

LOGTOWN RETREAT

A heavily forested tract offering an affordable recreational and investment nestled among large timberland properties in Upson County, Georgia.



68 Acres
Thomaston, Upson County, Georgia

Price: \$268,600

OVERVIEW

The Logtown Retreat is an outstanding property ideally suited for a buyer seeking attributes including:

- Excellent paved road frontage a quarter mile from US Highway 19;
- Several excellent homesites throughout the property;
- Close to the conveniences of Thomaston, but far enough away to enjoy abundant privacy
- Enclosed on three sides by large timberland properties;
- Income producing pine plantation that will offer future revenue when harvested in a few years;
- Pristine old growth hardwoods producing valuable sawtimber and abundant food for wildlife;
- High quality whitetail deer and turkey in this famous Flint River corridor;
- Multiple food plots throughout the property;
- Very nice internal road systems provide all-weather access.



11 year old planted pines on productive soils.

LOCATION

Nestled in the Southern Piedmont region in West Central Georgia, Logtown Retreat has a unique blend of terrain. From quite hilly areas to gently rolling fields, the property offers a diverse landscape. Located in the southern portion of Upson County, the area has many small farms and timberland properties.



The property features excellent internal roads.

Logtown Retreat is surrounded by a few small settlements, creating a tranquil and rural atmosphere. The area is dominated by timberland and farms. The county seat of Upson is Thomaston, just 11 miles away. Thomaston is a midsized town that has experienced significant growth over the past decade. This growth, coupled with its great restaurants, healthcare facilities, and a thriving small-business community, has attracted many new residents.

ACCESS

Logtown Retreat has excellent paved road access from Logtown Road. Also, the tract features excellent internal roads that are gravel and provide all-weather access to the property. There are also many smaller roads and trails that are easily accessible by side-by-side vehicles.

SITE DESCRIPTION

Logtown Retreat is an exceptional recreational timberland investment property, featuring professionally managed pine plantations alongside beautiful natural hardwoods. The property boasts an excellent road network and several wildlife food plots distributed throughout the area. The topography varies, with level and gently rolling hills, as well as some steeper slopes, which is typical for this region. Electric power is available at the entrance of the property.



Gated entrance off of paved Logtown Road.

TIMBER

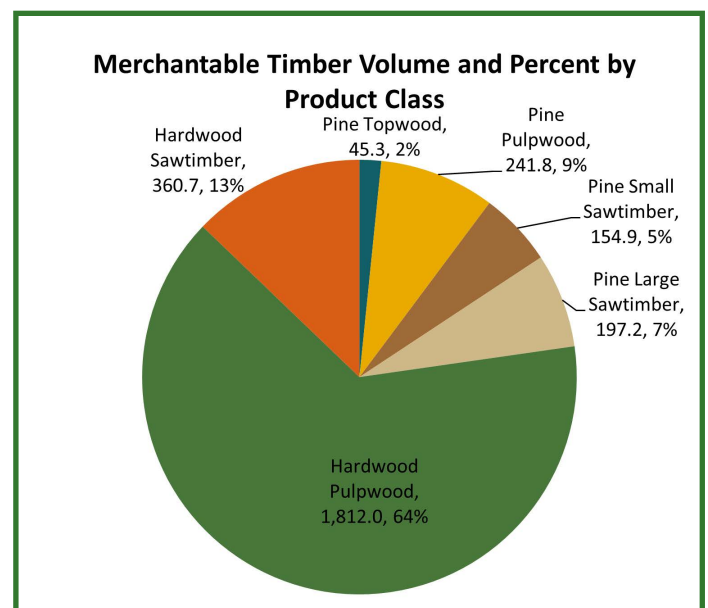
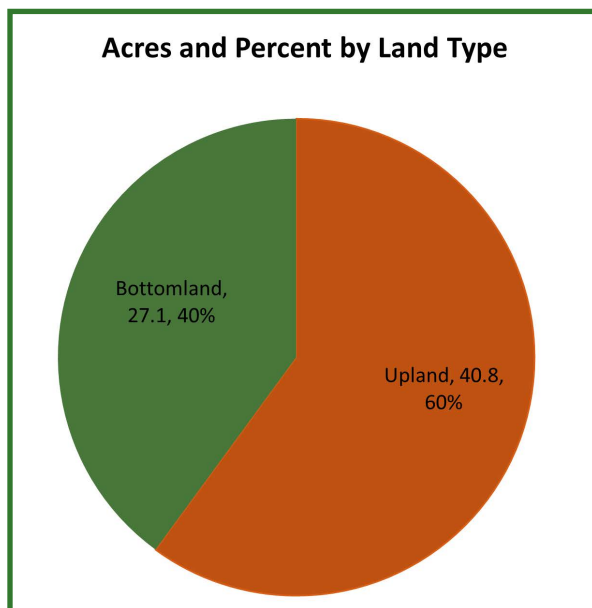
Logtown Retreat features approximately 41 acres of 11 year old planted pines and approximately 27 acres of mature timberland, consisting mainly of beautiful hardwood creek bottoms and drains. Estimated Timber Volumes are included below.



Older pine plantations managed for sawtimber and poles.

TAXES & TITLE

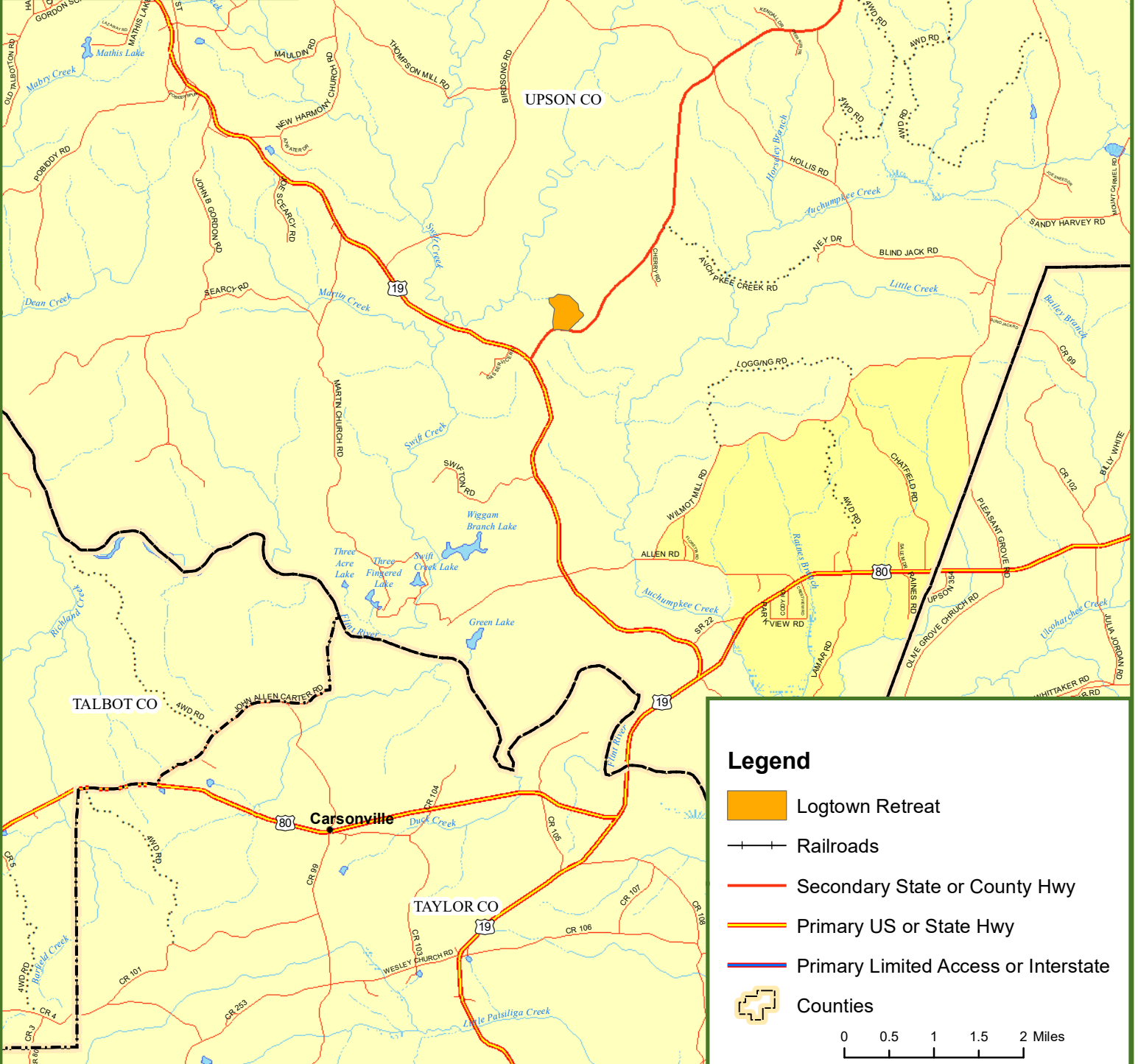
Logtown Retreat is a subdivision of a property owned by Timbervest Partners III GA LLC. The estimated ad valorem tax is based on a 1,940 acre property. Logtown Retreat is 68 acres being subdivided out of that property. The estimated ad valorem tax for Upson County for the 68 acre parcel is \$725, but that is subject to change based on the tax assessor's computation of taxes.









Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.



Locus Map Logtown Retreat Upson County, GA 68.00 ± Acres



Legend

-  Logtown Retreat
-  Railroads
-  Secondary State or County Hwy
-  Primary US or State Hwy
-  Primary Limited Access or Interstate
-  Counties

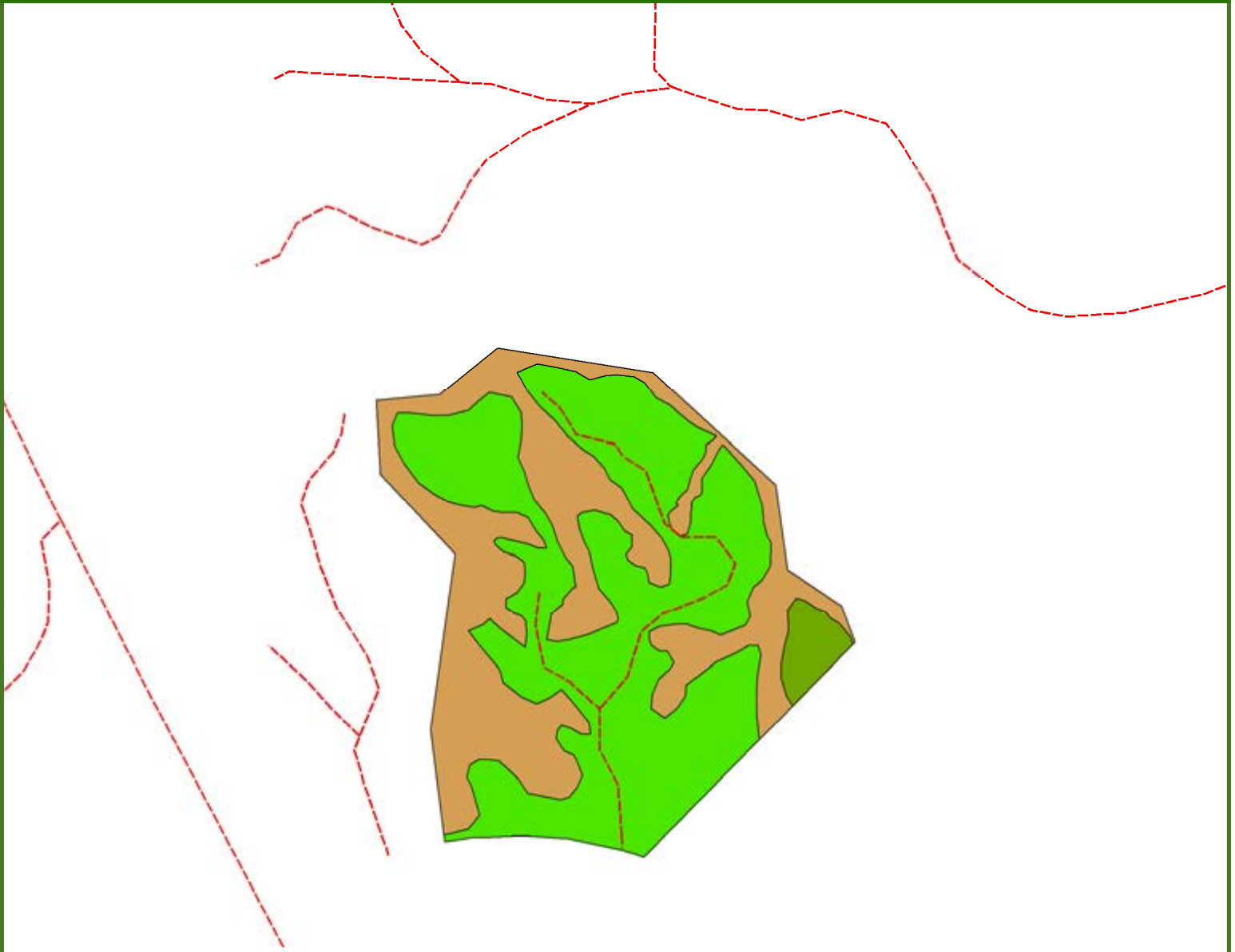
0 0.5 1 1.5 2 Miles






Logtown Retreat

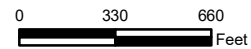
Upson County, GA

68.00 ± Acres



This is Not A Survey

	Pine Plantation - Merch (1.88 +/- Acres)
	Pine Plantation - Premerch (38.90 +/- Acres)
	Natural Mixed Hardwood - Merch (27.12 +/- Acres)



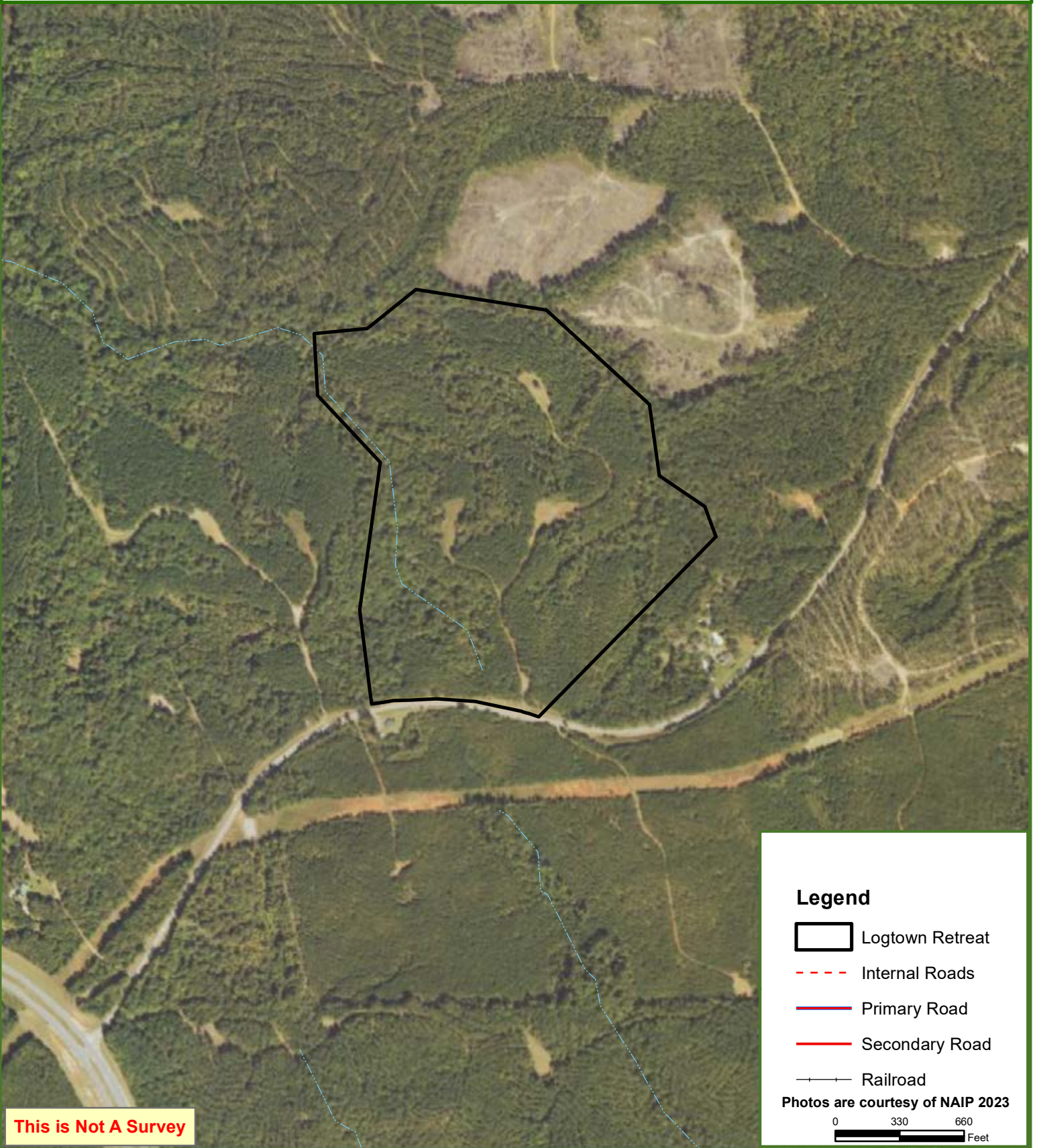
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Logtown Retreat

Upson County, GA

68.00 ± Acres



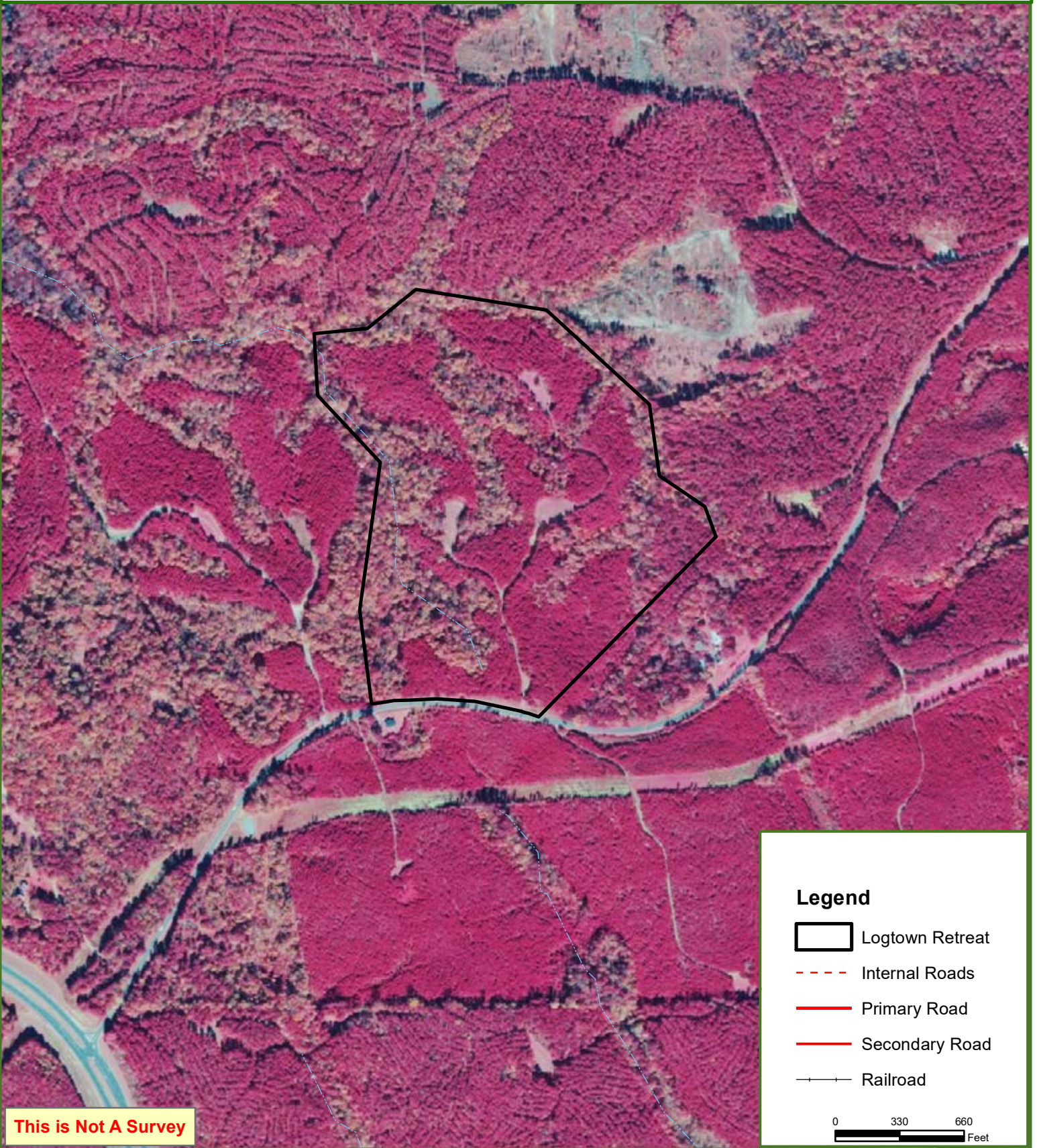
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Logtown Retreat






Upson County, GA

68.00 ± Acres



This is Not A Survey

Legend

-  Logtown Retreat
-  Internal Roads
-  Primary Road
-  Secondary Road
-  Railroad

0 330 660
Feet

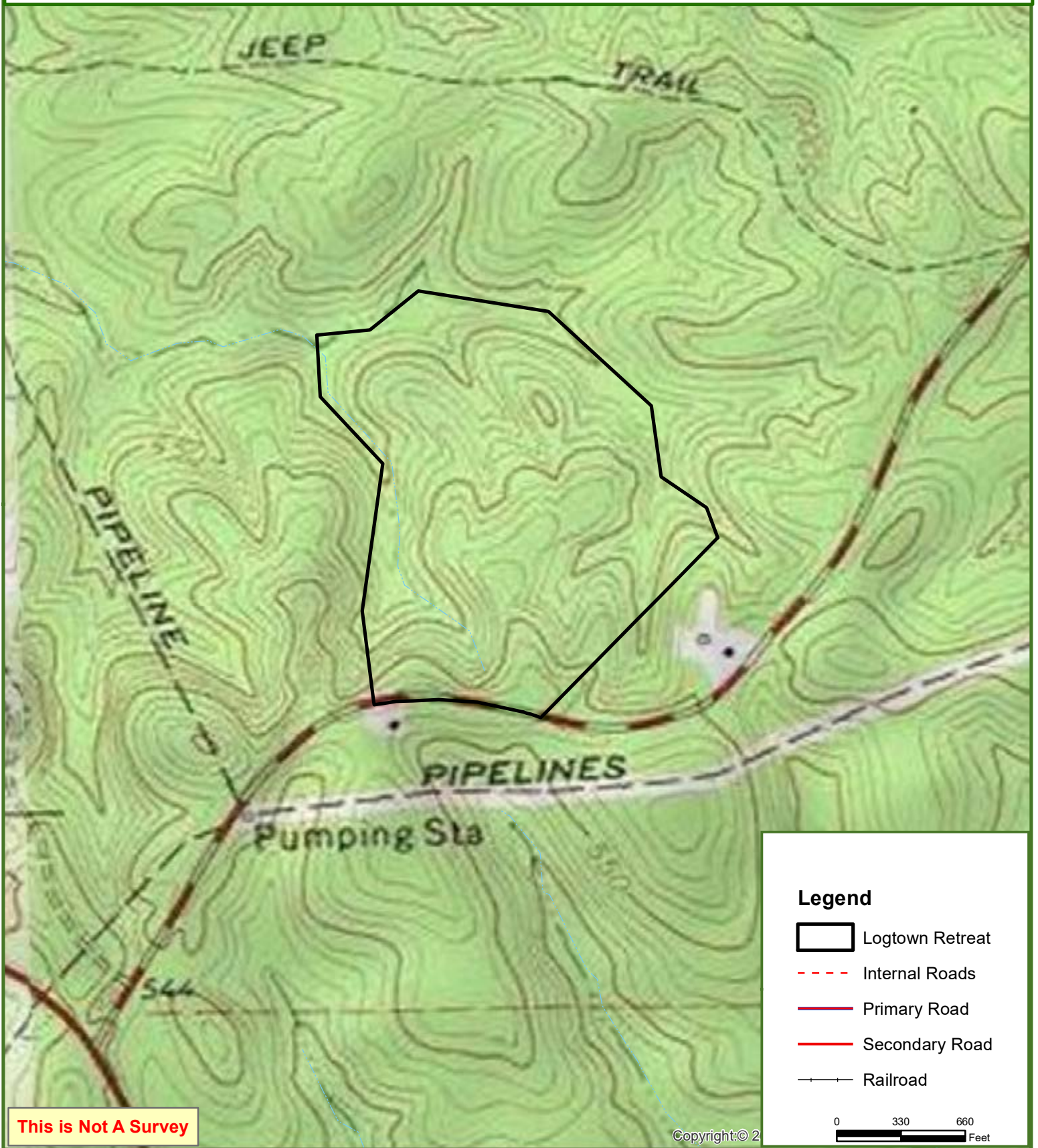
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Logtown Retreat

Upson County, GA

68.00 ± 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.