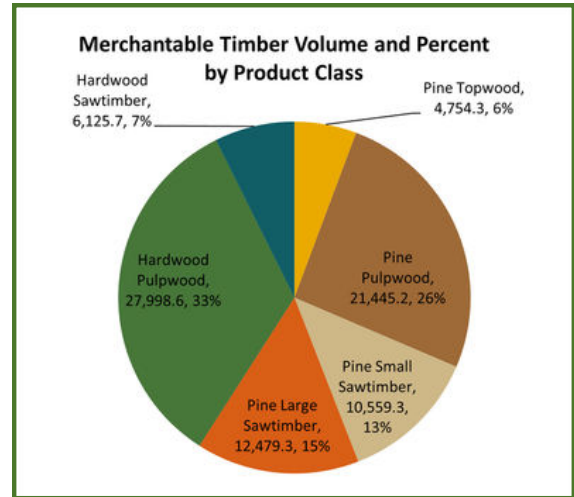
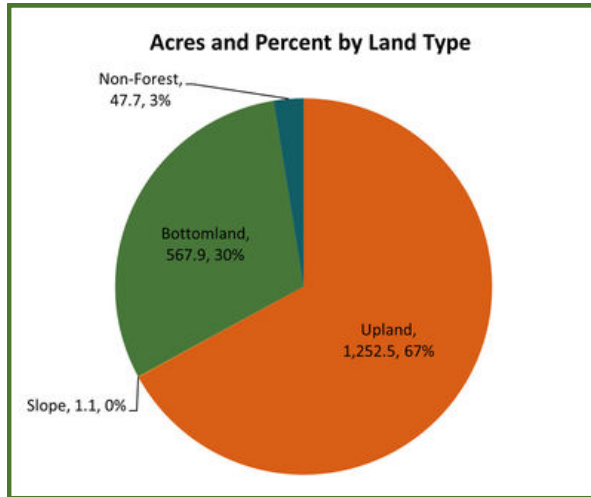
The older pine plantations are managed for sawtimber and poles.

TIMBER



The younger pine plantations are growing well due to the high-quality soils.

Flint River Forest offers approximately 1,100 acres of planted pines and hardwoods of merchantable ages. There are significant income opportunities from these mature areas, along with an additional 677 acres of younger pine plantations that will reach marketable age in the coming years. Estimated timber volumes are included below.



TAX & TITLE



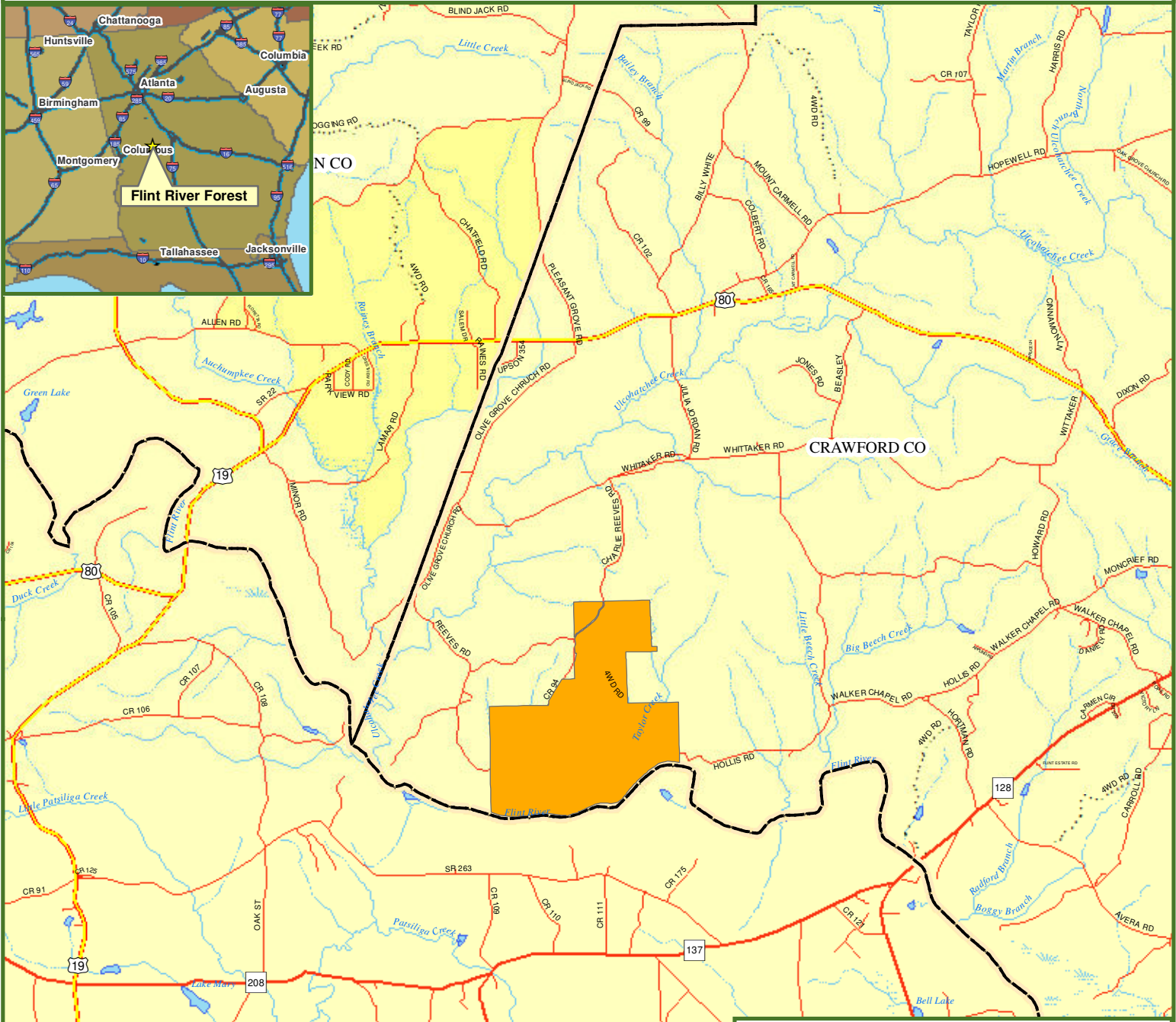
The property features wildlife food plots and shooting lanes.

Flint River Forest is owned by Timbervest Partners. This property is currently not enrolled in any CUVa or Forest Land Improvement program for preferential Ad Valorem tax treatment. It should qualify for these programs if the purchasers wish to pursue them, which could substantially reduce the Ad Valorem tax liabilities. The property taxes for 2025 were approximately \$33,000.

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 Flint River Forest Crawford County, GA 1,872.00 ± Acres



Legend

- Flint River Forest
- Railroads
- Secondary State or County Hwy
- Primary US or State Hwy
- Primary Limited Access or Interstate
- Counties

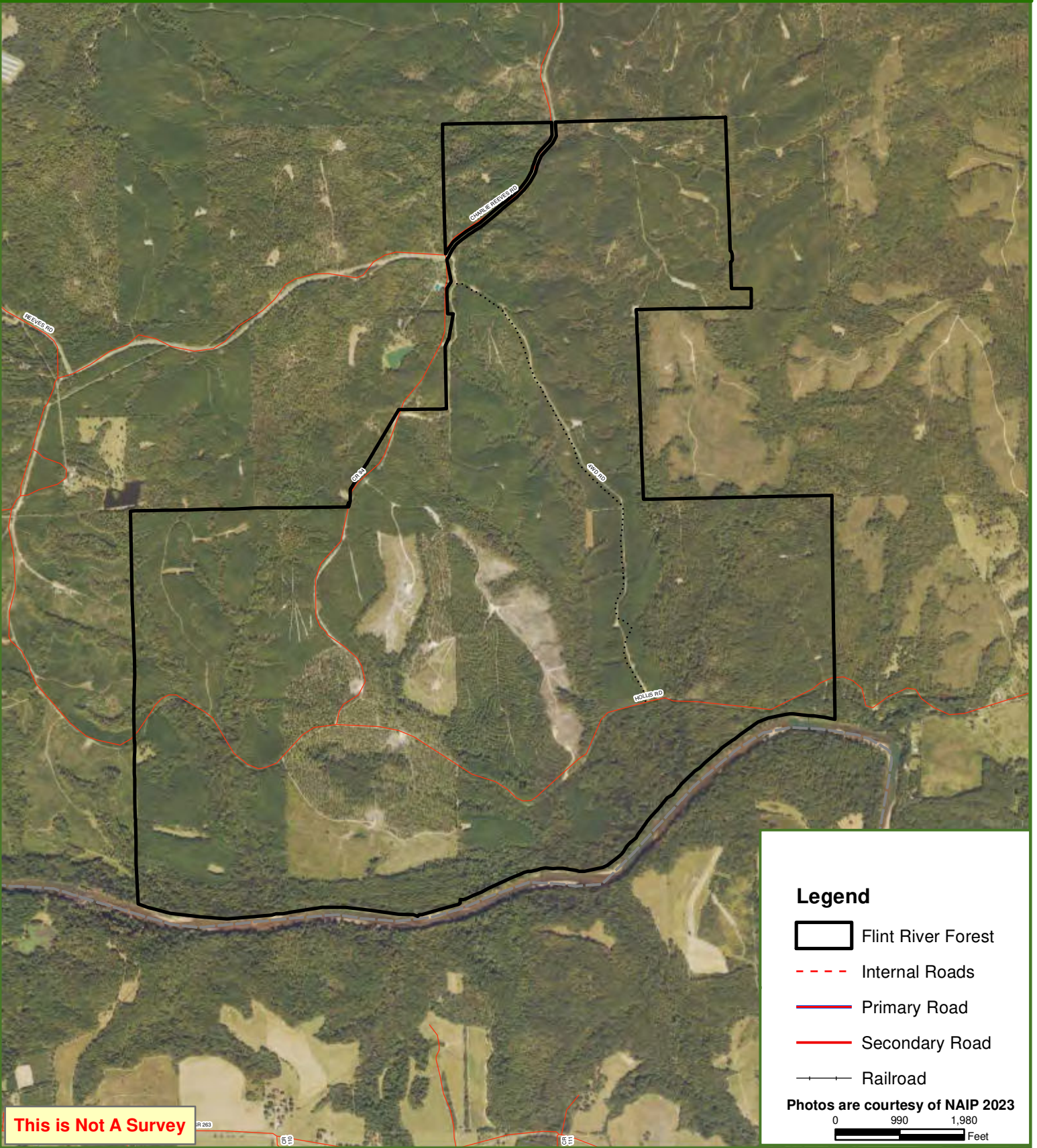
0 0.5 1 1.5 2 Miles



Flint River Forest

Crawford County, AL

1,872.00 ± Acres



This is Not A Survey

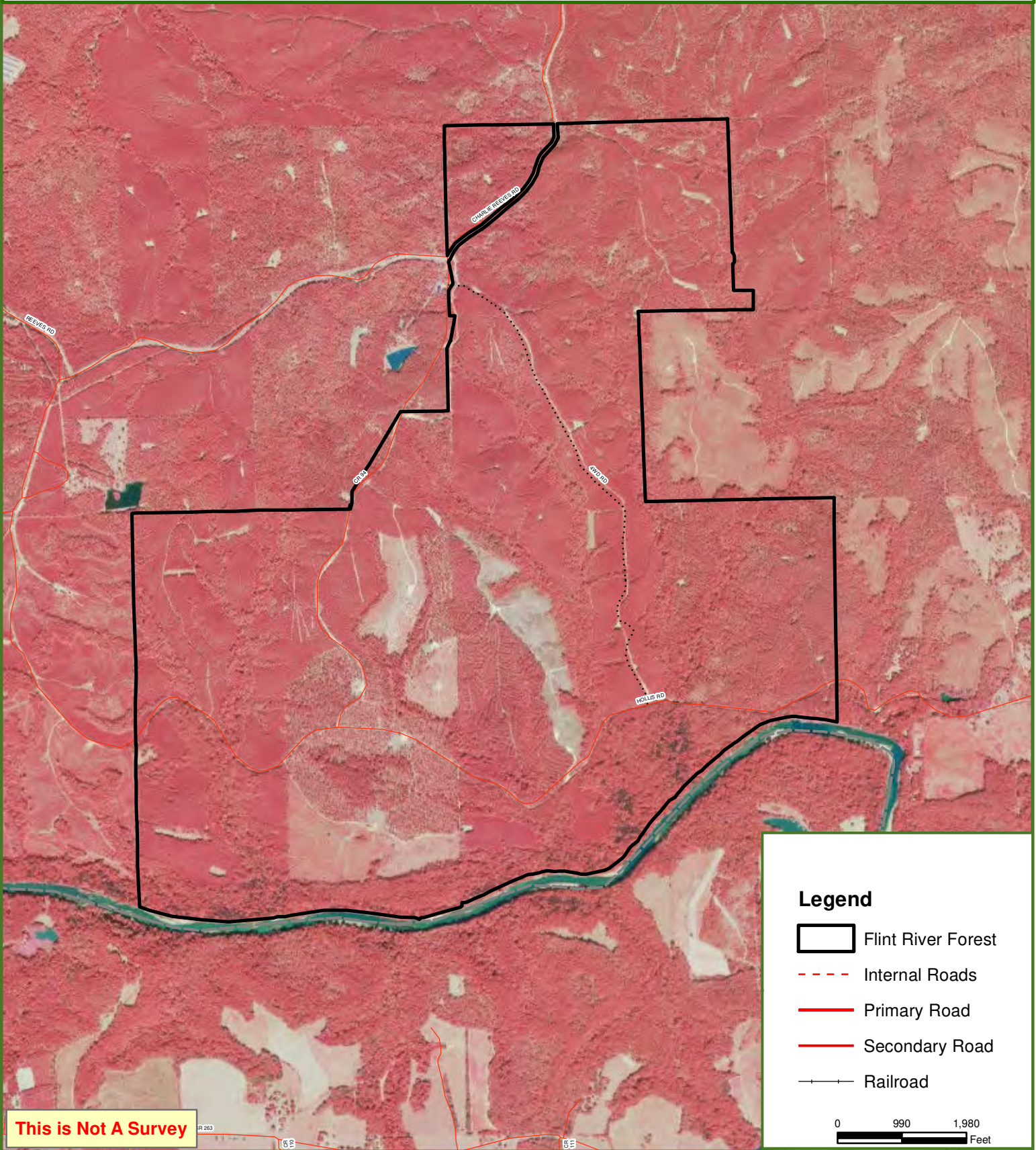
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Flint River Forest

Crawford County, AL

1,872.00 ± Acres



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Legend

- Flint River Forest
- Internal Roads
- Primary Road
- Secondary Road
- Railroad

0 990 1,980
Feet

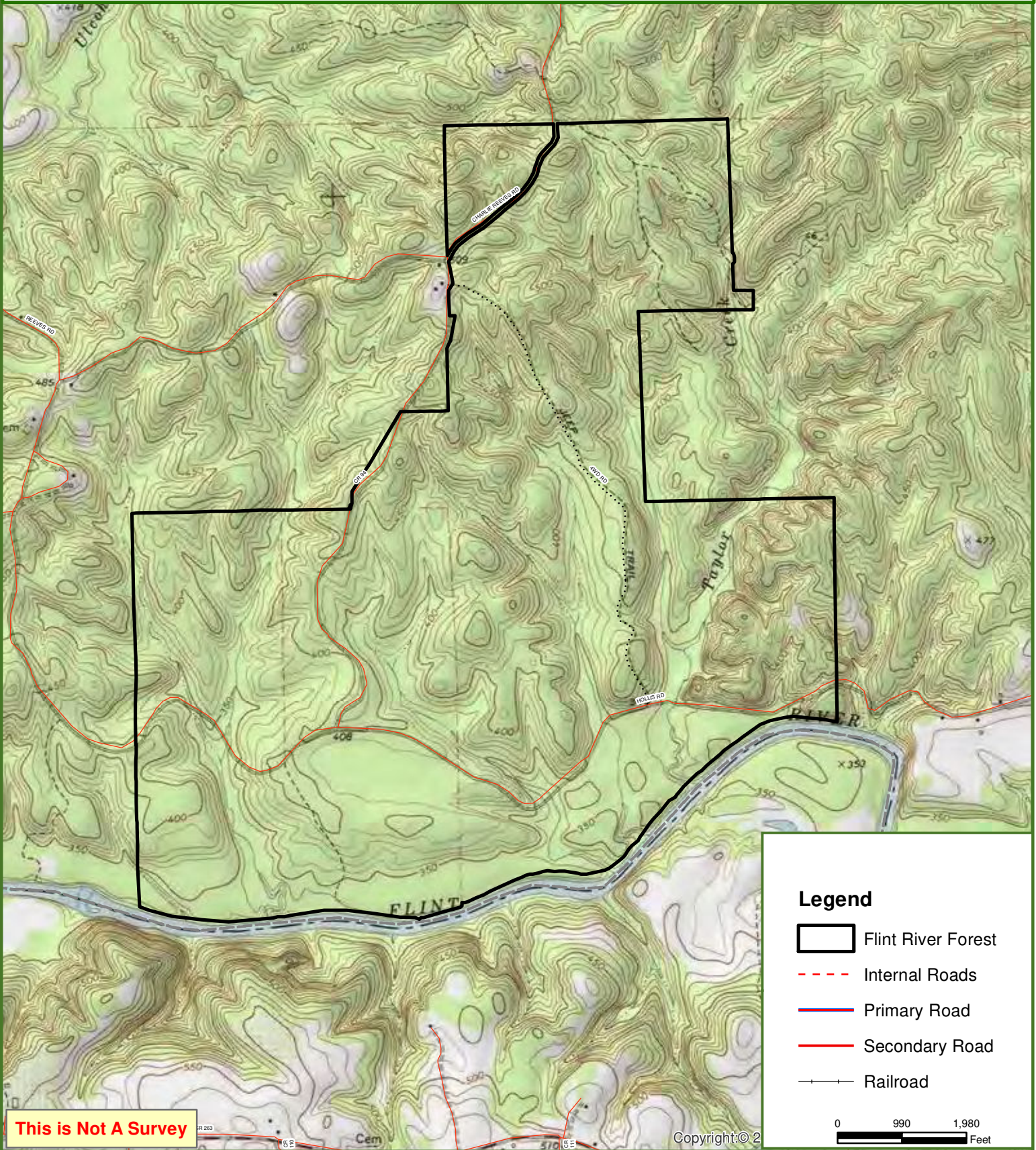
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Flint River Forest

Crawford County, AL

1,872.00 ± Acres



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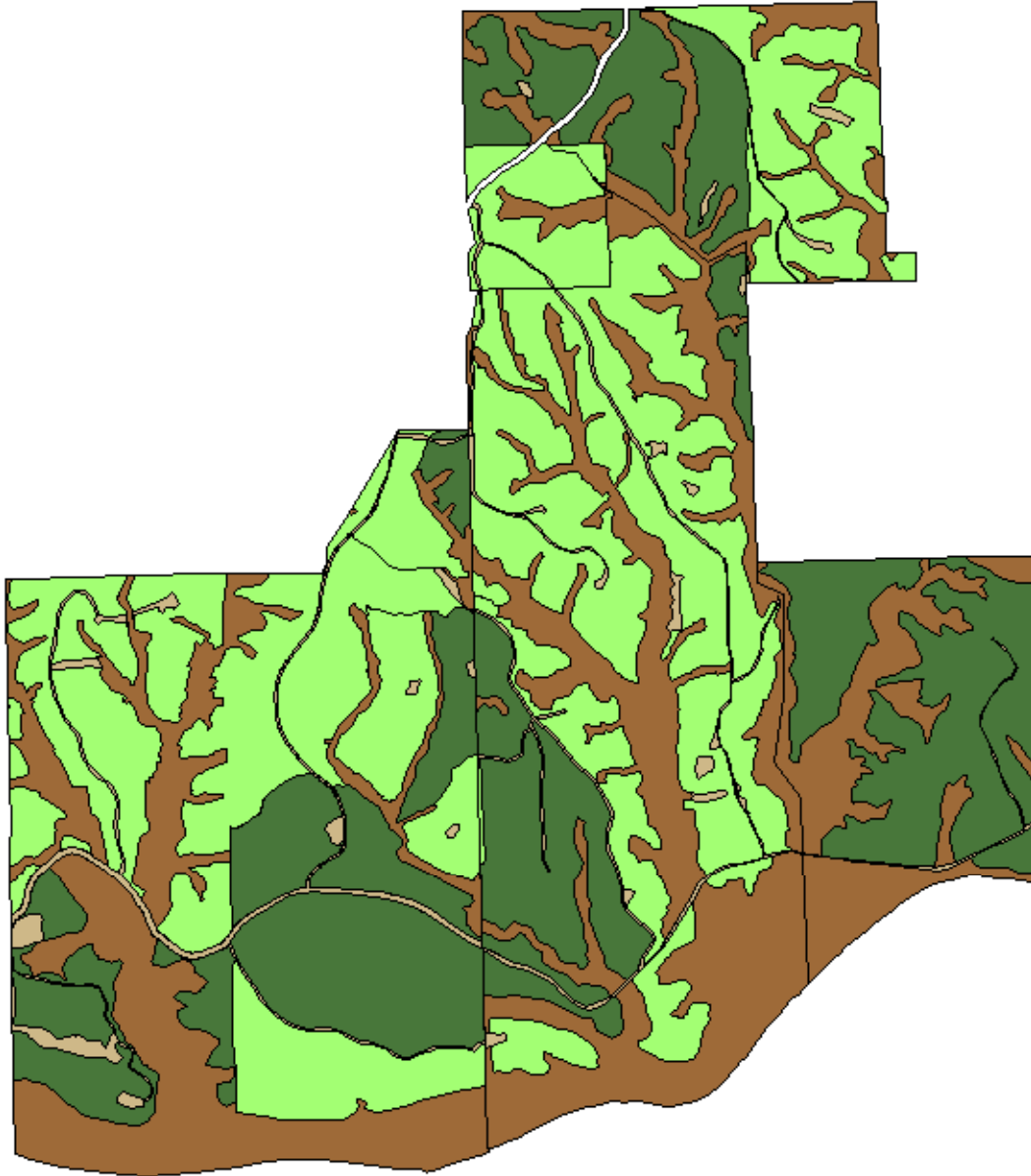
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Flint River Forest

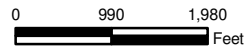
Crawford County, GA

1,872.00 ± Acres



	Pine Plantation - Premerch (707.50 +/- Acres)
	Pine Plantation - Merch (531.25 +/- Acres)
	Natural Mixed Hardwood - Merch (574.89 +/- Acres)
	Non Timbered (56.95 +/- Acres)

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