

FOR SALE MONROE COUNTY, GA

1,959 +/- ACRES | RECREATIONAL LAND



**MEAD
ROBERTS**



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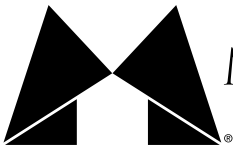
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HEATH MILLIGAN
PRINCIPAL
404.647.4999
heath@macallanre.com
1642 Powers Ferry Road SE, Suite 250
Marietta, Georgia 30067

JOHN REX FUQUA
LAND SPECIALIST
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johnrex@macallanre.com
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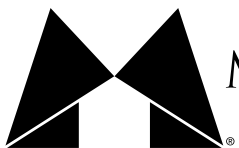


OPPORTUNITY

Macallan Real Estate is pleased to present The Mead Roberts Tract, 1,959 acres of recreational land, located in Monroe County, Georgia, just outside the town of Forsyth. The Mead Roberts Tract is a rare opportunity to purchase one of the largest and most diverse properties in the county. This property exemplifies seclusion without taking you far from home.

Mead Roberts offers 2.7 miles of frontage on the Towaliga River, multiple creeks, a 7-acre lake, large food plots, mature planted pines, upland hardwoods, and miles of interior road. The property supports a healthy population of game and would make a perfect hunting retreat, or getaway, for any outdoor enthusiast.

The proximity to Interstate 75, Macon, and Atlanta makes the Mead Roberts Tract ideal for anyone traveling to and from the property.



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PROPERTY OVERVIEW

The Mead Roberts Tract has been incredibly well maintained and features a beautiful mix of mature planted pines and natural hardwoods.

The timber, combined with multiple well-established food plots, provides excellent habitat for the deer and turkey that cover the property.

With 2.7 miles of frontage on the Towaliga River, 1.2 miles on Eightmile Creek, and a stocked 7-acre pond, Mead Roberts offers a unique mix of recreation, timber, and river frontage.



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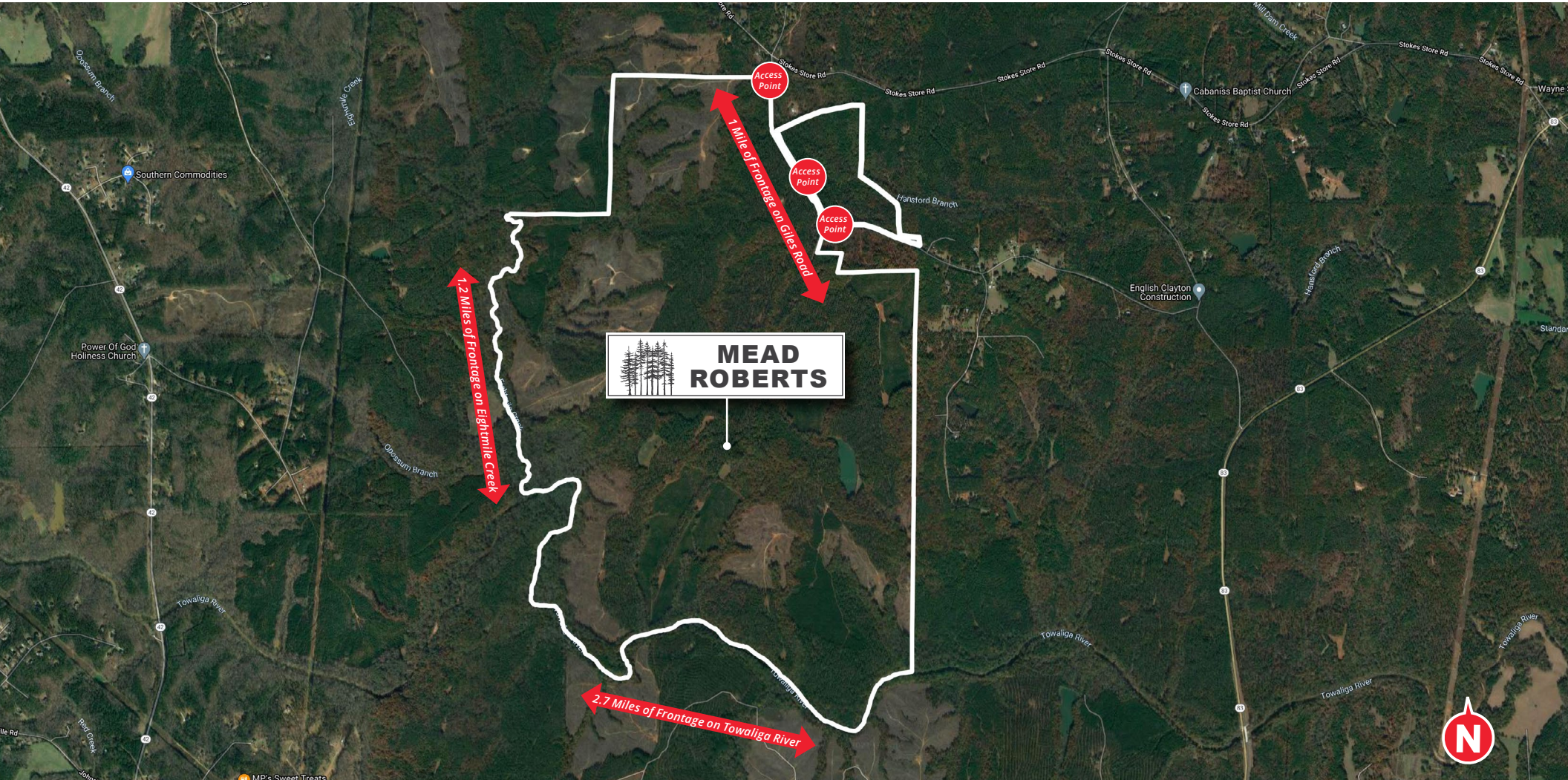
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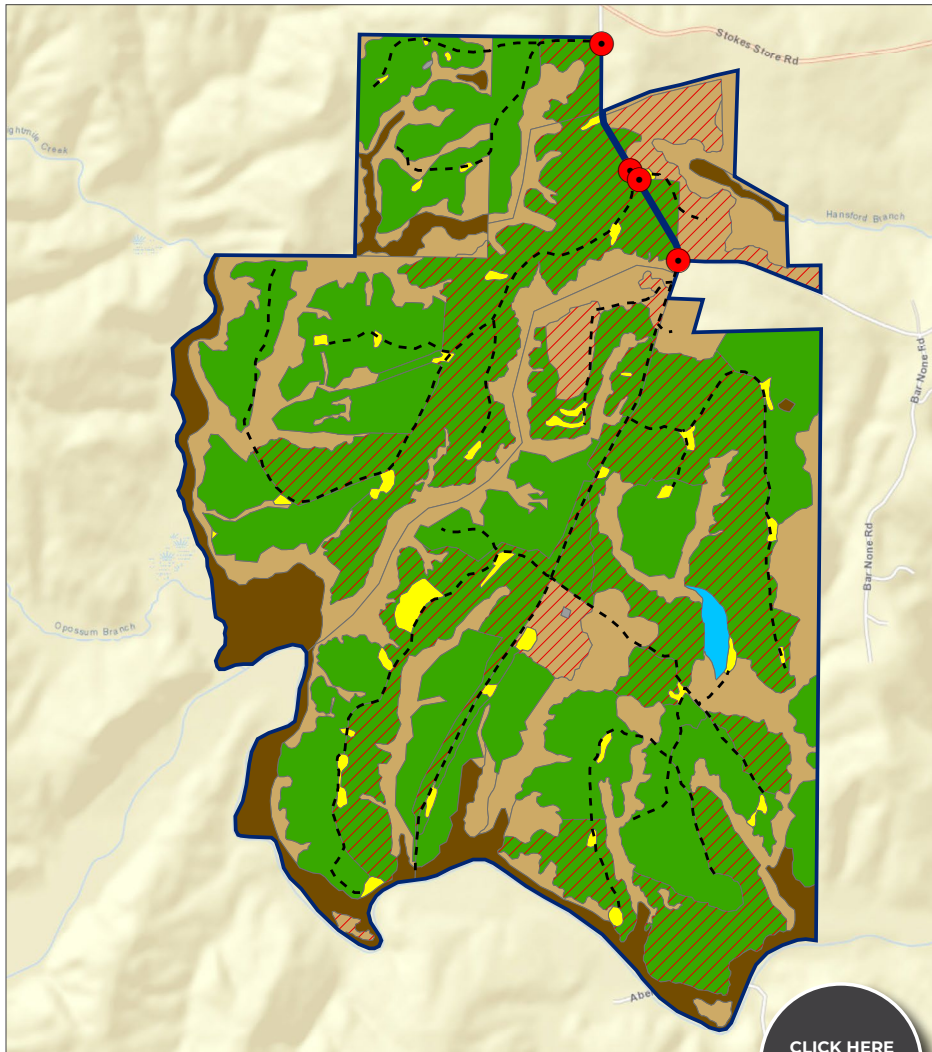
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TIMBER MAP

The Mead Roberts Tract is covered with beautifully manicured timber, that not only provides wonderful habitat for wildlife, but also gives the property substantial timber value and potential cash flow.



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AREA OVERVIEW

The Mead Roberts Tract is located just east of Forsyth, GA, which is the county seat of Monroe County. The property is mostly surrounded by undeveloped rural timber and recreational land.

The area is well known as an outdoorsman's hotspot, especially with hunting and fishing. In fact, two of the biggest bucks on Georgia Outdoors News' all-time top ten list were taken in Monroe County.

The property is less than 10 miles from Juliette Lake and High Falls State Park, both of which are known for great fishing and include species such as largemouth bass, striped bass, crappie, and white bass.



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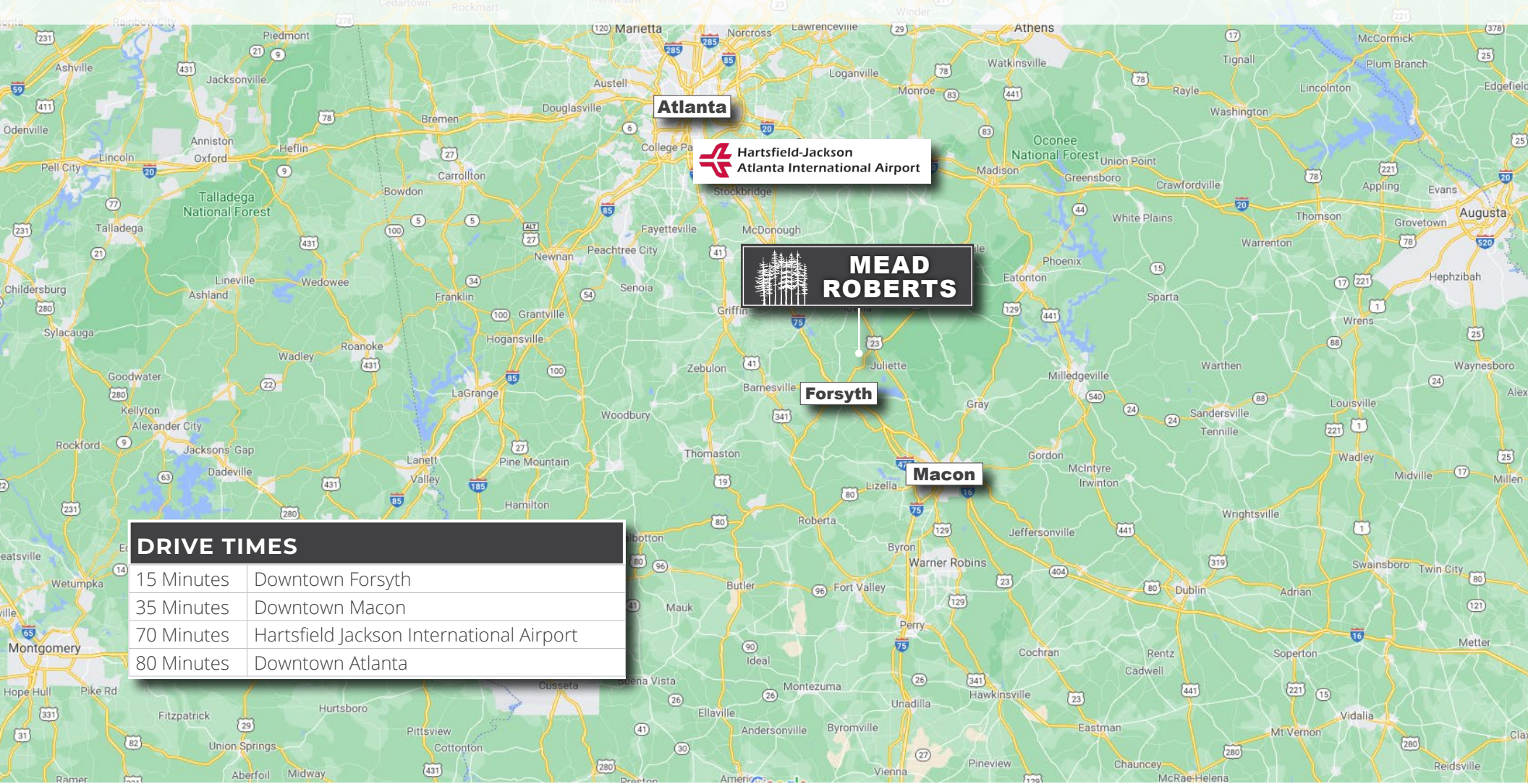
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DRIVE TIMES	
15 Minutes	Downtown Forsyth
35 Minutes	Downtown Macon
70 Minutes	Hartsfield Jackson International Airport
80 Minutes	Downtown Atlanta



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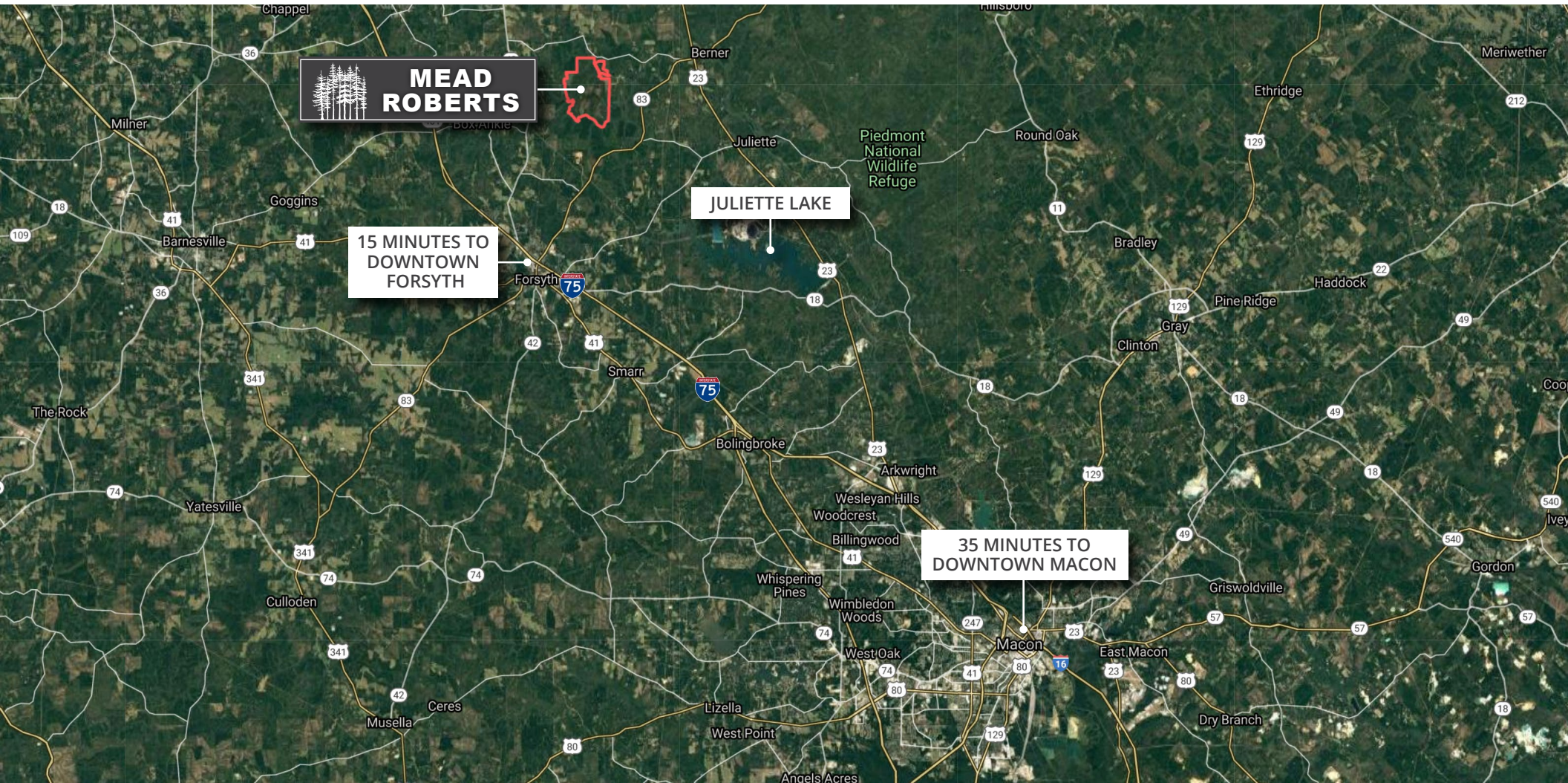
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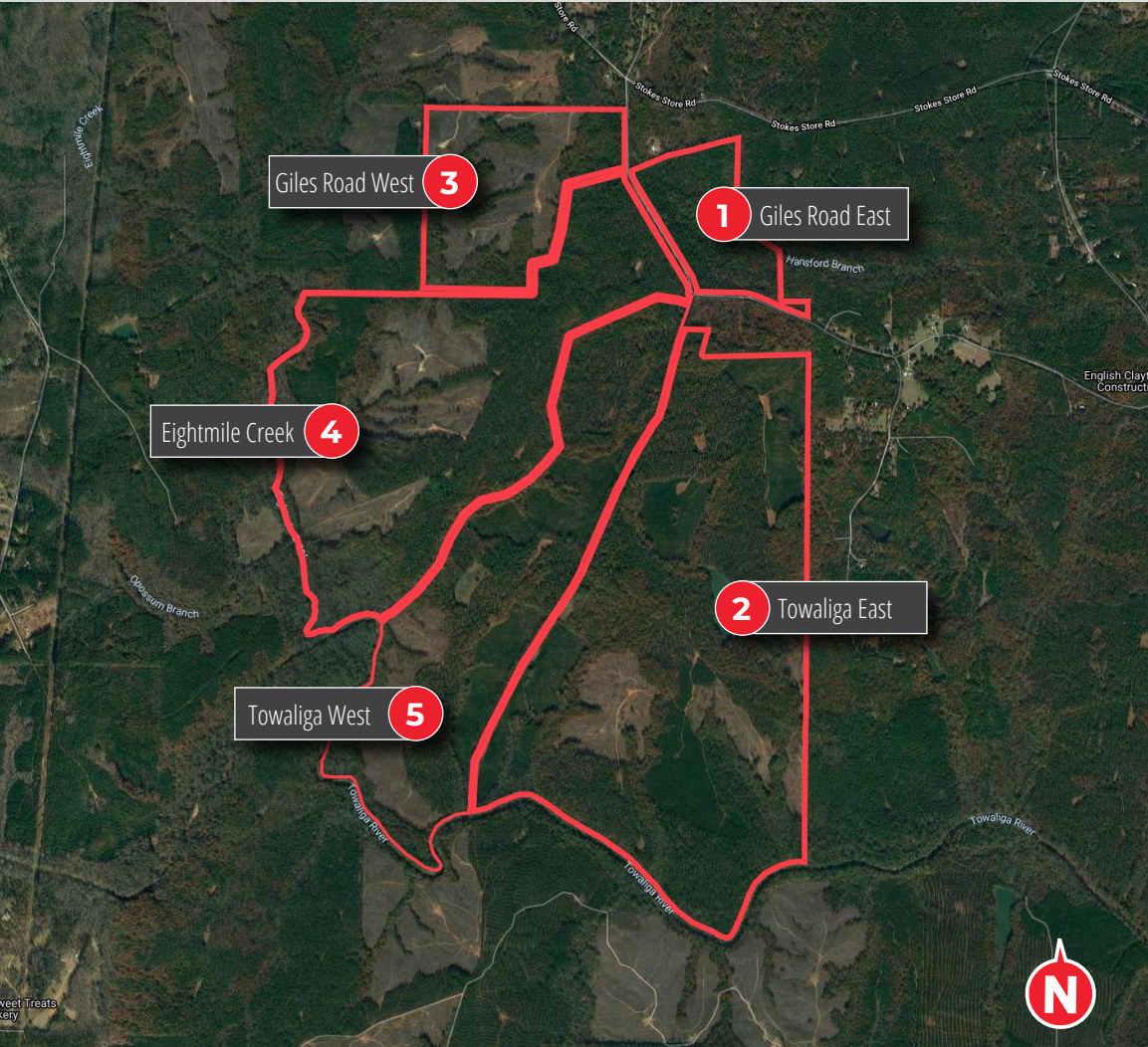
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PARCEL INFORMATION

Macallan Real Estate is pleased to present The Mead Roberts Tract in five different parcels.

Please see the parcel map and parcel information below.

PARCEL	LOCATION	ACRES	PRICE	PRICE/ACRE
1	Giles Road East	90 +/-	\$414,678	\$4,600
2	Towaliga East	759 +/-	\$2,962,095	\$3,900
3	Giles Road West	175 +/-	\$587,756	\$3,350
4	Eightmile Creek	533 +/-	\$2,106,268	\$3,950
5	Towaliga West	400 +/-	\$1,452,368	\$3,625



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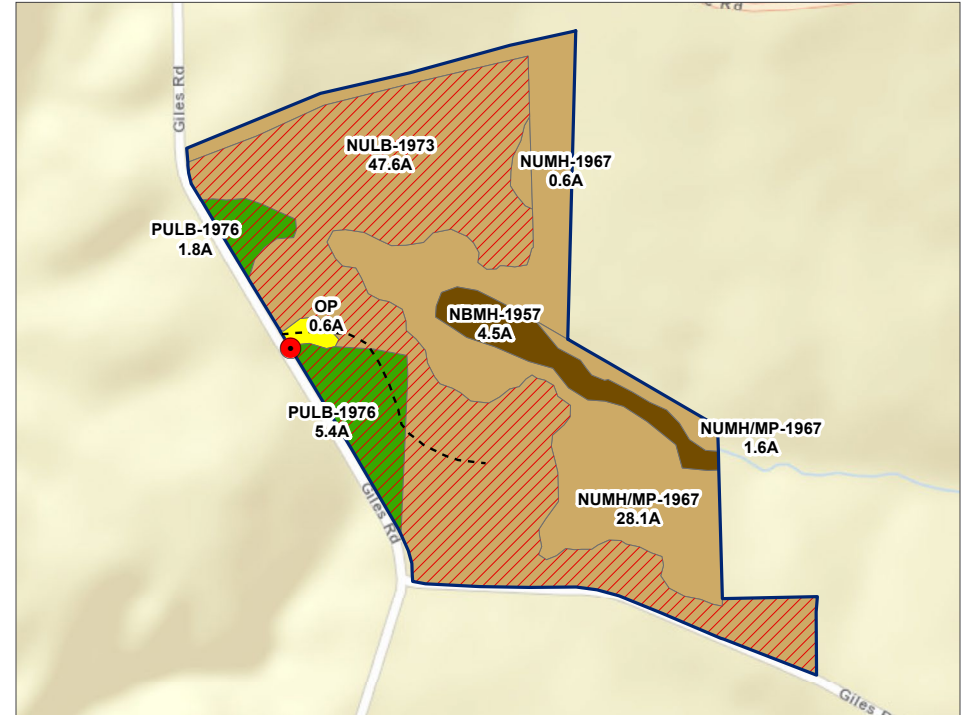
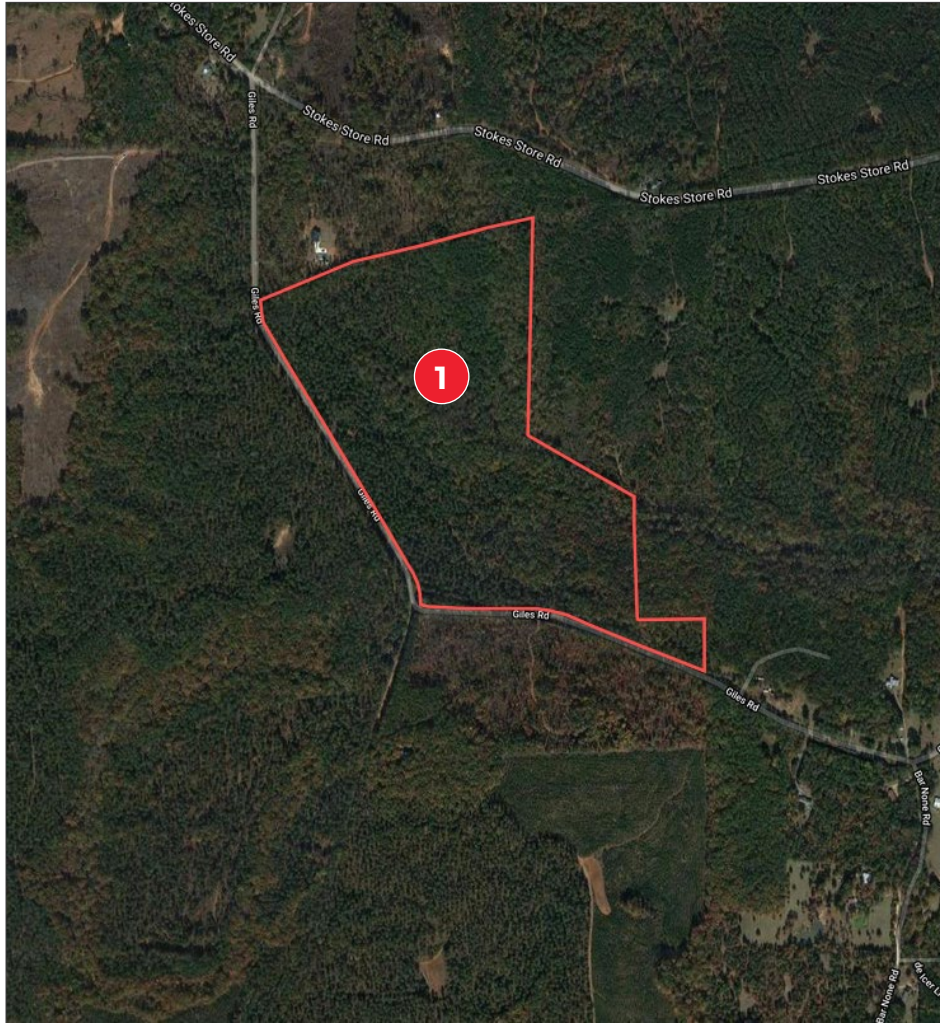
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GILES ROAD EAST | PARCEL 1



GILES ROAD EAST | PARCEL 1

- 90 +/- Acres
- 3,168 +/- Feet of frontage on Giles Road
- Hansford Branch Creek begins in the middle of the property and runs eastward onto a neighboring property
- Beautiful mix of mature upland hardwoods, bottomlands and thinned pine trees
- **List Price: \$414,678 (\$4,600/Acre)**



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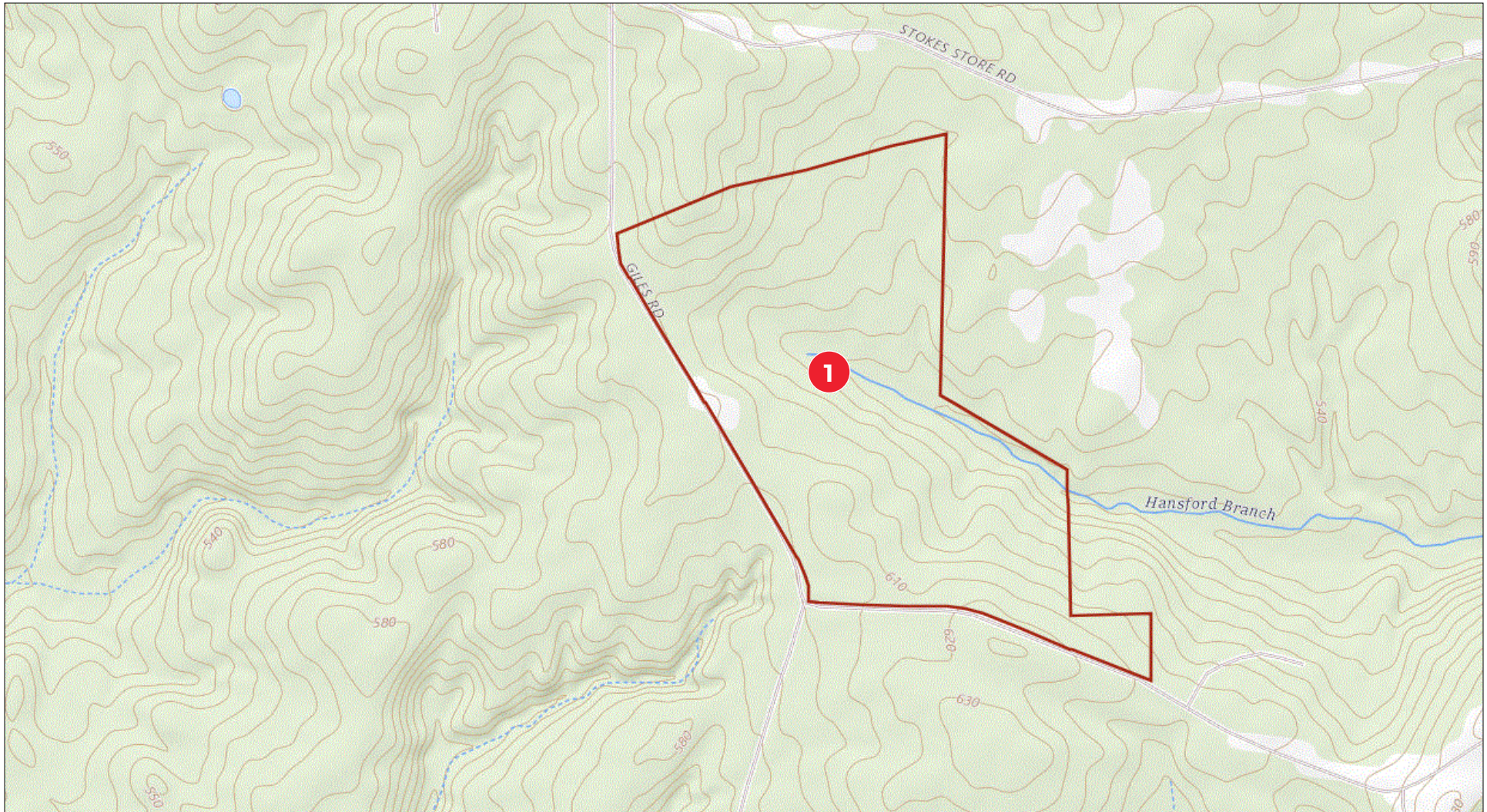
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GILES ROAD EAST | PARCEL 1



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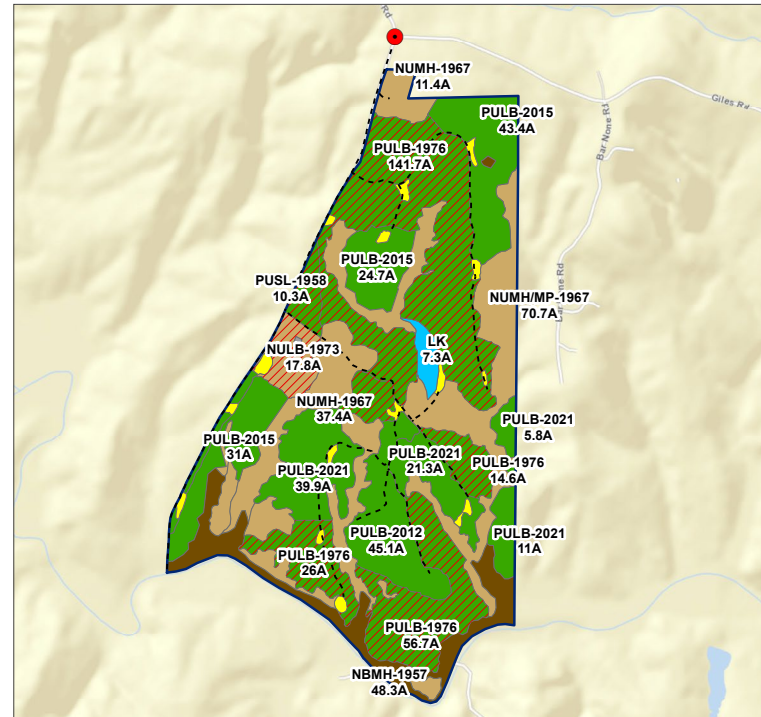
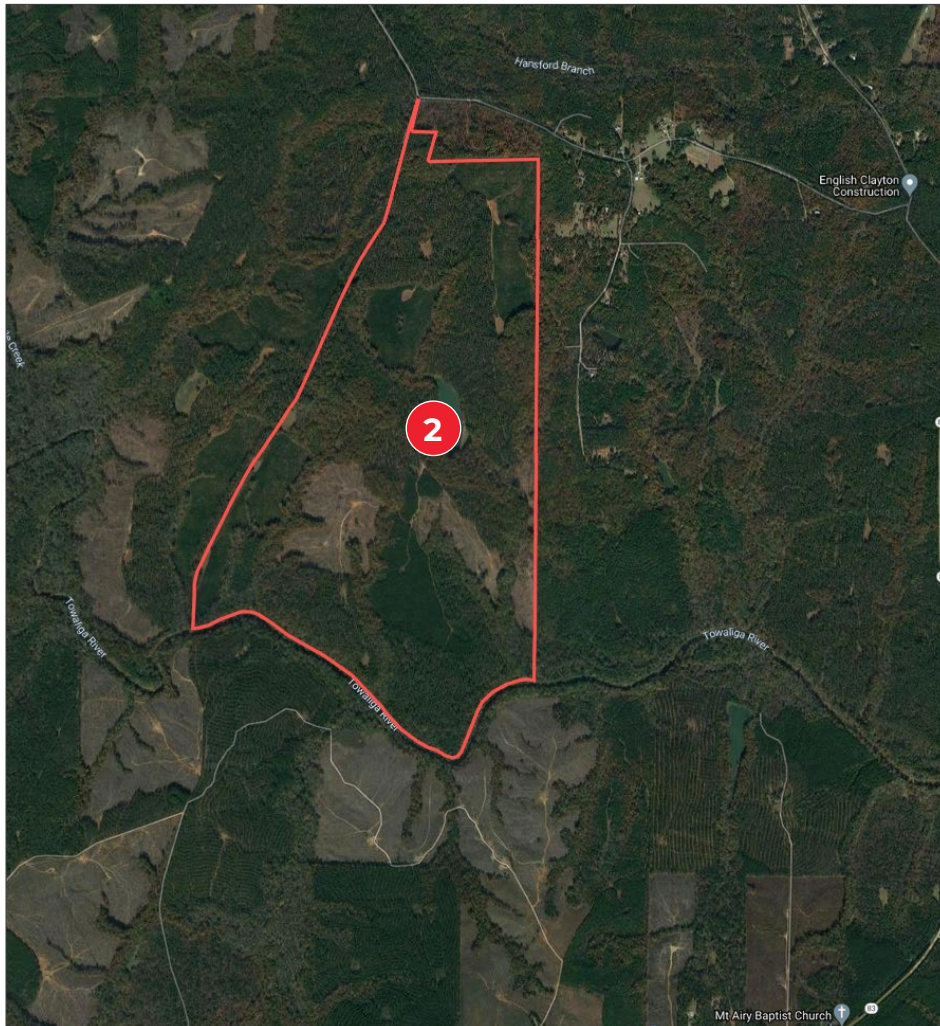
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TOWALIGA EAST | PARCEL 2



TOWALIGA EAST | PARCEL 2

- 759 +/- Acres
- 1.25 +/- Miles of frontage on Towaliga River
- 7 +/- Acre lake stocked with bass
- Multiple well maintained food plots
- Well maintained road system
- Beautiful mix of mature upland hardwoods, bottomlands and thinned pine trees

• **List Price: \$2,962,095 (\$3,900/Acre)**



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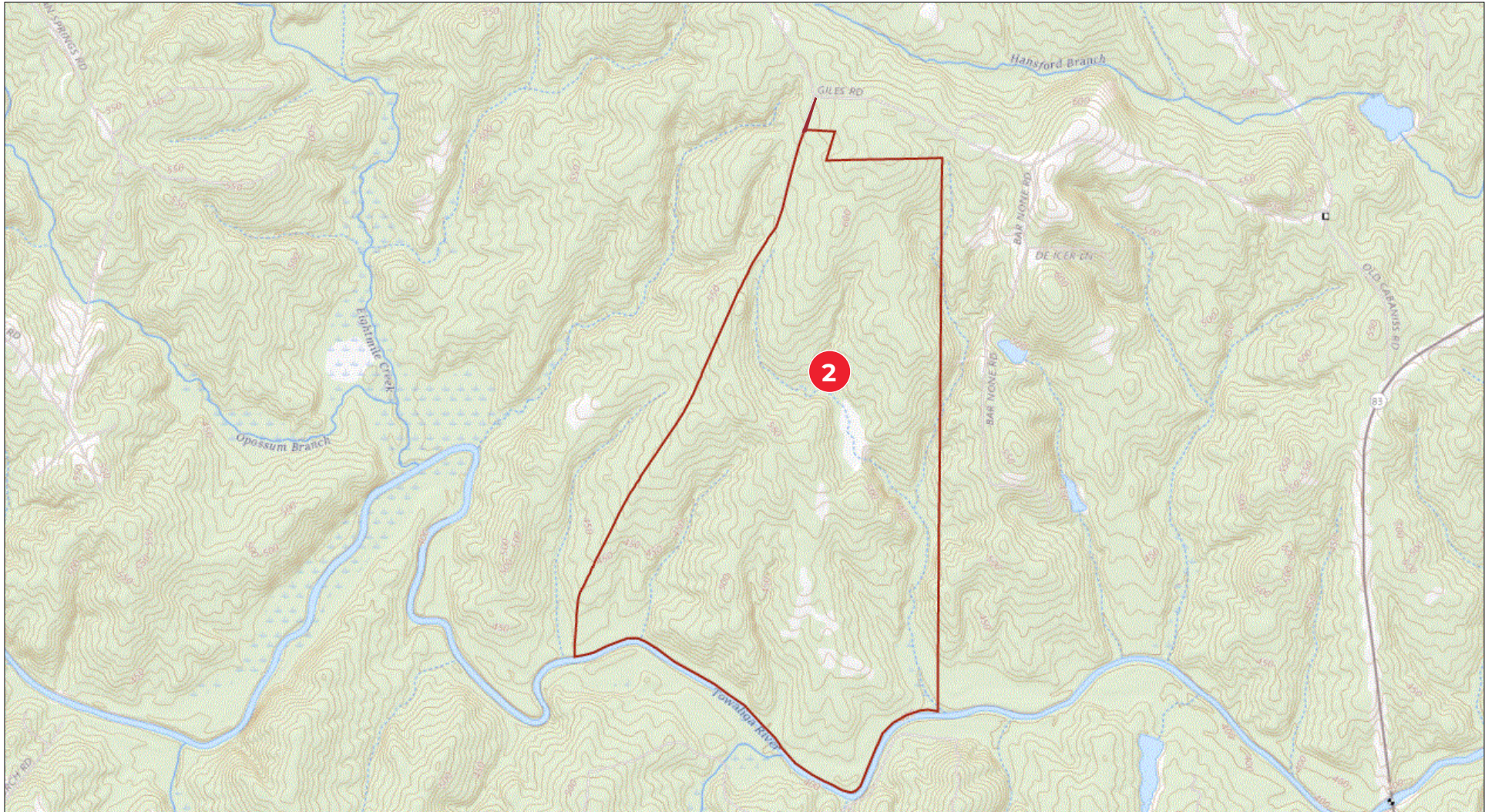
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TOWALIGA EAST | PARCEL 2



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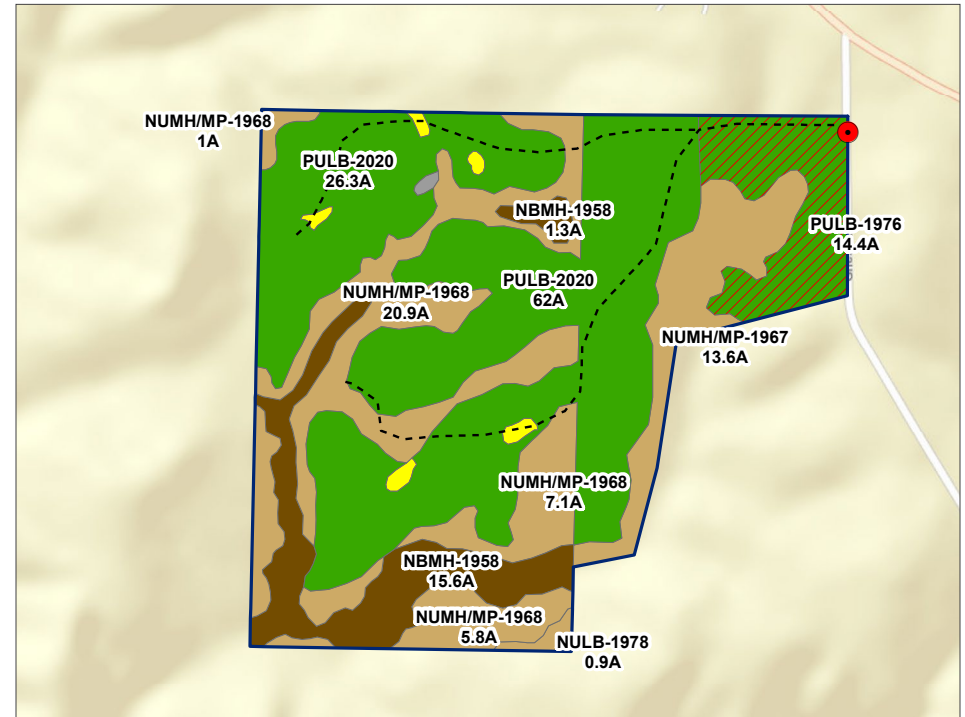
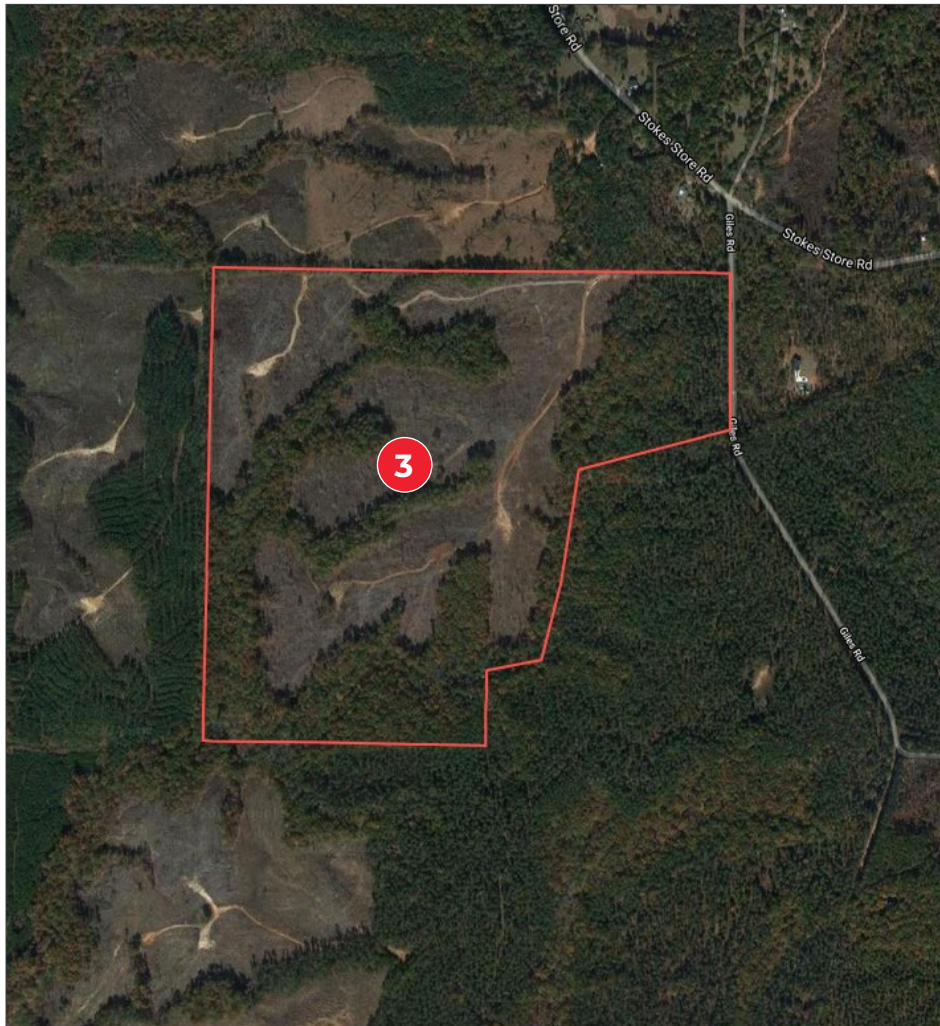
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GILES ROAD WEST | PARCEL 3



GILES ROAD WEST | PARCEL 3

- 175 +/- Acres
- 1,000 +/- Feet of frontage on Giles Road
- Multiple established food plots
- Well maintained internal road system
- **List Price: \$587,756 (\$3,350/Acre)**



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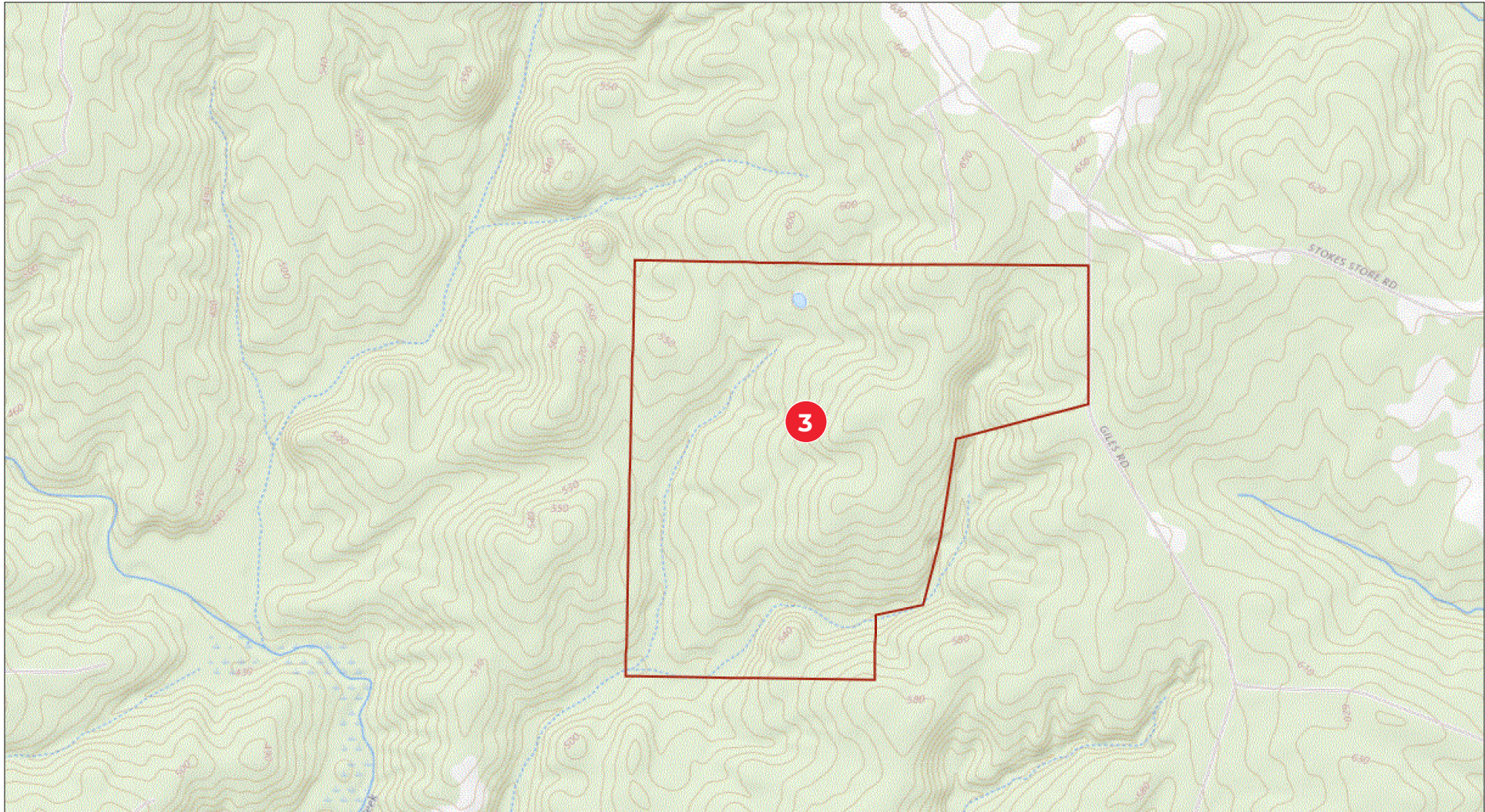
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GILES ROAD WEST | PARCEL 3



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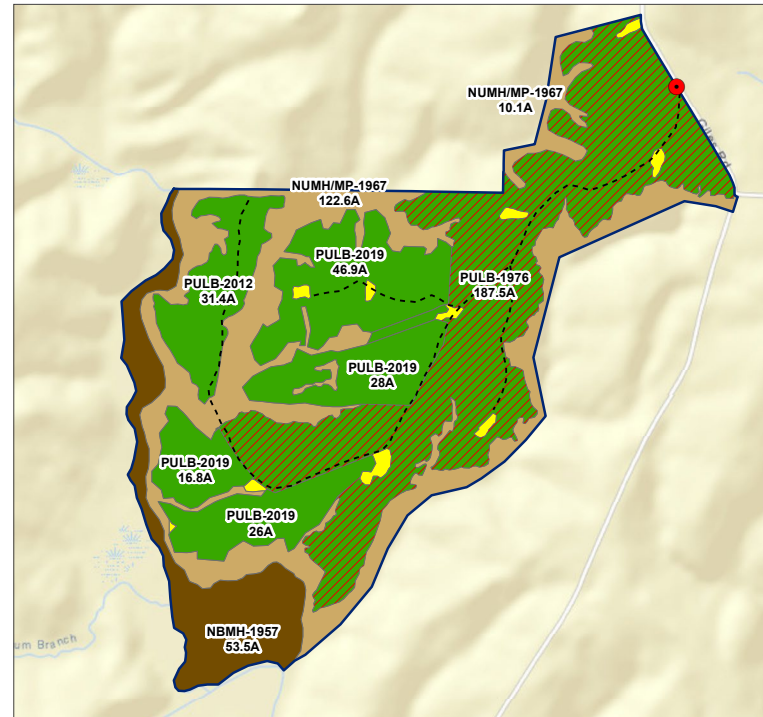
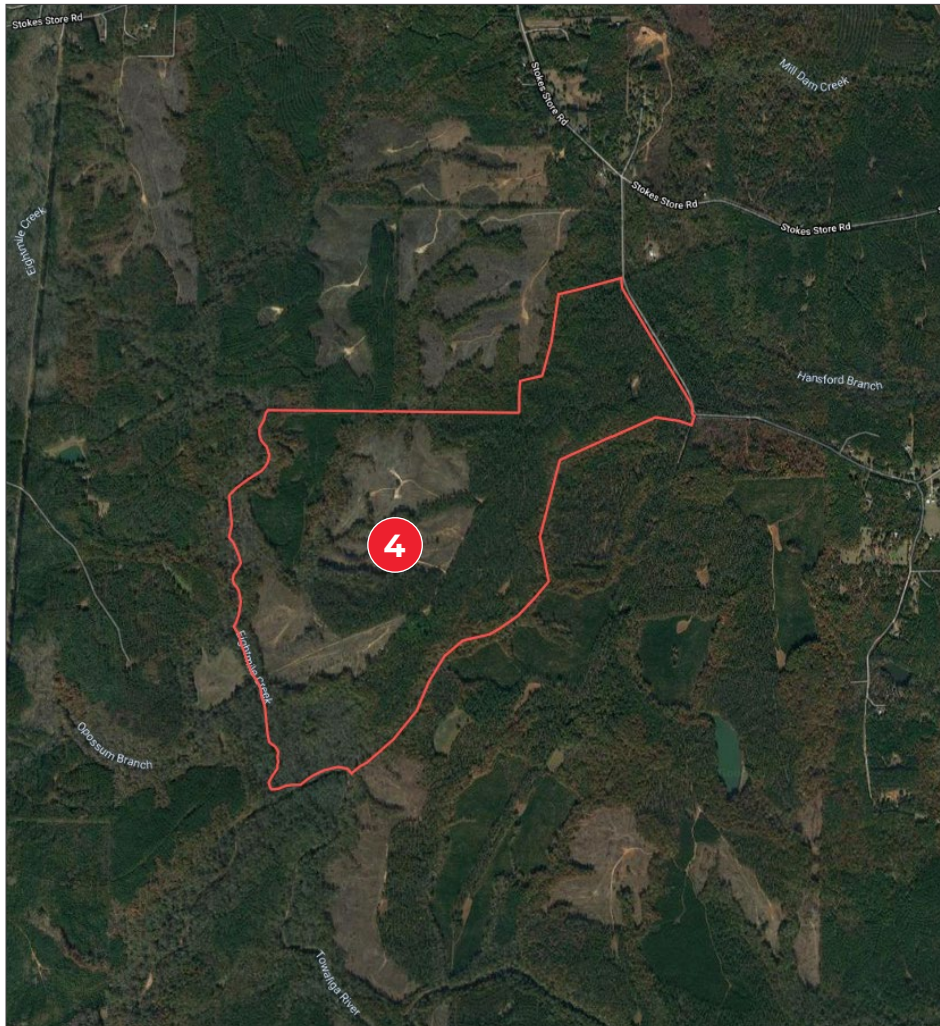
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EIGHTMILE CREEK | PARCEL 4



EIGHTMILE CREEK | PARCEL 4

- 533 +/- Acres
- 1,584 +/- Feet of frontage on Giles Road
- 2,100 +/- Feet of frontage on Eightmile Creek
- 700 +/- Feet of frontage on Towaliga River
- Multiple established food plots
- Well maintained internal road system
- **List Price: \$2,106,268 (\$3,950/Acre)**



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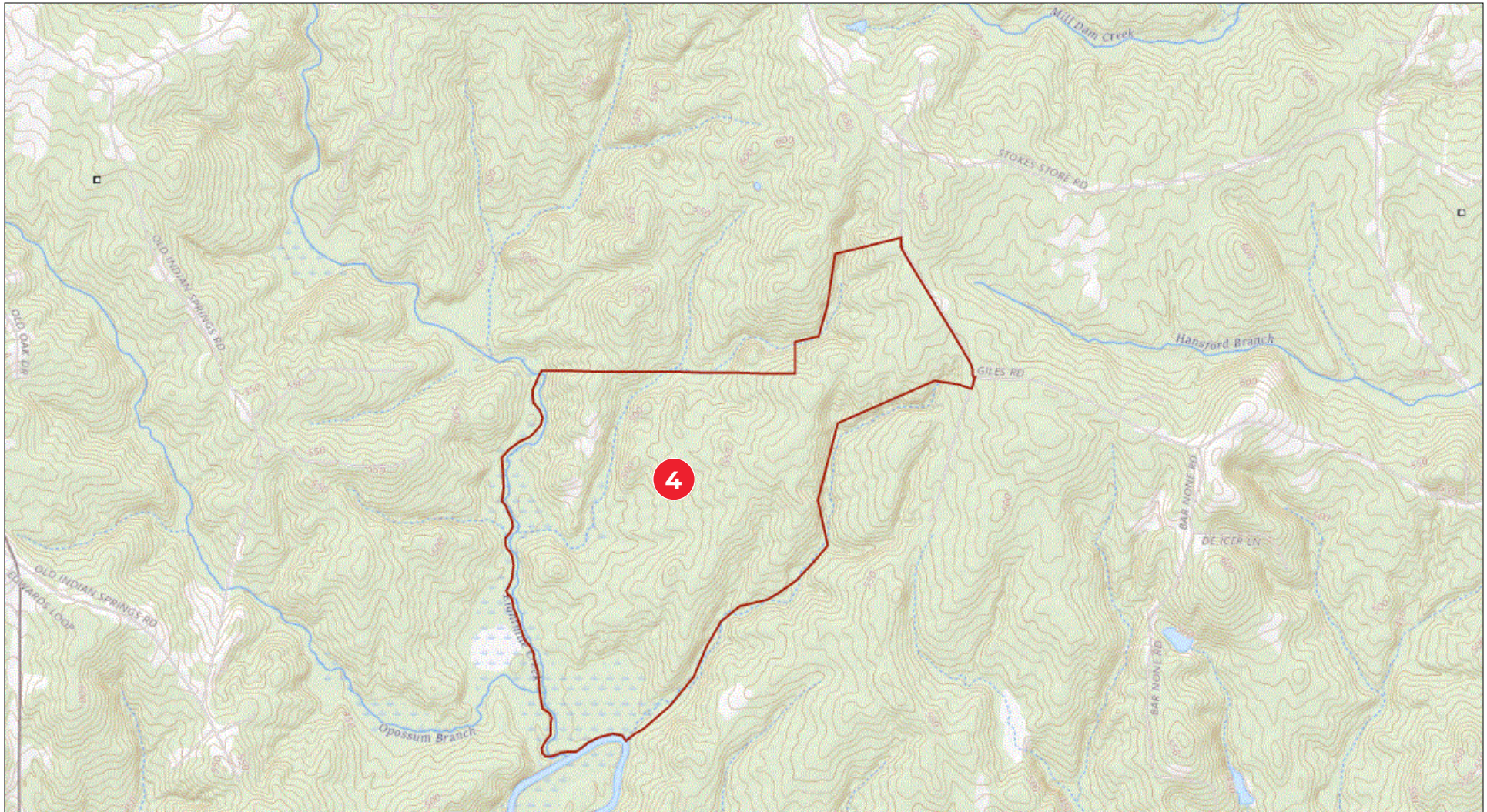
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EIGHTMILE CREEK | PARCEL 4



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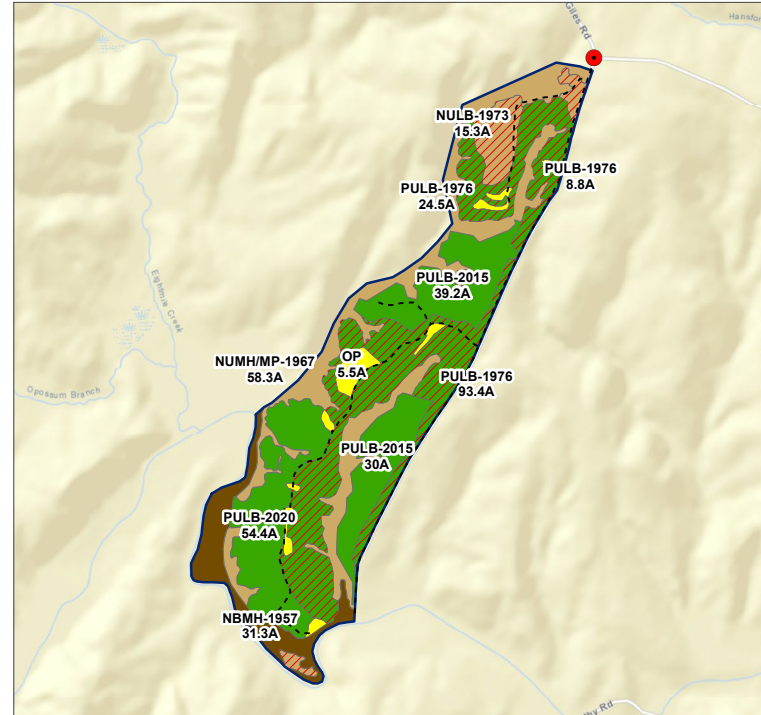
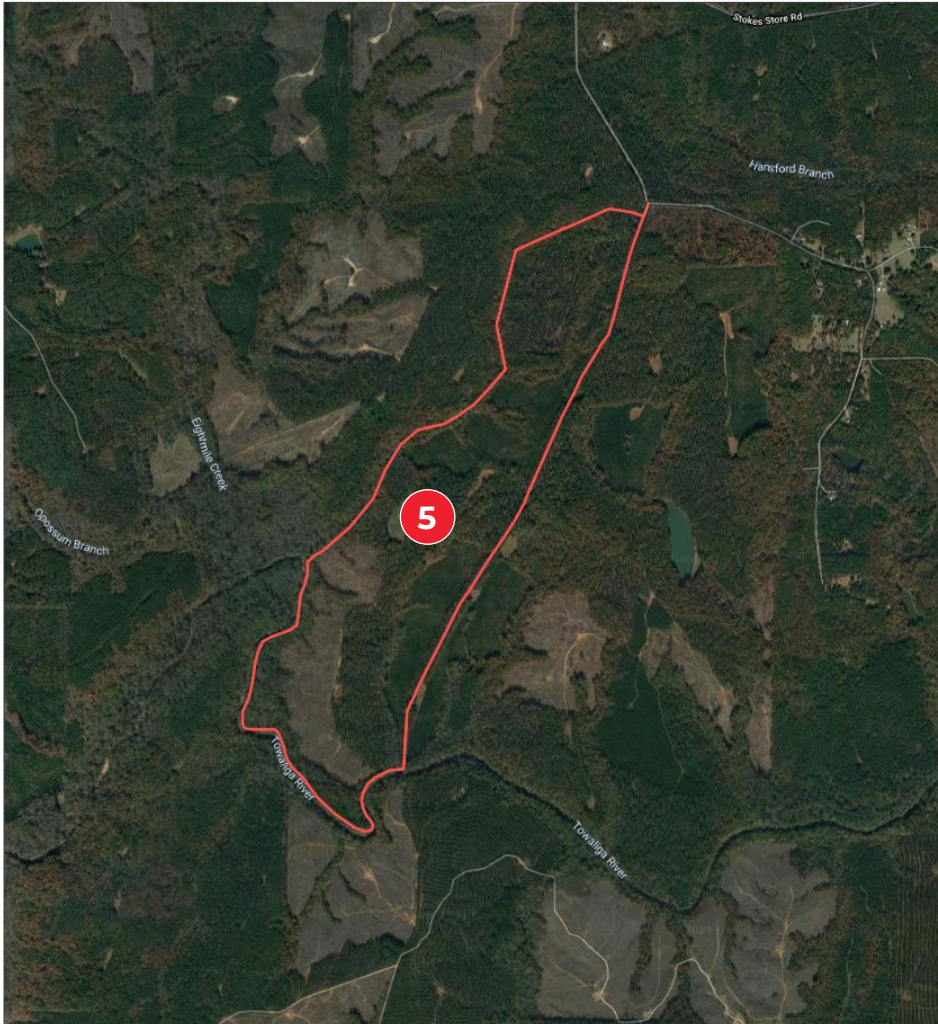
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TOWALIGA WEST | PARCEL 5



TOWALIGA WEST | PARCEL 5

- 400 +/- Acres
- 315 +/- Feet of frontage on Giles Road
- 1.5 +/- Miles of frontage on Towaliga River
- Multiple well maintained food plots
- Well maintained Internal road system
- Beautiful hardwood bottoms along Towaliga River
- Mix of mature planted pines and younger pine stands
- **List Price: \$1,452,368 (\$3,625/Acre)**



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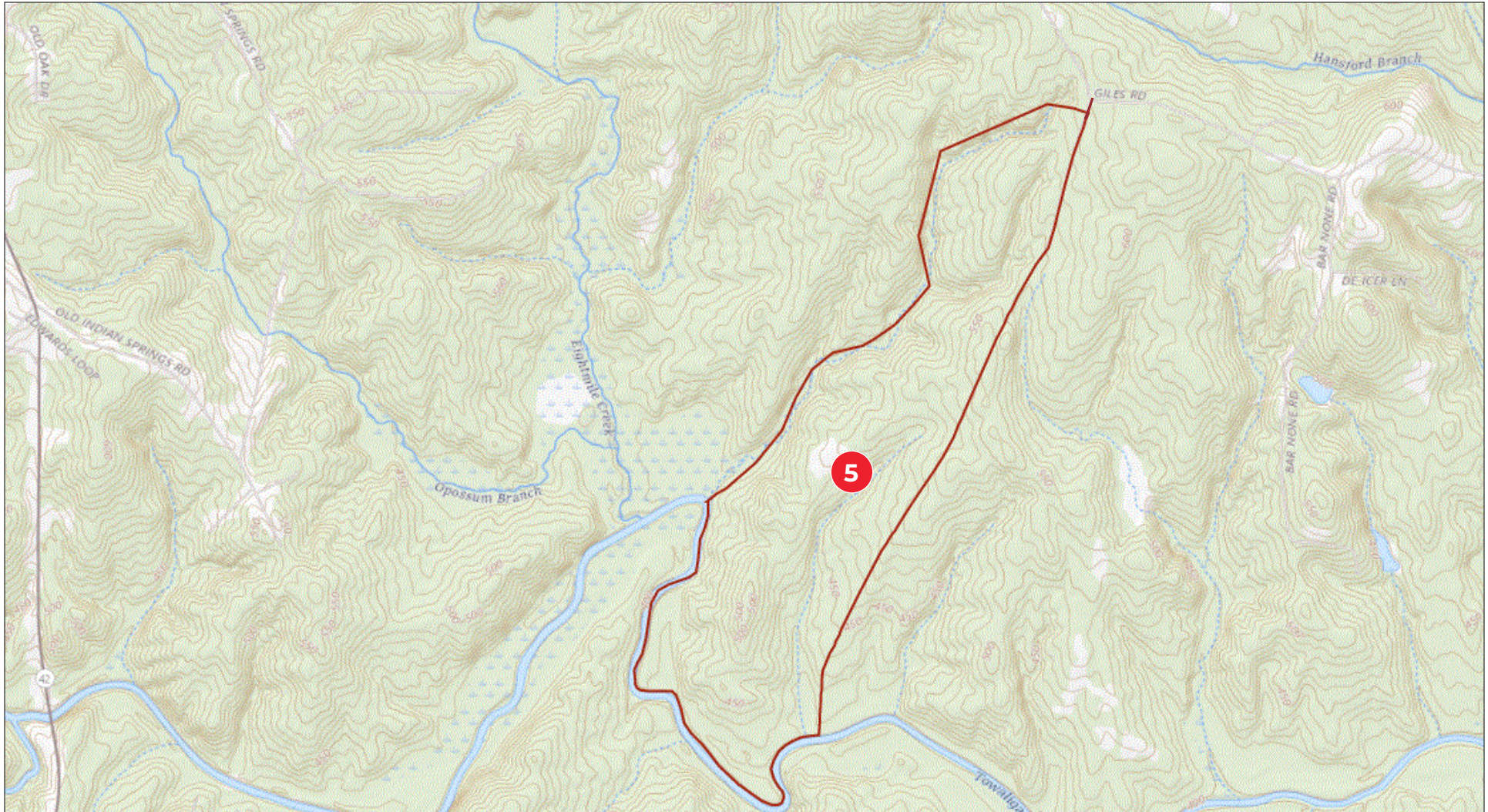
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TOWALIGA WEST | PARCEL 5



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CONSERVATION EASEMENT

Due to the convergence of multiple freshwater sources and a large environmental significance of the Mead Roberts Tract, the future owner may want to consider a conservation easement on the property.

An easement would serve to protect the land in perpetuity and potentially offset future federal and state income taxes.



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