



**Fountains
Land®**
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Butler Plantation

A 746-acre Georgia retreat where proven hunting, water features, and young pine plantations come together for lasting recreational and investment value in the heart of Georgia's timber country.

Butler Plantation is a 746-acre recreational and timberland tract in the upper coastal plain of west-central Georgia. The property pairs a well-managed whitetail deer habitat, a lake, and a series of beaver ponds with 381 acres of young loblolly pine plantations positioned for future timber income. Located just three miles from the town of Butler and minutes from two four-lane highways, it offers buyers an easily accessible retreat with long-term investment value in a competitive timber market.

Property Highlights

-  \$2,499,100
-  746 Acres
-  Taylor Co., GA
-  Timberland



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LOCATION

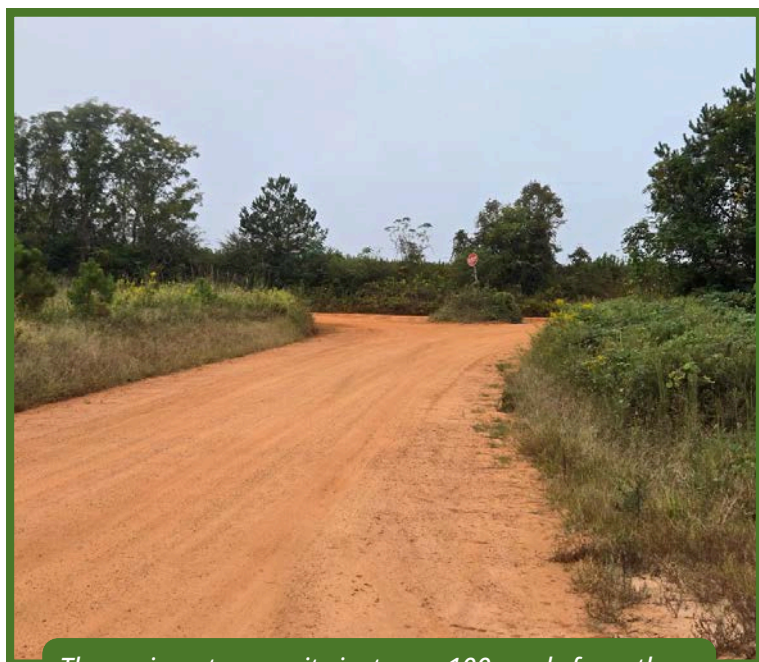


Young plantations open up long, sweeping views across the property today while building timber value for tomorrow.

Butler Plantation sits in the upper coastal plain of west-central Georgia, a region known for its rolling hills and patchwork of timberland and farmland. The tract borders other timberland, with peach orchards and row-crop farms just a stone's throw away. This blend of agriculture and diverse timber supports some of the state's healthiest deer herds. The Flint River, renowned for its world-class shoal bass fishing, is nearby, as is Big Lazer Wildlife Management Area. The town of Butler, Georgia, just three miles away, offers fuel, groceries, and dining. Lodging and medical facilities are available along the I-75 corridor in Perry and Warner Robins, about 40 minutes east, and in Columbus, about an hour west. Atlanta Airport is about an hour and a half to two hours north. Getting to the property is easy, as it sits just minutes from the intersection of US Highway 19 and GA Highway 96, both four-lane roads.



With the timber still young, the tract offers rare long-distance views of the countryside.



The main entrance sits just over 100 yards from the intersection of Allmon Road and Melody Lane.

PROPERTY DESCRIPTION



These lakes are holding fish and offer promising potential for attracting waterfowl.

Butler Plantation combines strong recreational appeal with long-term timber value, making it an attractive fit for outdoor enthusiasts, timberland investors, or buyers seeking both. Given the diversity of the surrounding land base, the tract offers exceptional potential for wildlife management. Its blend of timber and agricultural land provides an excellent mix of cover and forage habitat for producing quality game. The tract also sits within a competitive timber market. The terrain is gently rolling, with elevations ranging from approximately 420 to 650 feet above sea level, and the well-drained soils are well suited for timber production.

Water features add to the property's appeal. A lake constructed years ago on the eastern portion of the tract is followed downstream by a series of beaver ponds. Together, they offer fishing and the potential to attract waterfowl. The property has been well managed for whitetail deer and has boasted many well-established food plots. Hog, turkey, and rabbit populations are also very healthy. The current lessee maintains a very nice hunting camp with electricity near the main gate.



The open, gently sloping power line corridor makes a natural rifle range for sighting in before the season.



A well-kept hunting camp sits near the main entrance, ready for hunting season.

ACCESS



The primary gated entrance off Melody Lane provides secure, convenient access to the property.

Access is excellent. The tract has nearly a full mile of frontage along Melody Lane, a county-maintained, graded road, with access points from Melody Lane. Electricity is readily available, as a power line right-of-way runs directly through the southwest corner. Inside the property, a network of woods roads and logging trails provides internal access. These roads are in good condition, and most are passable in a two-wheel-drive vehicle with good ground clearance, although four-wheel drive may be needed during wet periods.



Nearly a full mile of frontage along Melody Lane, a county-maintained graded road, makes access easy.



Power is already on site, with a utility ROW running to and through the southwest corner of the tract.

TIMBER RESOURCE



The area harvested in 2022 is regenerating naturally with pine and hardwood, creating thick cover and diverse forage for wildlife.

Butler Plantation includes 381 acres of young loblolly pine plantations: 105 acres at 2 years old, 61 acres at 4 years old, and 215 acres at 6 years old. Although not yet merchantable, these stands offer tremendous potential for future timber income with sound management. The recommended management sequence calls for thinnings at or near age 15 and again at age 22. Thinning removes diseased, suppressed, poorly formed, and forked trees and redirects site resources to the best remaining trees. This sustains growth and development so the stand can reach its maximum income potential at final harvest. Throughout the plantations' development, an owner can boost productivity with options such as fertilization and herbicide treatments to control competing vegetation. Controlled burning is another excellent tool for enhancing both wildlife and aesthetic value. In this market region, a plantation reaches peak financial maturity at or near age 30, when a final harvest can occur. If continued timber production is the objective, follow the final harvest with reforestation with loblolly pine.

A large portion of the property was harvested in 2022. Rather than replanting, approximately 282 acres have been allowed to regenerate naturally, primarily with pine and some hardwood. In its current state, this area provides highly suitable wildlife habitat, offering thickets, openings, and a varied mix of forage. Leave it to develop naturally to preserve these wildlife benefits; it will eventually become merchantable timber, though much more slowly than a plantation. If timber production is a primary objective, re-establishing a loblolly pine plantation is recommended. Alternatively, a longleaf pine plantation would allow periodic fire to enhance habitat for game species.

TAX & TITLE



Many interior secondary roads double as game openings, giving hunters added access and shooting lanes.

Fortuna Timber, LLC owns Butler Plantation, as recorded in Deed Book 242, Page 256, with the plat recorded in Plat Book 5, Page 116. In 2025, the tract was enrolled in the Georgia Forest Land Protection Act (FLPA) for property tax savings under a 10-year covenant. Under the program, estimated annual taxes to Taylor County were \$5,100 for 2025. Boundary lines are identifiable by older yellow boundary paint, along with some residual blue paint from the 2022 timber harvest.



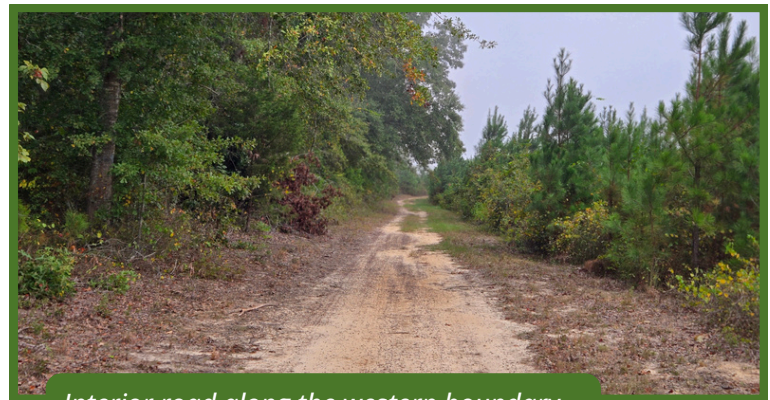
Two-year-old loblolly pines taking hold.



Food plots freshly tilled and planted.



Trail through the six-year-old loblolly stand.



Interior road along the western boundary.

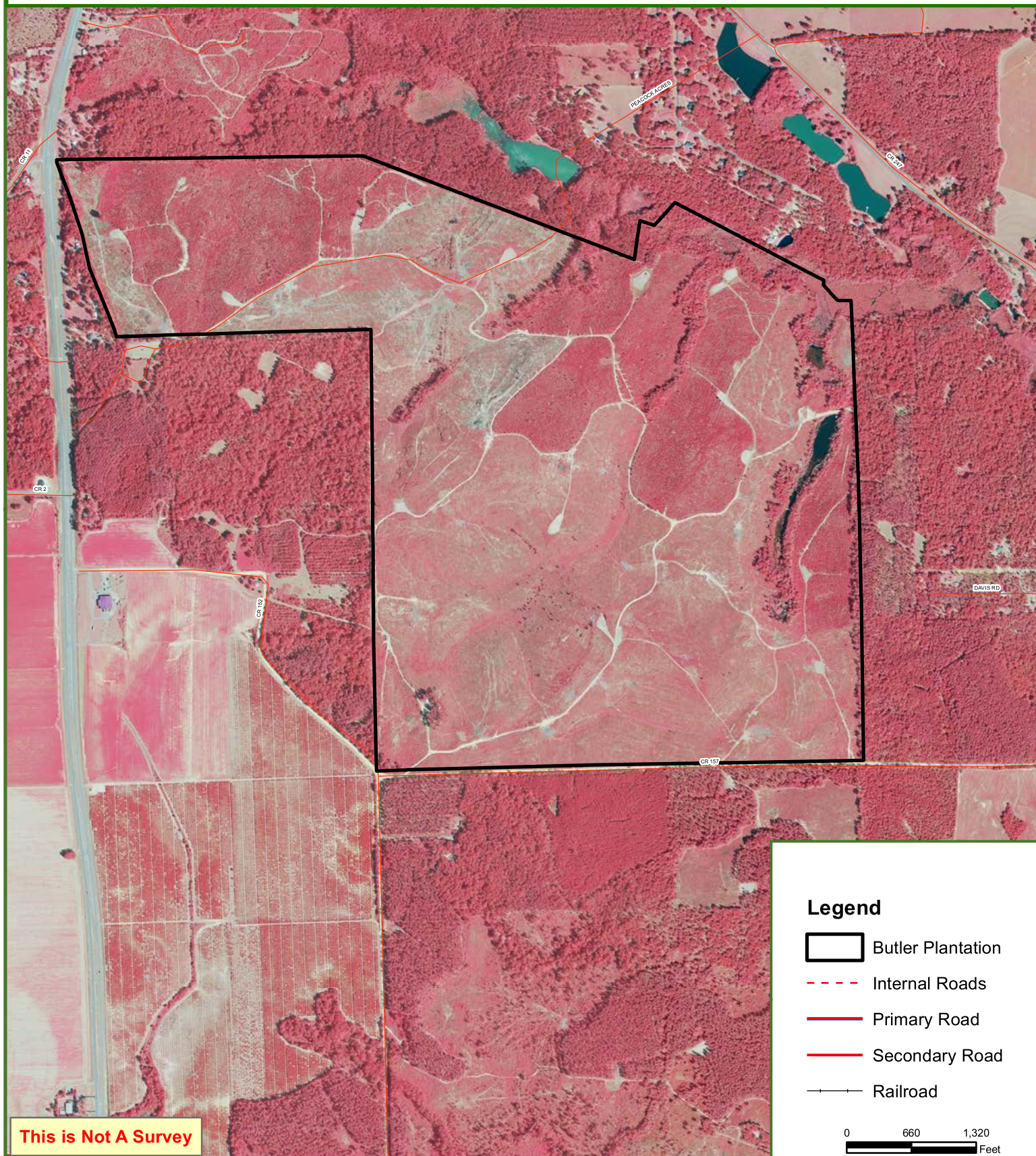
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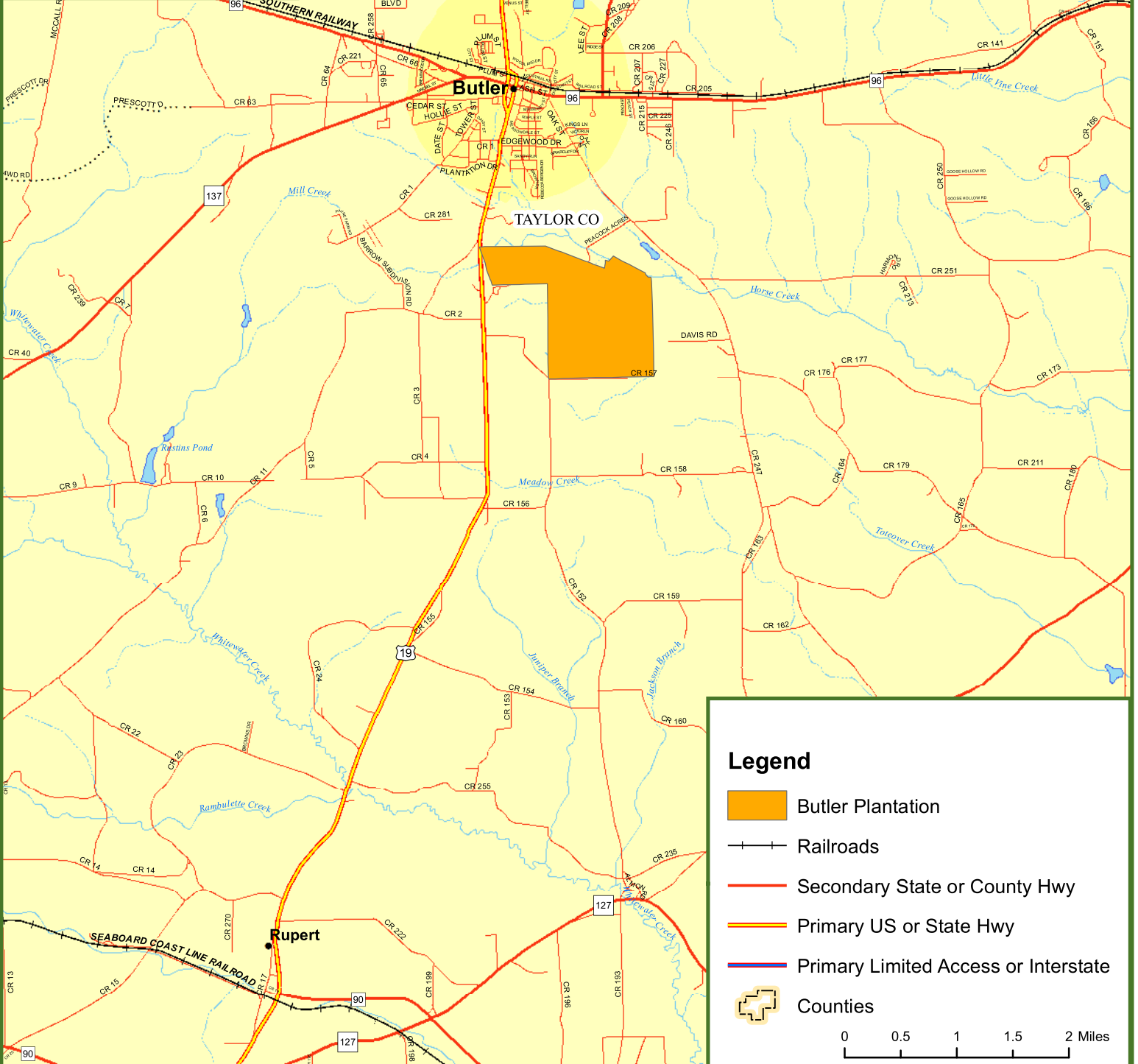
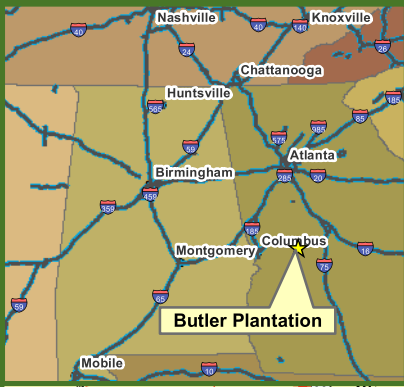
746.00 ± Acres



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.



Locus Map Butler Plantation Taylor County, GA 746.00 ± Acres

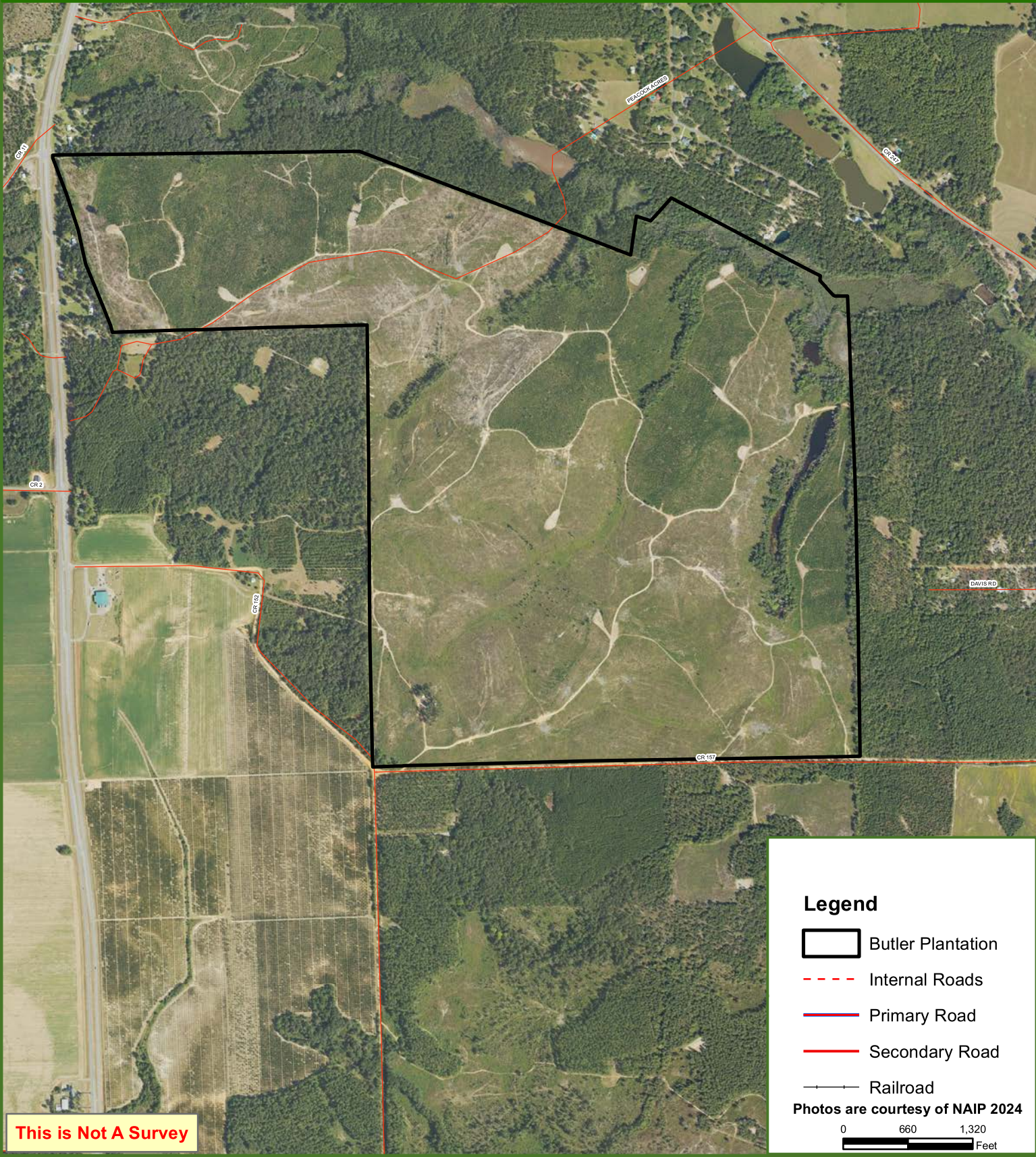




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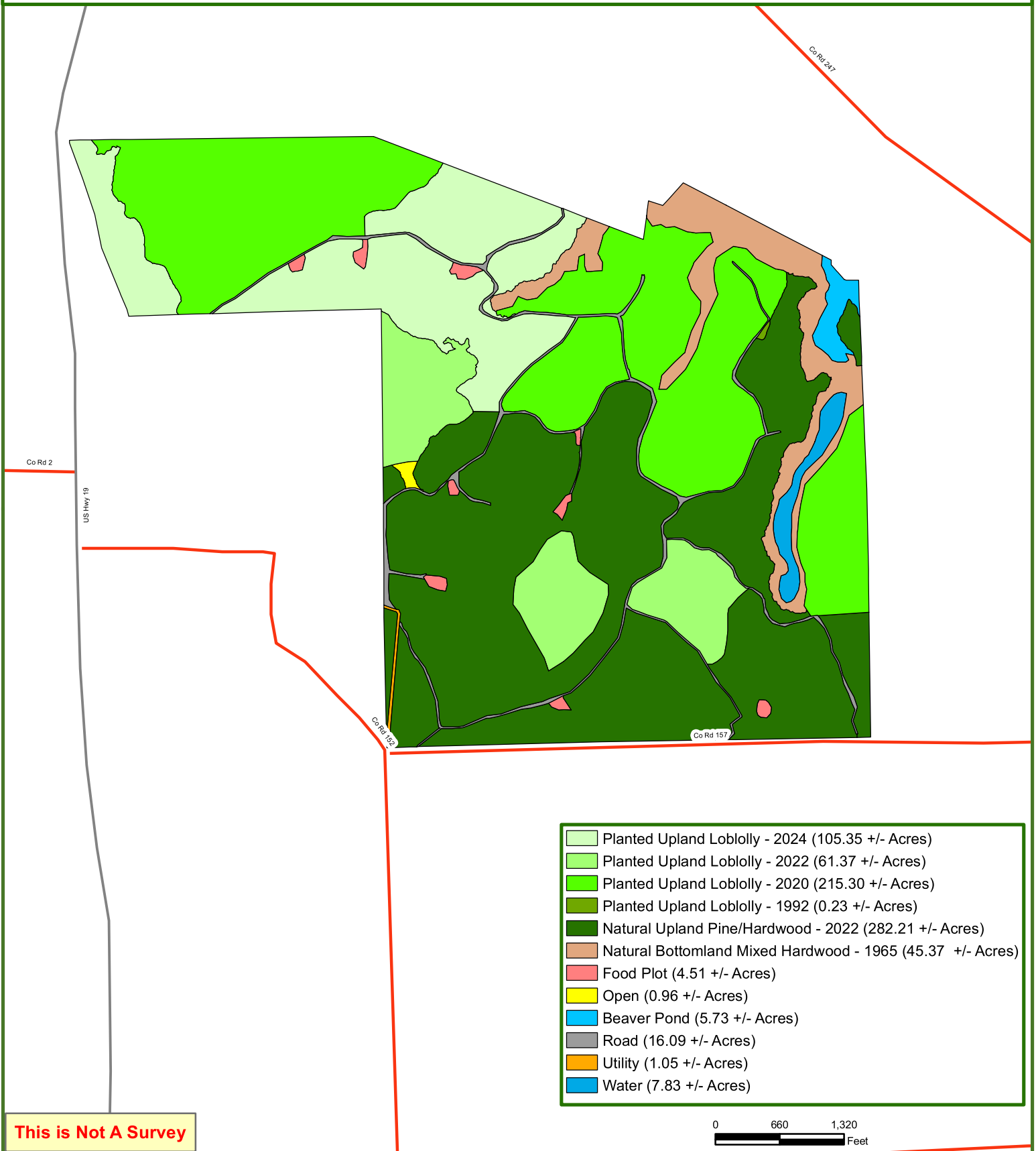
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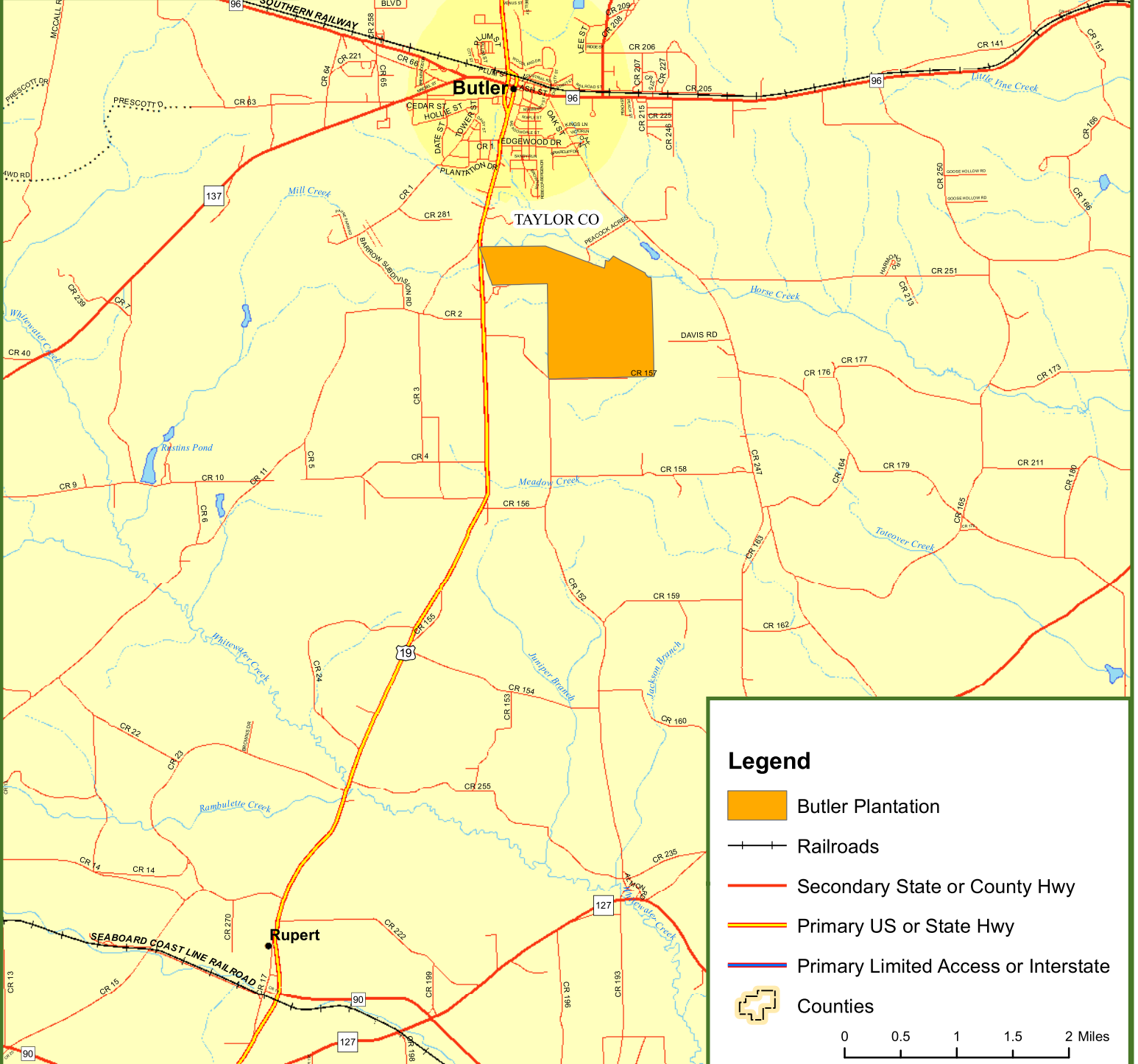
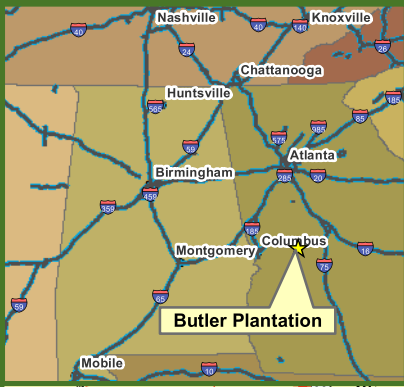
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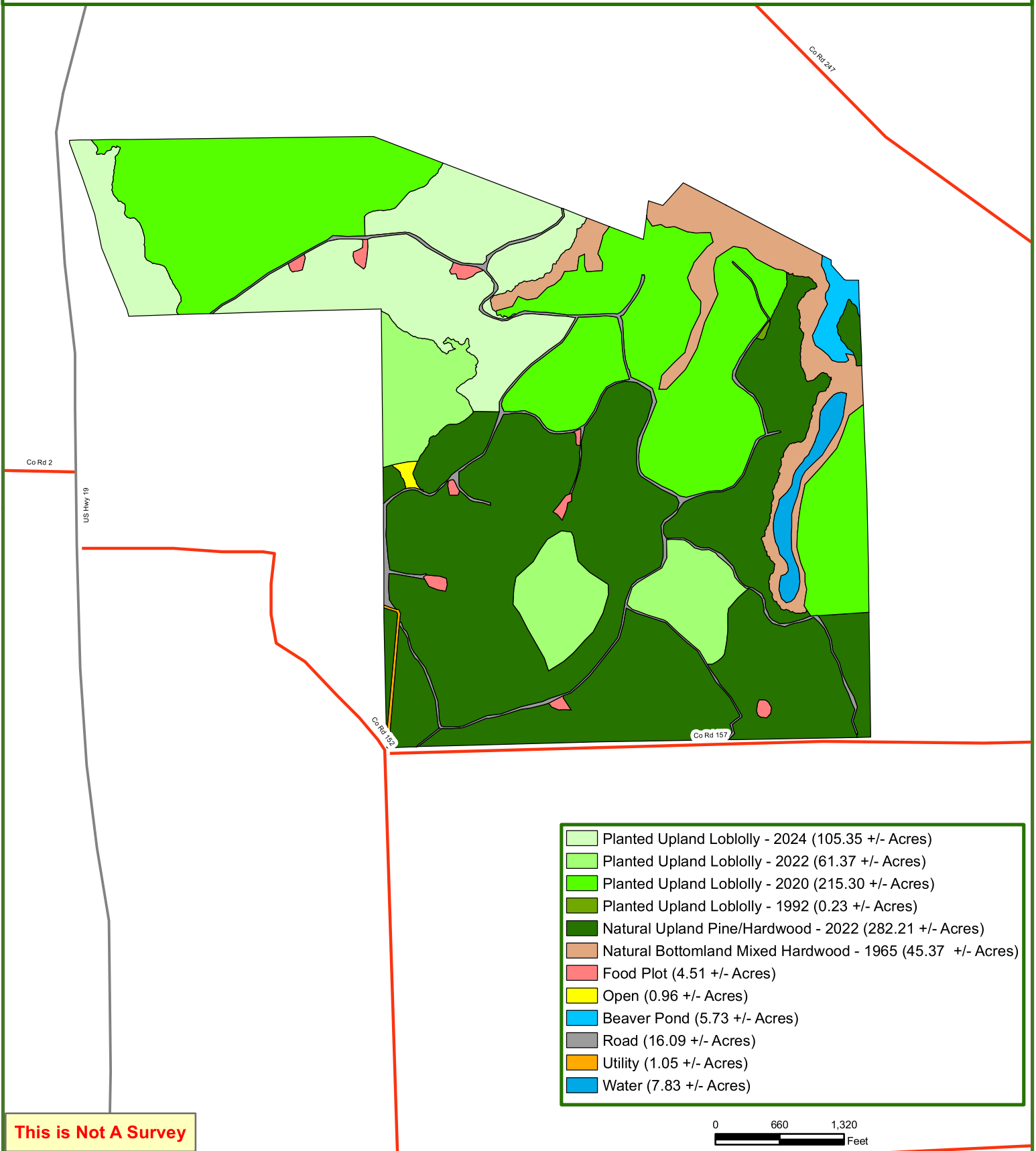
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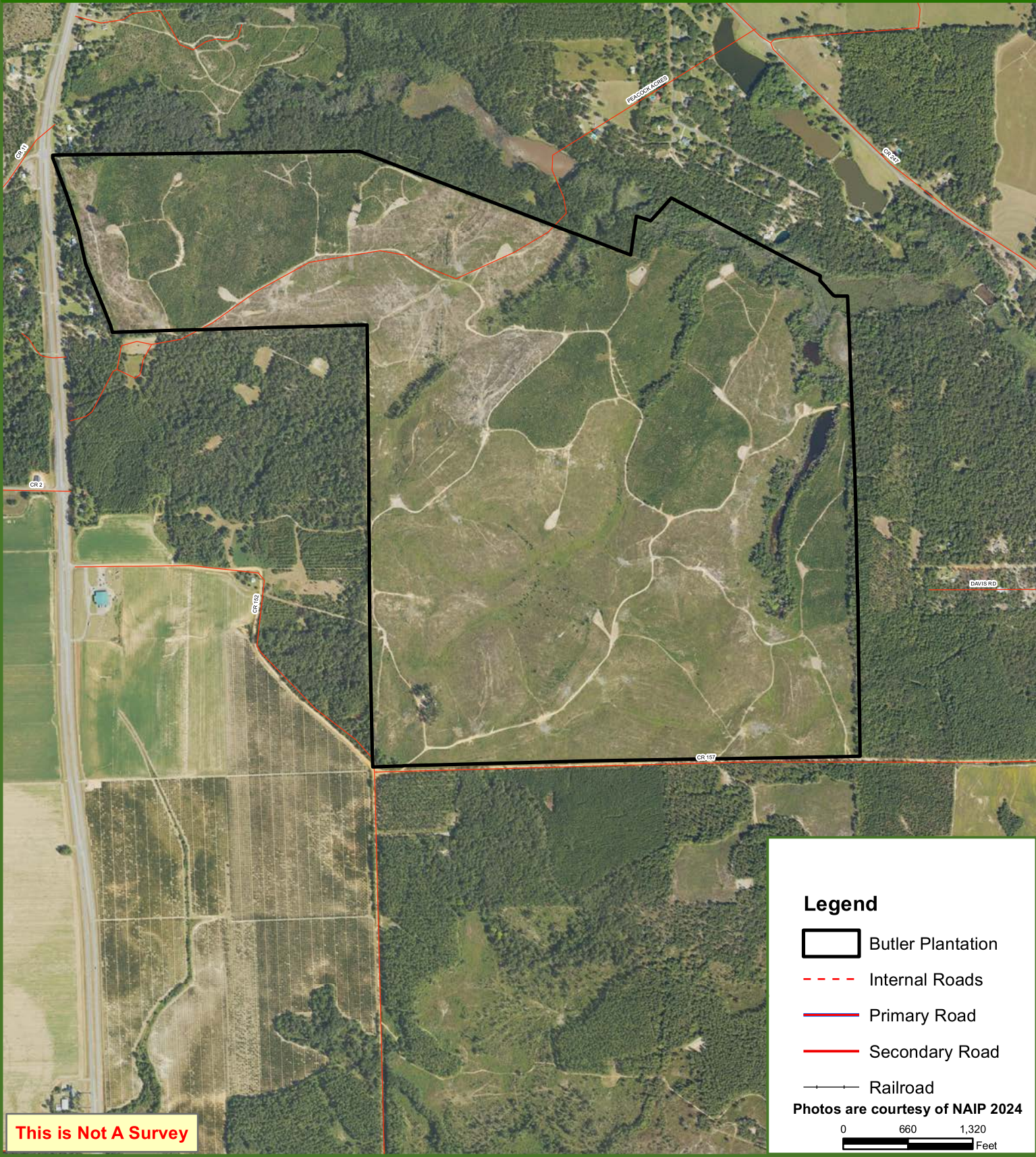
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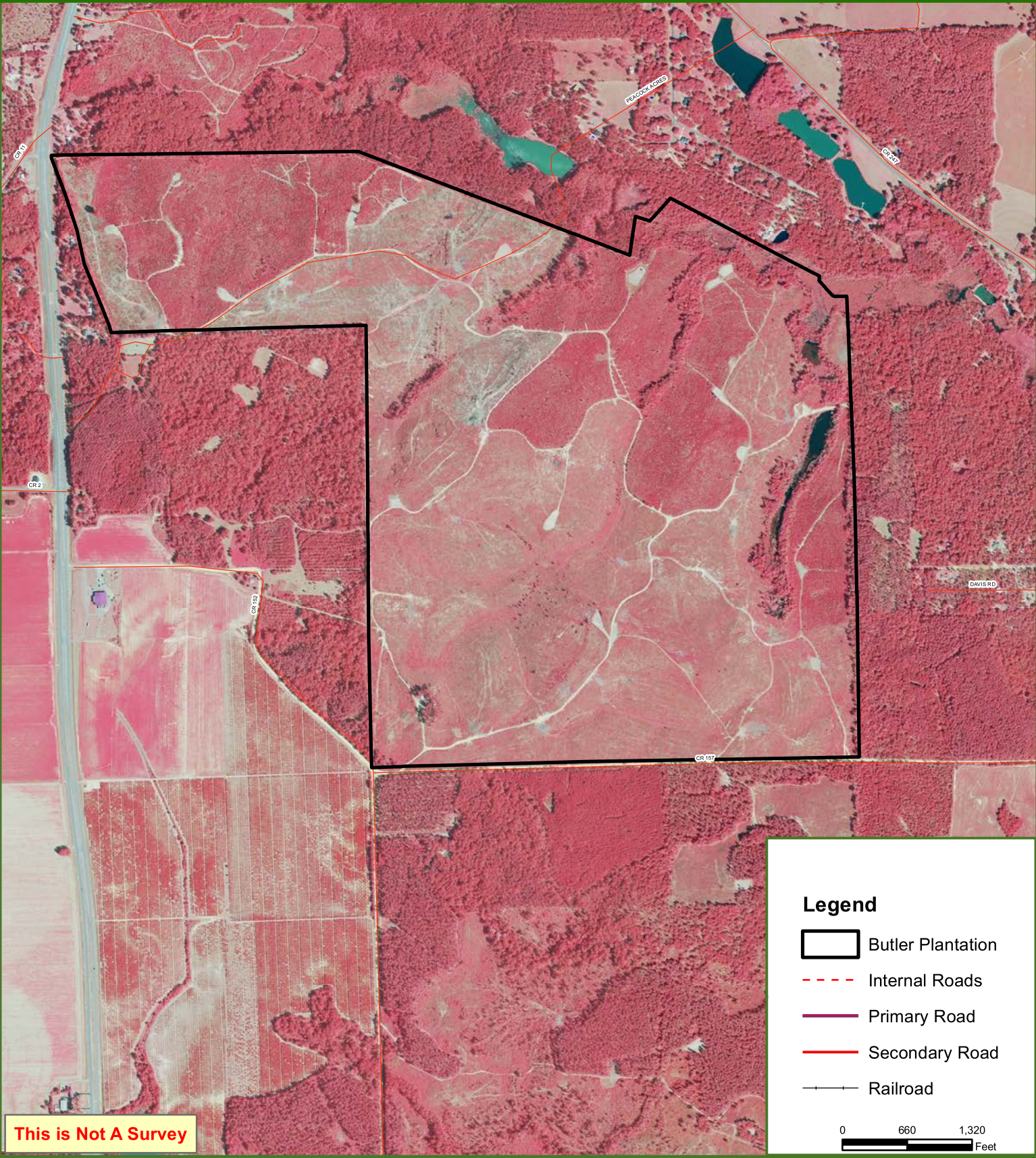
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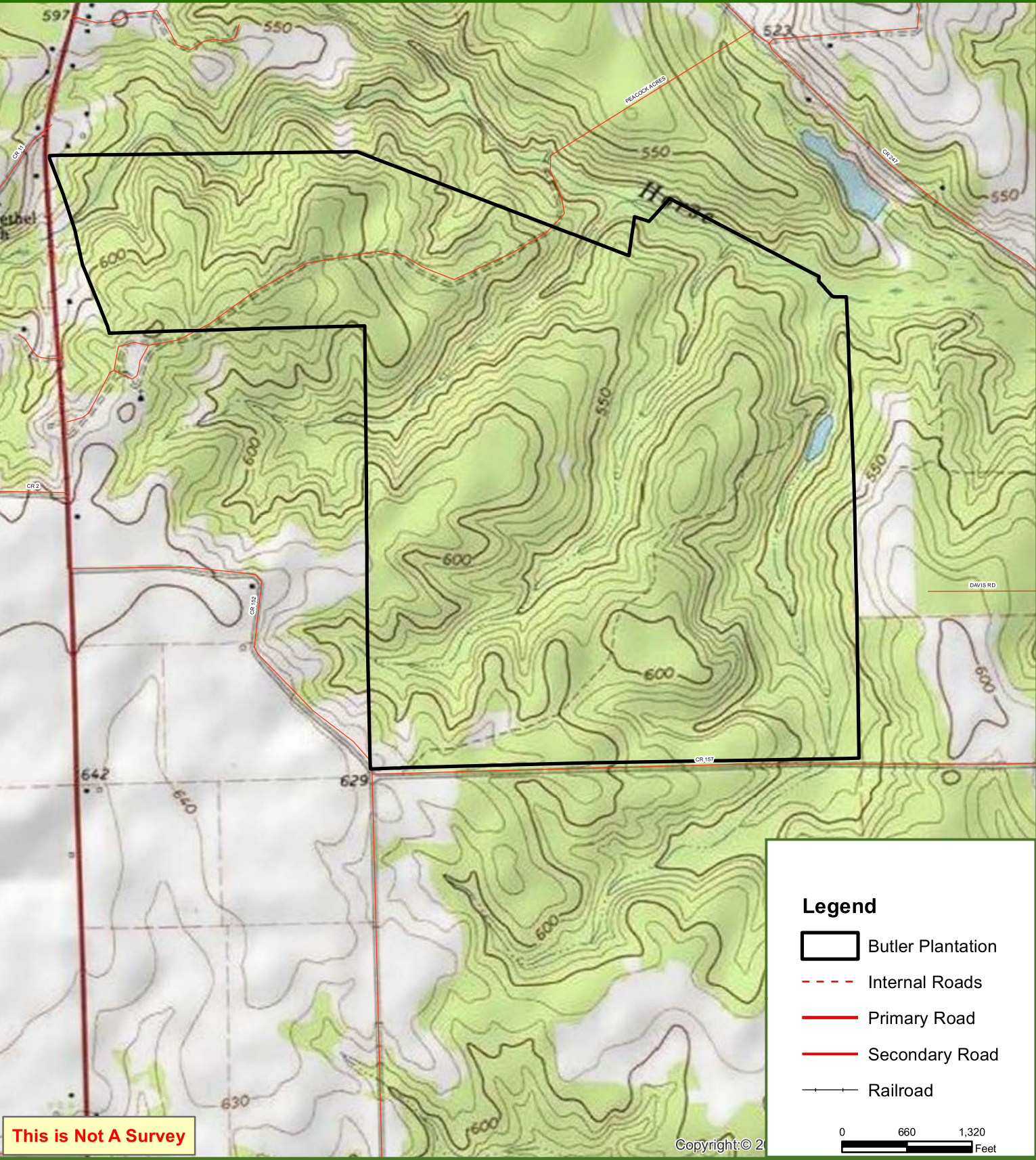
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