

FOR SALE

716 ACRES OF PRIME HUNTING LAND

RIVER PINES
WOODBURY, GA



MACALLAN
REAL ESTATE

Information is deemed from reliable sources. No warranty is made as to its accuracy.

HEATH MILLIGAN
PRINCIPAL

404.647.4999

heath@macallanre.com

1642 Powers Ferry Road SE, Suite 250

Marietta, Georgia 30067

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INTRODUCTION

Macallan Real Estate is pleased to present River Pines Plantation, 716 acres of pristine hunting land, located in Meriwether County, GA just outside the town of Woodbury. River Pines is a truly unique opportunity to own one of the most mature and diverse hunting tracts in the State of Georgia.

Located just over an hour south of Atlanta, River Pines offers mature pine plantations, well maintained food plots, 2 ponds, a custom built cabin, horse stables and other substantial improvements. The property boasts a very healthy wildlife population including trophy deer, turkey and quail.



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PROPERTY FEATURES

- 716 Acres
- Zoned a mix of RD "Rural Development" A1 "Agricultural" in Meriwether County, GA
- 1.5 +/- Miles of Pappy's Creek runs through property
- 1.2 Miles of Frontage on State Route 85/74
- 5,000+ of Frontage on Woodbury Hwy 74
- 4 Access points: 3 on SR 85/74 and 1 on Woodbury Hwy
- 2 Lakes/Ponds ranging in size from .5 acre to 1.7 acres
- 3,500 Square Foot Custom Built Cabin with underground power
- Horse Stables with Dog Kennels
- Miles of interior dirt and paved roads
- Over \$1,000 an acre in timber value
- Well maintained wildlife population including trophy deer, turkey, and more



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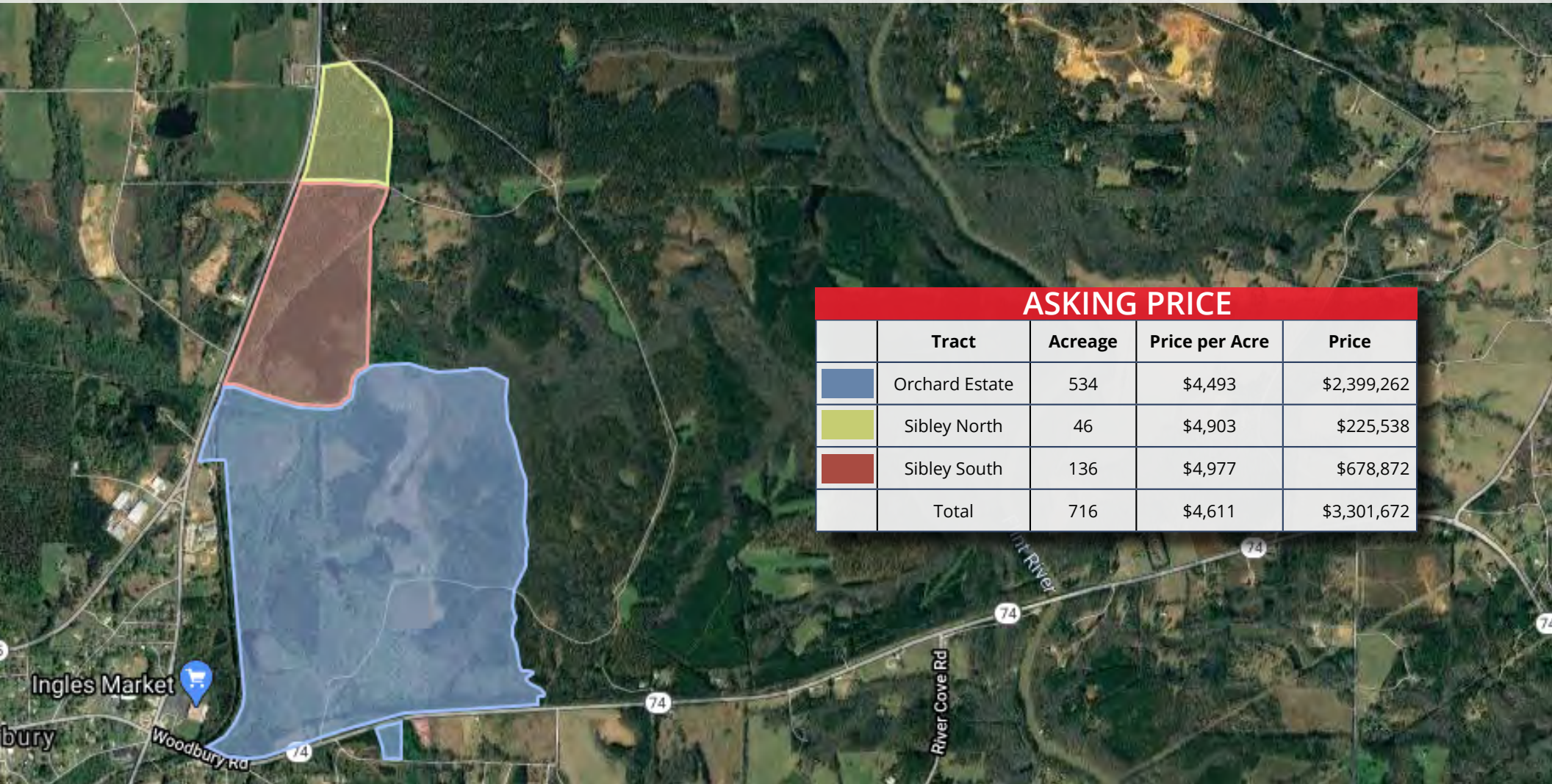
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ASKING PRICE

	Tract	Acreage	Price per Acre	Price
	Orchard Estate	534	\$4,493	\$2,399,262
	Sibley North	46	\$4,903	\$225,538
	Sibley South	136	\$4,977	\$678,872
	Total	716	\$4,611	\$3,301,672



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DRIVE TIMES	
1 Hour 15 Minutes	Atlanta, Georgia
1 Hour 15 Minutes	Macon, Georgia
1 Hour	Hartsfield-Jackson Airport
1 Hour	Columbus, Georgia



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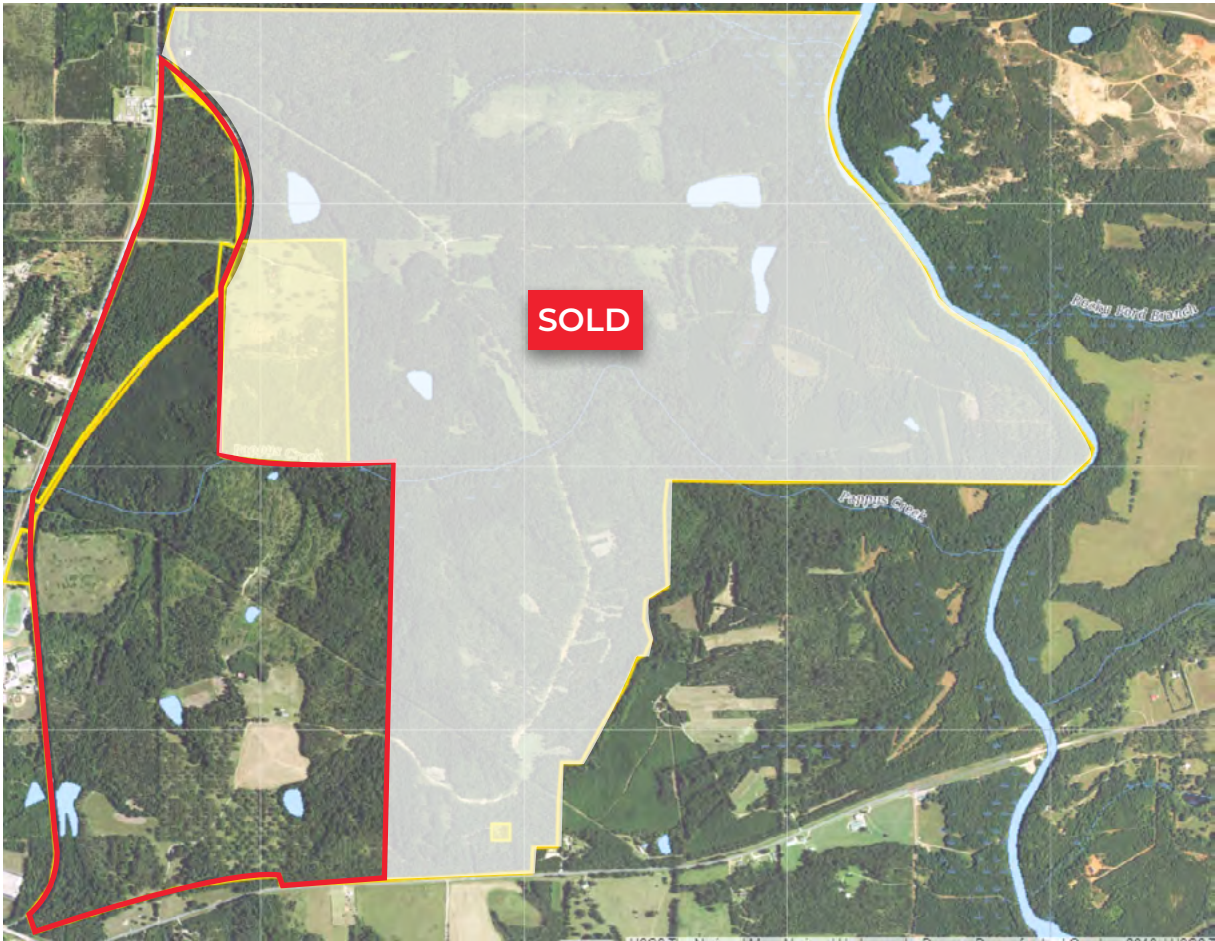
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CUSTOM BUILT CABIN

- 4 Bedrooms
- 3.5 Baths
- Built in 1999
- 3,000 + SF
- Exposed Beams
- Wood Floors
- Finished Basement
- Front and Back Porches
- Underground power

Additional Improvements to the property include: a 3 bed 1 bath cabin built in 1910, and a horse barn complete with 6 horse stables and 8 dog kennels.



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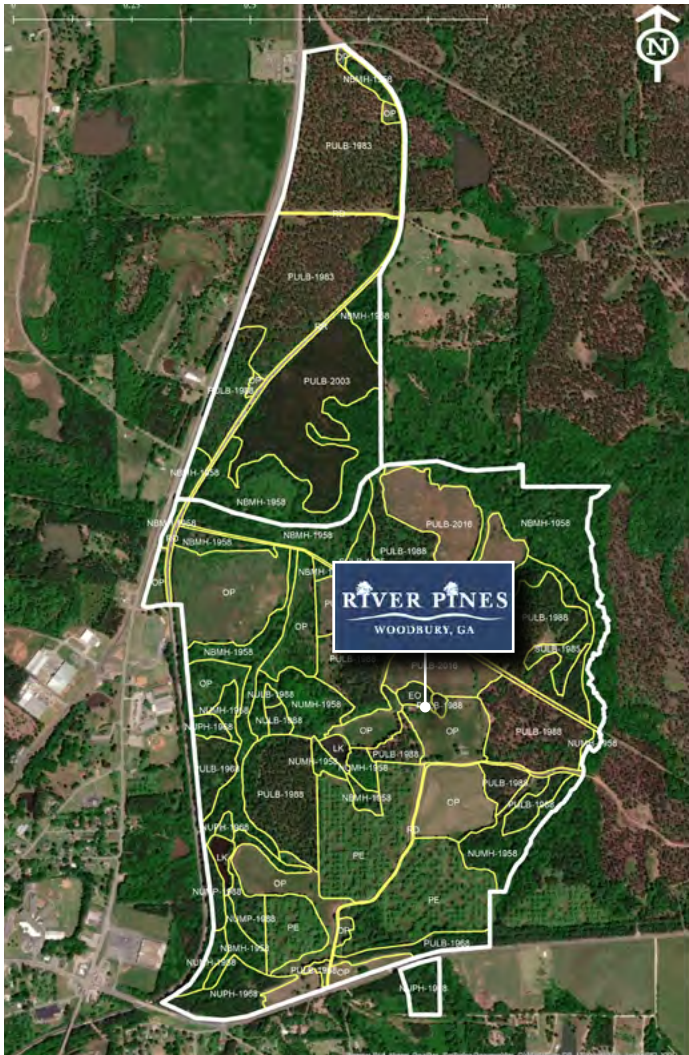
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LAND USES	
TYPE	ACRES
Pine Plantation - Merchantable	262
Pine Plantation - Premerchantable	55
Natural Pine	82
Bottomland Hardwood	120
Pecan Orchard	71
Food Plots and Fields	103
Ponds (2)	5
Other Non Forest	17
TOTAL	716



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TIMBER VOLUMES

Timber Volumes are based off a 2019 cruise, and have been adjusted for subsequent harvesting and annual growth to an effective date of 1/1/2021.

Merchantable Volume	Tons	Premerchantable Plantations	Acres
Pine Pulpwood (includes topwood)	8,812	2016 Loblolly	55
Pine Chip N Saw	4,004		
Pine Sawtimber	13,294		
Hardwood Pulpwood	8,755		
Hardwood Sawtimber	6,908		



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WILDLIFE AT RIVER PINES

For decades, River Pines has been thoughtfully managed for all types of wild game, including trophy Whitetail Deer, turkey, and Bobwhite Quail. Additionally, there are several ponds along the Flint River that are consistently filled with migratory birds including duck and geese. Over the years, River Pines and neighboring property owners have utilized best QDMA practices in managing their deer population, consistently harvesting 150"+ class bucks.



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