



# FLYNN HUNTING & TIMBER PROPERTY IN LEE COUNTY GA

MILLER RD  
LEESBURG, GA 31763

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# Property Overview



**Sale Price** **\$1,450,400**

## OFFERING SUMMARY

**Acreage:** **196 Acres**  
**Price / Acre:** \$7,400  
**City:** Leesburg  
**County:** Lee  
**Property Type:** Hunting Recreation  
Timber

## PROPERTY OVERVIEW

The aesthetic Flynn Farm is a prime hunting property and gentleman's farm in highly sought after Lee County GA. It is located near the Flint River, and adjacent to the famed Senah Plantation in southeast Lee. Consisting mostly of fire-maintained mature longleaf and slash pines interspersed with pockets of cypress and pine bottoms together with pockets of upland oaks, the Flynn Farm is unquestionably one of Lee County's finest hunting properties under 500 acres. The intensive deer and wild quail management has resulted in a pure wildlife haven. The deer herd has been on a constant protein feeding program since 2017, and the wild quail are regularly fed via a network of feed trails throughout the property. The early successional understory habitat on this property is perhaps one of the most lush and diverse understories found in southwest Georgia, and the deer, quail, and turkey flourish with abundant forage and cover. Improvements include a new enclosed and wired barn/storage building that could be converted to a bunkhouse, a new pole barn, a new well, a restored antique hand pump well, a road and trail network, and power. The presence of mature longleaf and wiregrass, cypress ponds, gopher tortoises, plus residential development pressure in southern Lee County makes the Flynn Farm an ideal candidate for a permanent conservation easement or the Wetlands Reserve Program. The property is NOT under a conservation easement or a conservation use assessment, so residential development is a viable option.



# Property Description



## PROPERTY DESCRIPTION

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Underneath the mature pine are two-year-old longleaf planted primarily in natural openings and areas of lighter stocking. In addition to the mature timber, there is 45 acres of 1999 Planted Slash Pine ready for a 2nd thinning when you are, and numerous wildlife openings and food plots throughout the property.

There are approximately 9 openings across the property totaling 9 acres and ranging in size from 0.2 acres to 2.7 acres. The openings are a mix of native weeds for quail brood habitat, planted fields for deer and quail, and wild openings for cover and miscellaneous wildlife habitat. The largest field along the north property line has been successfully planted in the past for dove hunting. The owner has also enjoyed some successful duck hunting on the property, specifically in the cypress bottom along the west property line.

The deer hunting pressure is very low, as the owner is primarily a quail hunter. The deer protein feeding program has been hugely successful, as evidenced by the countless past and current trail camera photos. There is a sustained and healthy population of wild quail, as well as turkey. A typical quail hunt on the property on foot is a two-hour hunt, and 2 to 8 wild coveys per hunt is the norm. The owner typically hunts quail roughly every 10 days throughout the season.



# Complete Highlights



## PROPERTY HIGHLIGHTS

- The deer herd has been on a regular protein feeding program since 2017.
- A healthy wild quail population allows for +-10 wild quail hunts per year.
- Quail are regularly fed via a network of feed trails.
- Dove, turkey, and duck hunting.
- +-113 acres of fire maintained mature slash and longleaf and pine with pockets of Oak
- +-45 acres of 1999 Planted Slash Pine ready for a 2nd thinning.
- +-29 acres of Bottomland Cypress/Hardwood/Pine.
- +-9 acres of food plots and open land.
- Well built pole barns.
- Well built storage building that could be converted to a bunkhouse.
- New well, and an older well with a restored antique hand pump.
- Power on the property.
- Paved road frontage on Miller Rd.
- Thorough road and trail network.
- Lush understory with abundant wildlife forage and cover.
- Unique qualities such as wiregrass and gopher tortoises.
- Near the Flint River and adjacent to the famed Senah Plantation.
- Located in growing Lee County GA, one of Georgia's best trophy buck counties.
- The property is NOT in Conservation Use Assessment.
- The Flynn Farm is an ideal candidate for a permanent Conservation Easement.
- The seller will consider seller financing.



# Specifications & Features



## SPECIFICATIONS & FEATURES

<p>Land Types:</p>	<ul style="list-style-type: none"> <li>• Hunting &amp; Recreation Properties</li> <li>• Timberland</li> </ul>	<p>Potential Recreational / Alt Uses:</p>	<p>Southern Lee County GA has a strong demand for residential development, making the Flynn Farm ideal for that purpose, or ideal for a permanent conservation easement or applying for the Wetland Reserve Program.</p>
<p>Uplands / Wetlands:</p>	<p>+/-29 acres wetland/bottomland [+/-15%] [Source: National Wetlands Inventory]</p>		
<p>Soil Types:</p>	<p>Various loamy sands [see soil map]</p>		<p>Fire maintained Mature Slash and Longleaf and Loblolly Pine with some Oak [+/-113 ac]; Fire maintained 1999 Planted Slash Pine 1st Thinned in 2014 and ready for 2nd thin [+/-45 ac]; Bottomland Cypress/Hardwood/Pine [+/-29 ac]; Food Plots/Open [+/-9 ac]</p>
<p>Taxes &amp; Tax Year:</p>	<p>+/- \$5,460.16 2022 [source: qpublic tax estimator]</p>	<p>Land Cover:</p>	
<p>Zoning / FLU:</p>	<p>Ag [NOT in Conservation Use Assessment program]</p>		
<p>Lake Frontage / Water Features:</p>	<p>Several drains and cypress ponds, Flint River just 1.25 miles to the east.</p>		
<p>Water Source &amp; Utilities:</p>	<p>2 wells, power, cell service</p>		
<p>Road Frontage:</p>	<p>+/-0.6 miles Miller Road [paved],</p>	<p>Structures &amp; Year Built:</p>	<ul style="list-style-type: none"> <li>• 36..5x36.5' Pole Barn with metal roof and a gravel pad [2023]; 14x21.5' wired stick built utility building that could be converted to a bunkhouse with 12.5x21.5' car/equipment ports on each side of the building and a 14x16' shelter on the front</li> <li>• all with a metal roof and concrete pad [2022];</li> </ul>
<p>Nearest Point of Interest:</p>	<p>Adjacent to famed Senah Plantation, just 1.25 miles west of the Flint River which is known for large bucks that make the river their home. The flint is also famed for shoal bass, stripers, catfish, and Indian artifacts. Lake Worth/Chehaw is downstream, and Lake Blackshear is upstream. Leesburg and Albany are just 10 to 15 minutes away. Albany has a regional airport, hospital, restaurants, shopping, and more. Chehaw Park and River Pointe Golf Club are about 5 minutes away from the property.</p>		
<p>Current Use:</p>	<p>Hunting and timber. Intensively managed for deer and wild quail.</p>		







# Location



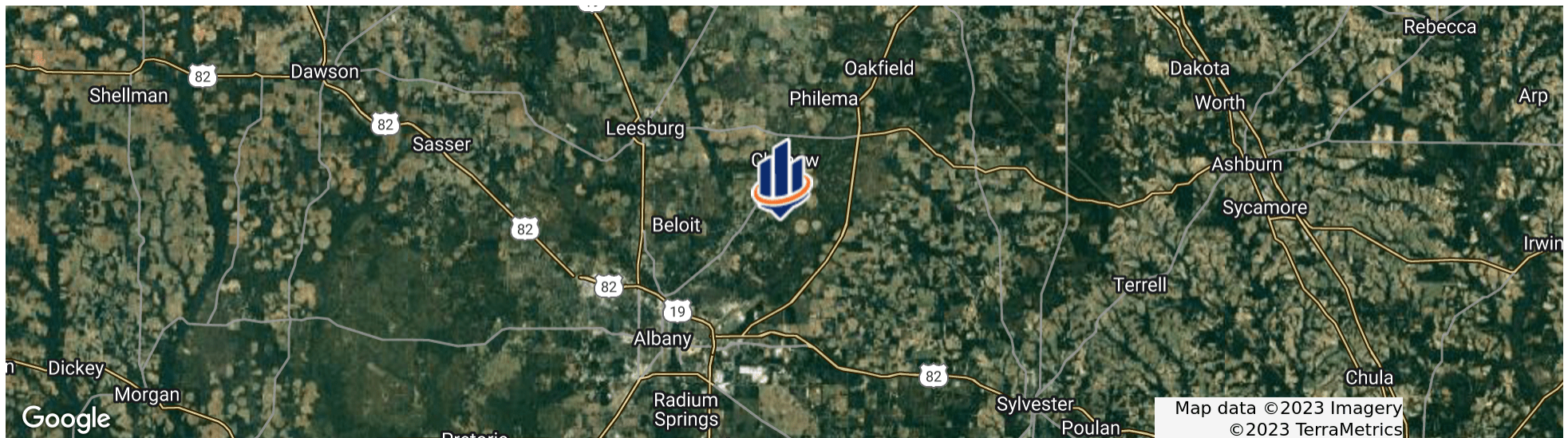
## LOCATION & DRIVING DIRECTIONS

Parcel: 072 016

GPS: 31.6608801, -84.0517804

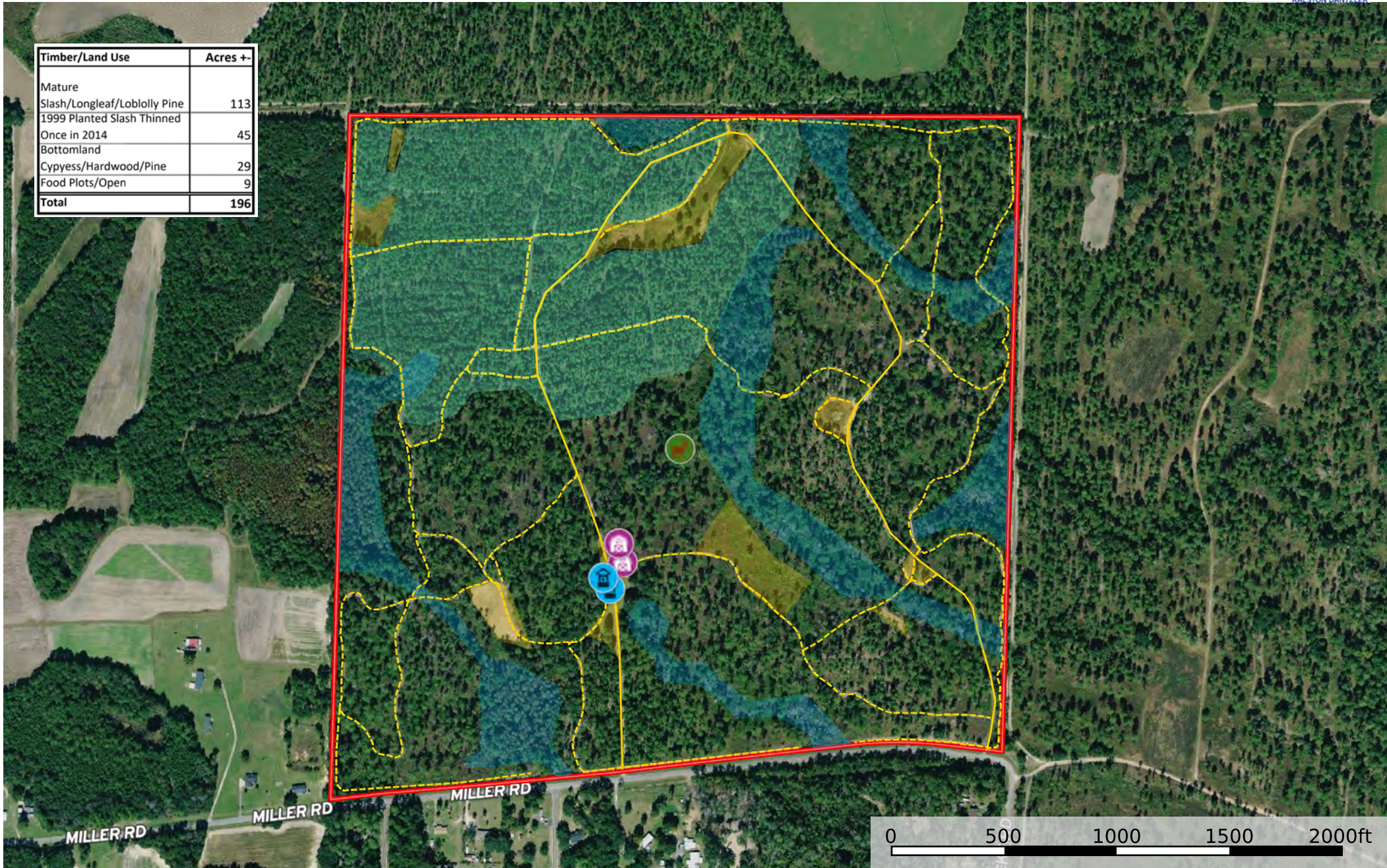
Driving Directions: From GA Hwy 91/Philema Rd head east on Palmer Rd for 0.6 miles and take a right on Miller Rd, The property will be on your left in 1.5 miles

Showing Instructions: Contact listing broker Mike Matre





Timber/Land Use	Acres +/-
Mature	
Slash/Longleaf/Loblolly Pine	113
1999 Planted Slash Thinned	
Once in 2014	45
Bottomland	
Cypess/Hardwood/Pine	29
Food Plots/Open	9
<b>Total</b>	<b>196</b>



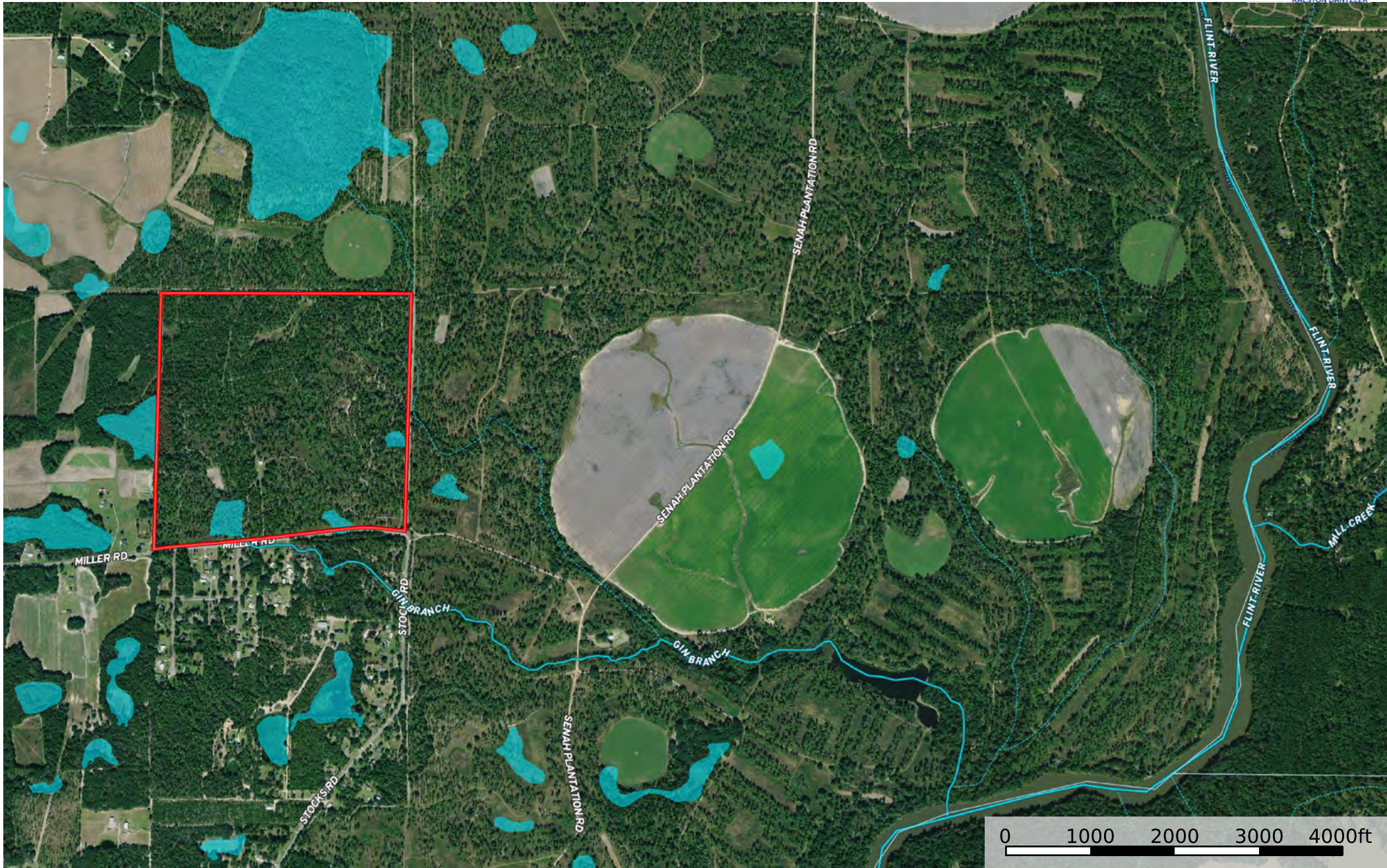
- Well
- Barn
- Wildlife Pic
- Primary Road
- Road / Trail
- 1999PSL \_ th2014
- Food Plots / Open
- Bottoms / Cypress and
- Boundary

\*Areas not shaded in are mature slash pine, longleaf pine, loblolly pine, oak



# Flynn Hunting & Timber Property in Lee County GA

Lee County, Georgia, 196 AC +/-

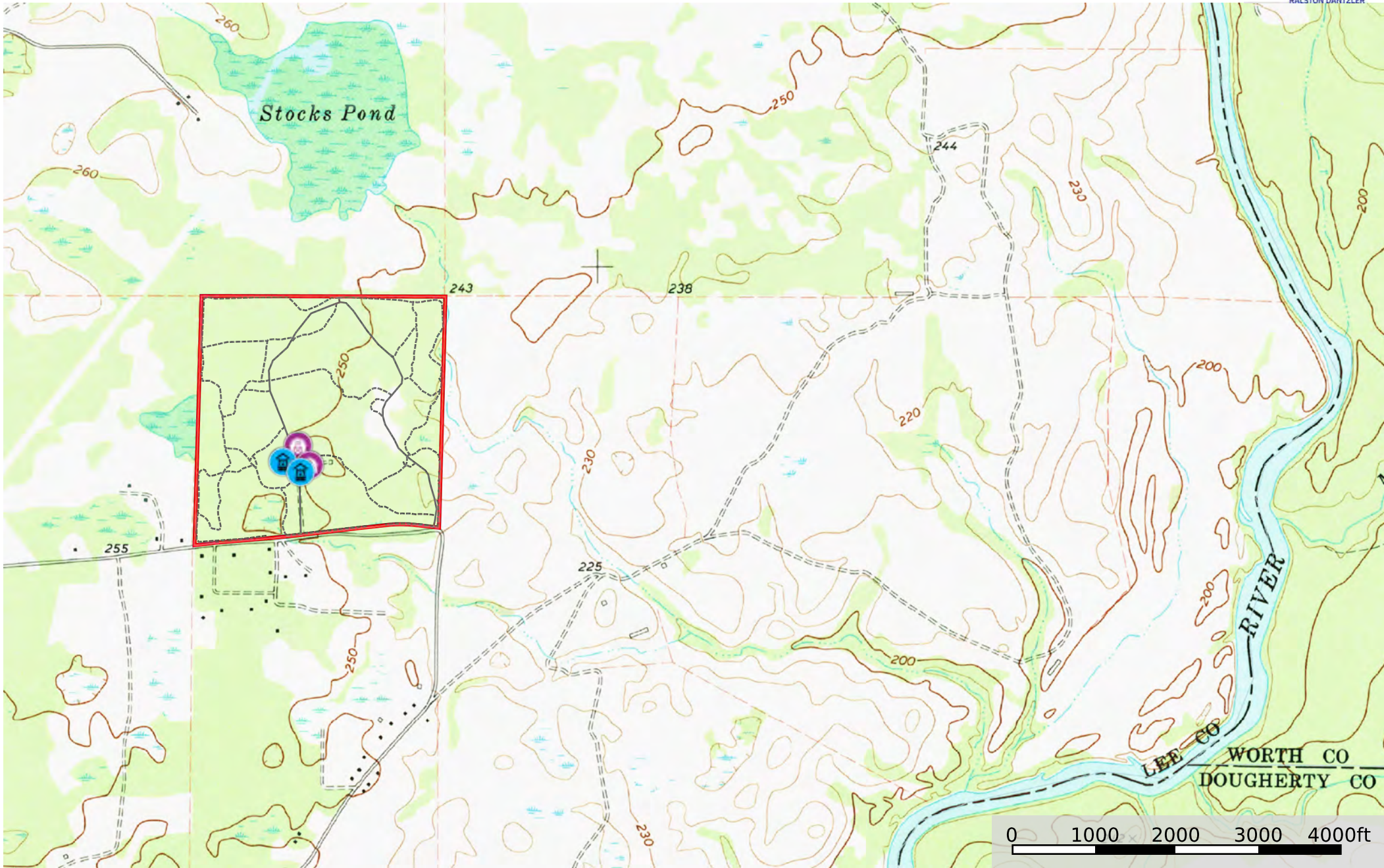


- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



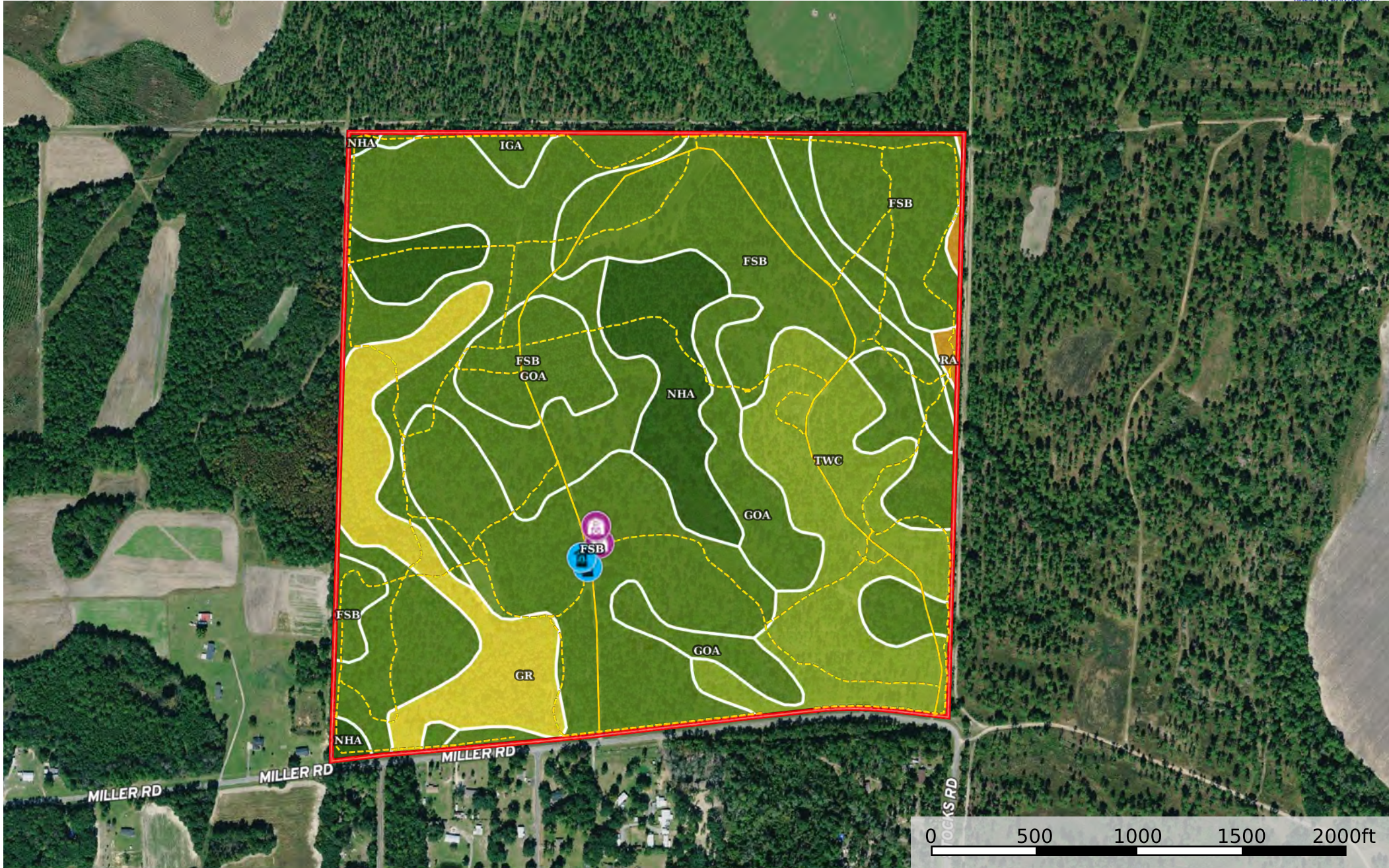
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Lee County, Georgia, 196 AC +/-



- Well
- Barn
- Primary Road
- Road / Trail
- Boundary





- Well
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- Primary Road
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Boundary 196.25 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
FsB	Fuquay loamy sand, 0 to 5 percent slopes	74.64	38.04	0	42	2s
GoA	Goldsboro loamy sand, 0 to 2 percent slopes	60.85	31.01	0	61	2w
TwC	Troup soils, 0 to 8 percent slopes	25.94	13.22	0	33	3s
NhA	Norfolk loamy sand, 0 to 2 percent slopes	16.24	8.28	0	69	1
Gr	Grady soils	15.83	8.07	0	20	5w
IgA	Irvington loamy sand, 0 to 2 percent slopes	1.74	0.89	0	71	2w
Ra	Rains sandy loam	1.01	0.51	0	62	6w
TOTALS		196.25(*)	100%	-	47.52	2.31

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.











**MIKE MATRE, ALC, RF, ACF**

Senior Advisor

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## PROFESSIONAL BACKGROUND

Mike Matre, ALC, RF, ACF is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia. Mike specializes in land sales, land acquisitions, land management, land development, land investment analysis, timber sales and appraisal, and complete forestry services. He also runs his own forestry business through Matre Forestry Consulting, Inc., which he founded in 1999. Mike holds a real estate broker license and a forestry license in Georgia and Alabama. He is also an Accredited Land Consultant, a member of the Association of Consulting Foresters, and a member of the Society of American Foresters. Throughout his career, Mike has become a recipient of the Realtors Land Institute Apex Award, a recipient of the UGA Bulldog 100 Award, and a recipient of the Society of American Foresters Award of Excellence in Forestry.

He has a Bachelor of Science in Forest Resources and a Minor equivalent in Real Estate/Business from the University of Georgia. Mike is also an officer at Americus Baptist Temple church. Mike is passionate about helping his clients achieve their land investment goals. On behalf of his clients, Mike has sold over 100 land transactions representing over \$55,000,000 in sales volume. He also actively manages clients' land properties in Georgia and Alabama

Mike specializes in:

- Land Investments
- Timberland
- Agriculture Properties
- Hunting & Recreational properties

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