

805 Ac Prime Recreational Timberland in Randolph Co.,
GA
XX1 US 27
Cuthbert, GA 39840

\$2,415,784
805.530± Acres
Randolph County



805 Ac Prime Recreational Timberland in Randolph Co., GA
Cuthbert, GA / Randolph County

SUMMARY

Address

XX1 US 27

City, State Zip

Cuthbert, GA 39840

County

Randolph County

Type

Recreational Land, Timberland, Hunting Land

Latitude / Longitude

31.918798 / -84.808372

Acreage

805.530

Price

\$2,415,784

Property Website

<https://farmandforestbrokers.com/property/805-ac-prime-recreational-timberland-in-randolph-co-ga-randolph-georgia/90765/>



805 Ac Prime Recreational Timberland in Randolph Co., GA Cuthbert, GA / Randolph County

PROPERTY DESCRIPTION

805 acres MOL of prime Georgia hunting and timber land, located at the north boundary of Randolph County. This tract has access and almost a mile of frontage on US-27, with additional access via a county graded road. The property is currently established in healthy planted pine stands, with natural hardwood growing along flowing creeks. This property is set up perfectly for hunting in an area known for strong deer genetics and populations. The tract is highly useable with about 740 acres of uplands (92% of the property), and the ~65 acres of wetlands being active creek drains with hardwood and wildlife activity.

Multiple food plots have been established on this property, with miles of roads and trails for access. Pataula Creek and Ward Branch flow through the property, with several feeder creeks originating in hillside seeps. High bluffs cascade down into the creeks, creating dramatic views for miles around. Elevations change from 510' at the peak, down to 280' in the creek bottoms, with a nice rolling terrain throughout the property. The land is currently in professionally-managed pine timber production, with multiple age classes and species growing future value. Longleaf pine stands also provide the potential for pine straw income, along with being a target species for conservation uses. The land does not have any conservation easements on it currently.

This property is located between Cuthbert and Lupkin in Randolph County, GA, not far from Eufala, AL and Lake Eufala. It's only about 2 hours away from Atlanta, GA, Montgomery, AL, Macon, GA, and Tallahassee, FL. You can be down at the Gulf Coast in under 3 hours, and up in the North Georgia mountains in 4. The property is perfectly located to be your new rural retreat, with easy driving to lots of Southeastern highlights. Power is located close by, and could easily be established on the property to power your new cabin, farmhouse, or country home.

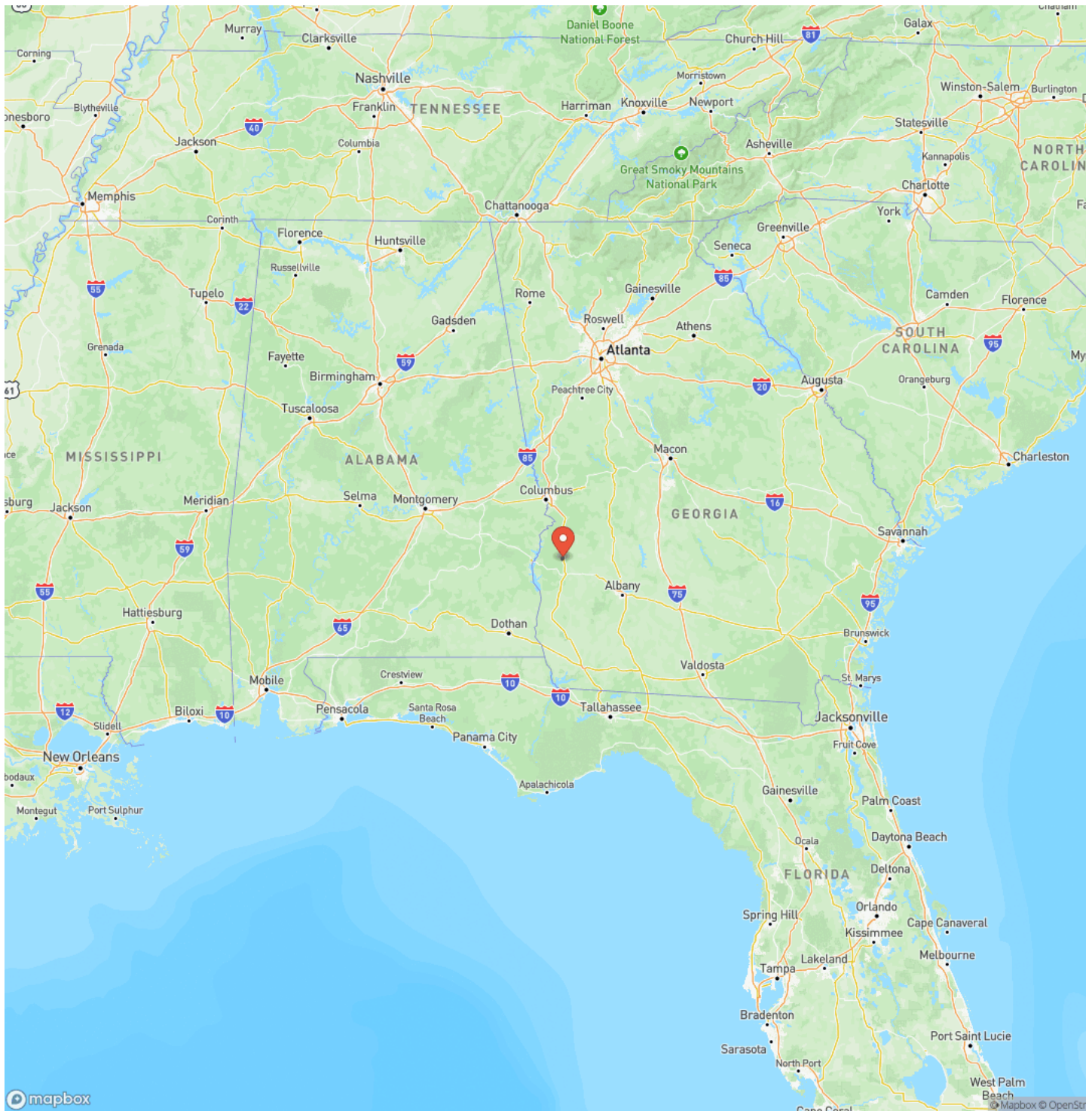
This property is shown by appointment only. Please give us a call today to schedule your tour.



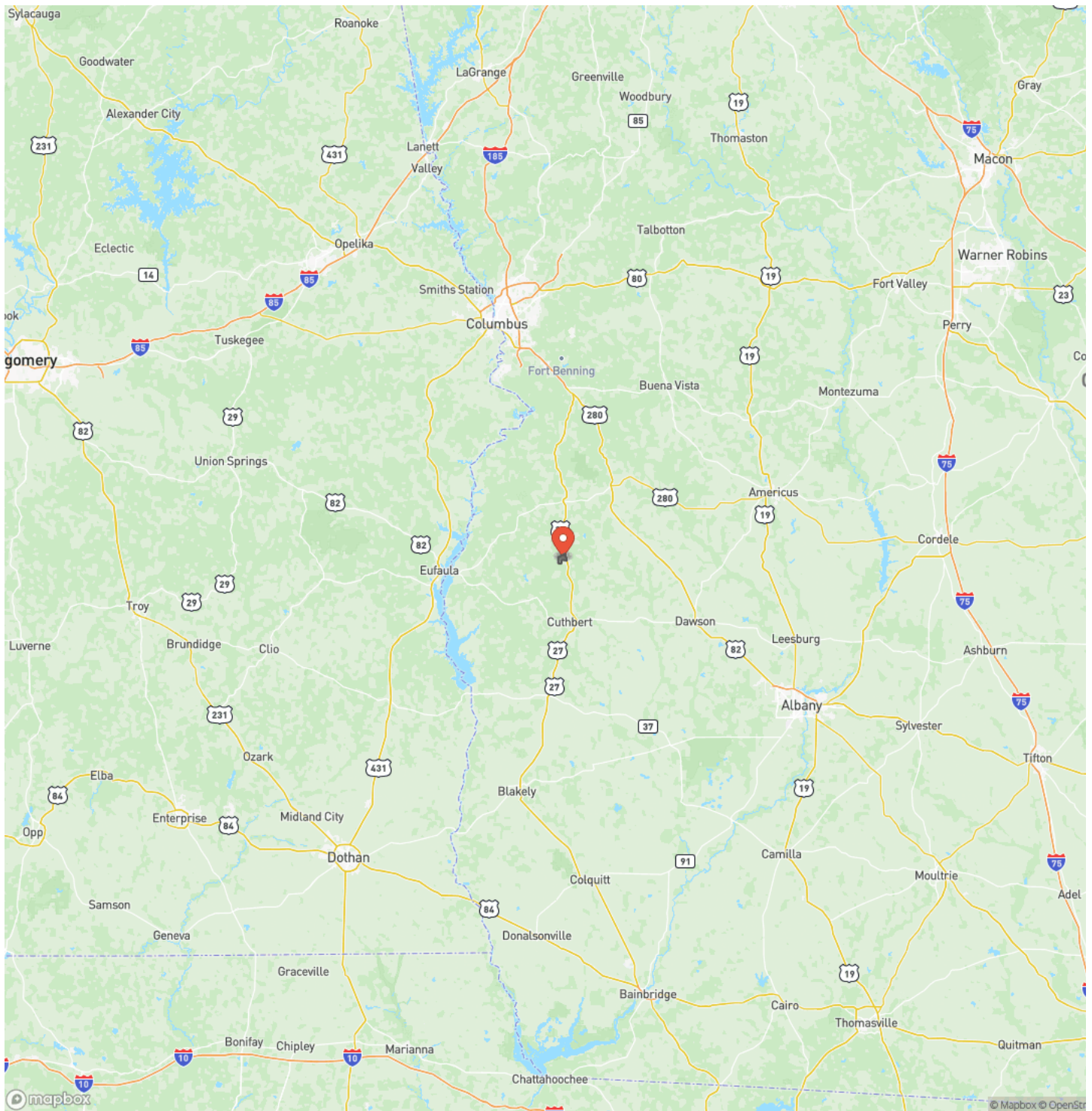
805 Ac Prime Recreational Timberland in Randolph Co., GA
Cuthbert, GA / Randolph County



Locator Map



Locator Map



Satellite Map



805 Ac Prime Recreational Timberland in Randolph Co., GA Cuthbert, GA / Randolph County

LISTING REPRESENTATIVE

For more information contact:



Representative

Gary Silvernell

Mobile

(334) 355-2124

Email

Gary@farmandforestbrokers.com

Address

City / State / Zip

NOTES

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NOTES

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing boundary lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the boundary lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the property lines. Seller is selling the property in an "as is" condition. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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