



CALIFORNIA WOODS 1B

California Woods 1B, Lumpkin, GA 31821

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PROPERTY OVERVIEW



Sale Price	\$395,000
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PROPERTY OVERVIEW (SEE MORE DETAIL AT OUR WEBSITE)

The ±225 acre California Woods 1B tract provides an affordable opportunity to own quality hunting and timberland. Additional contiguous tracts are available for a total offering ± 803 acres (See California Woods 1A, 2A, 2B in addition to 1B). Final Division lines are negotiable. The ± 640 acre California Woods East tract (3A & 3B) recently sold in one transaction and is no longer available.

±144 acres of the property is upland cutover that was harvested in 2022 and 2023, providing a blank slate for you to grow natural hardwood and pine, plant pines, convert flatter areas to fields or food plots, or a combination of land uses. Many landowners can qualify for reforestation cost share programs such as EQIP to cover most or all your reforestation costs. Complimenting the recent clearcut are several aesthetic creek bottoms with mature hardwoods and clear running creeks, several areas of mature upland pine and hardwood, and a few small stands of loblolly pine planted in 2014.

OFFERING SUMMARY

Acreage:	225 Acres
Price / Acre:	\$1,756
City:	Lumpkin
County:	Stewart
Property Type:	Land Investment, Timberland



SPECIFICATIONS & FEATURES

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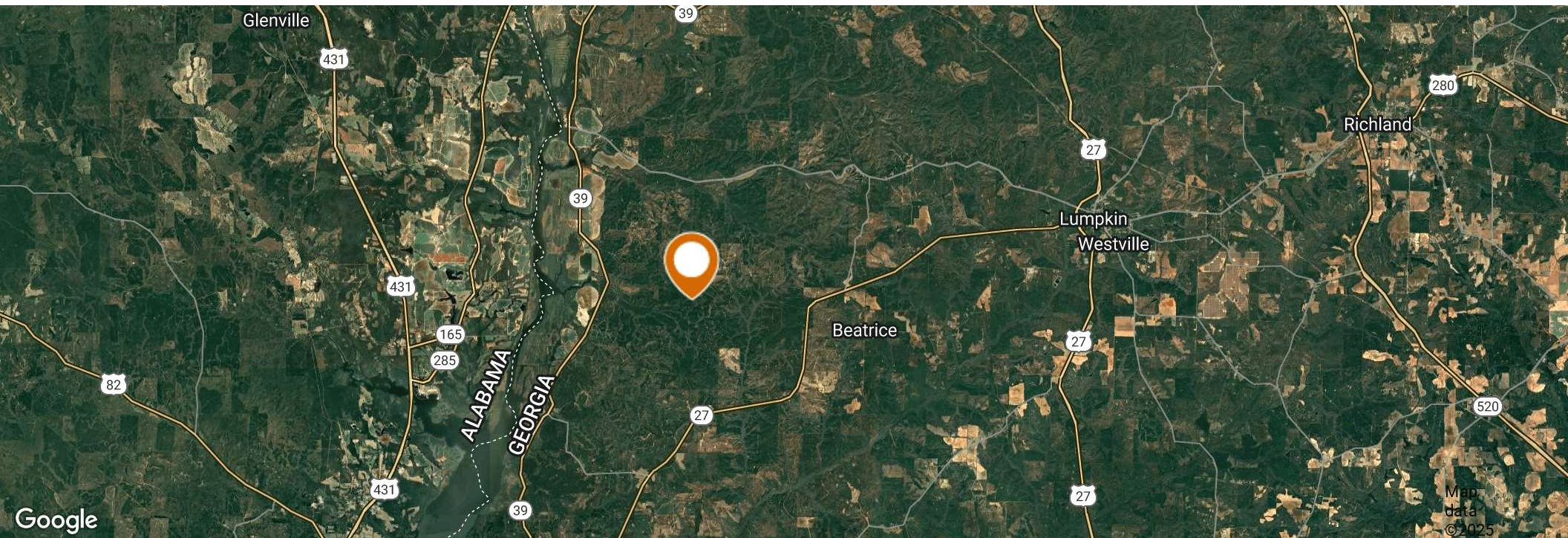
Land Types:	<ul style="list-style-type: none"> • Hunting & Recreation Properties • Land Investment • Timberland 	Land Cover:	Natural hardwood & pine, pine plantations, cutover, wildlife openings. See timber map.
Uplands / Wetlands:	± 1 acre of wetlands (based on Federal Wetlands Map).	Survey or Site Testing Reports:	Recent survey. Final division line will need surveyed.
Soil Types:	Mostly Nankin-Cowarts-Maubila complex. Mostly 15 to 45 percent slopes.		
Taxes & Tax Year:	± \$1,118. Property is in the Forest Land Protection Act, a temporary tax covenant.		
Zoning / FLU:	Ag		
Lake Frontage / Water Features:	1.4 miles of clear running creeks and 0.7 miles of drains (smaller creeks) ±.		
Road Frontage:	California Woods Road (± 0.8 miles)		
Nearest Point of Interest:	Providence Canyon State Park (Little Grand Canton); Lake Eufaula; Hannahatchee Wildlife Management Area		
Current Use:	Timber & hunting.		
Potential Recreational / Alt Uses:	Timber & hunting, hunting preserve, off grid living, conversion to fields, conservation, carbon.		

LOCATION

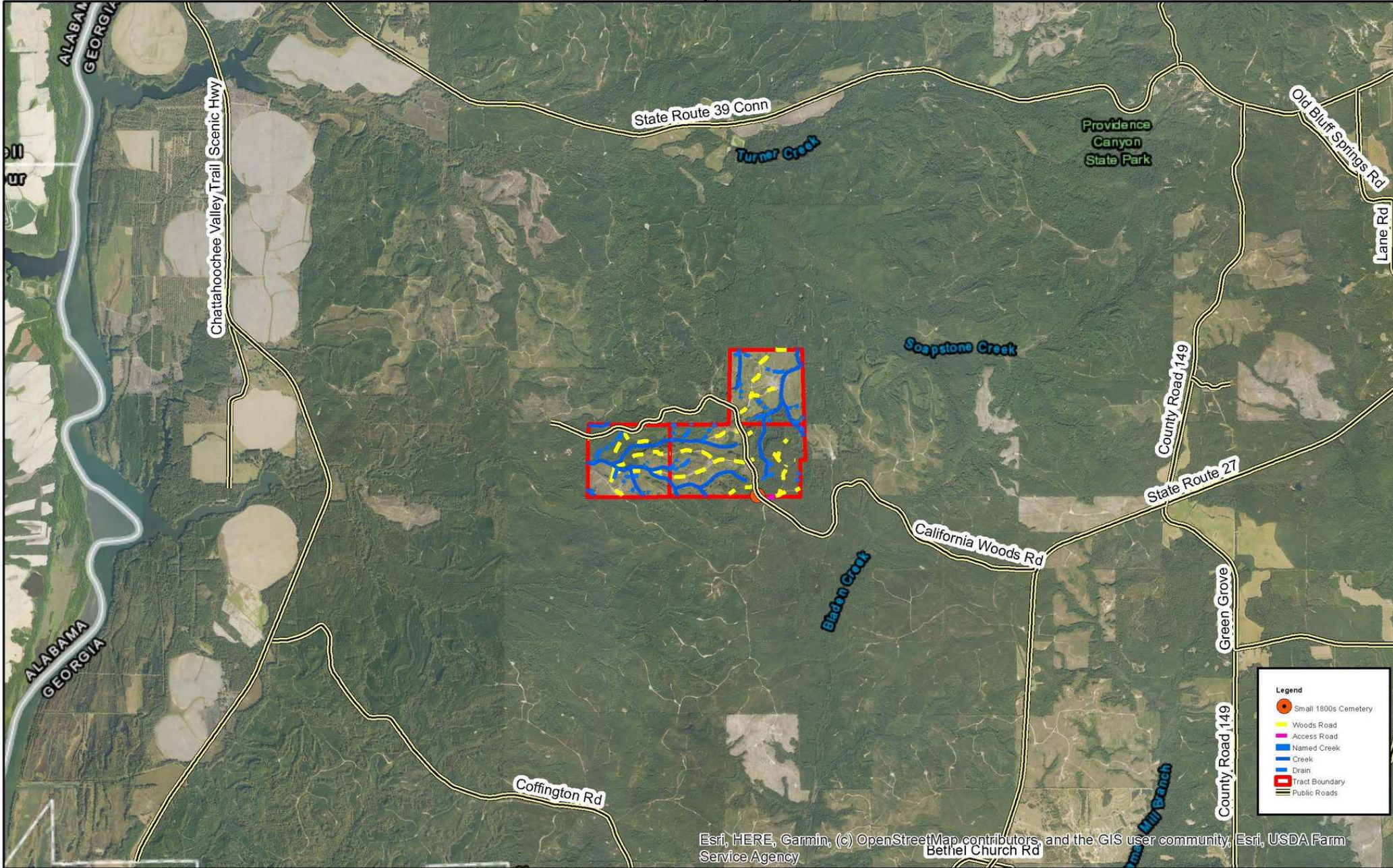


LOCATION & DRIVING DIRECTIONS

Parcel:	020 002
GPS:	32.0278671, -84.9683191
Driving Directions:	From GA 27 travel 2.8 miles up California Woods Rd
Showing Instructions:	Contact listing broker



California Woods West (Tracts 1A, 1B, 2A, & 2B) ± 803 Total Acres Stewart County, Georgia



Disclaimer: Map boundaries, acres, timber descriptions, and all other map data is not guaranteed. The map is not a survey plat. Mapped in ArcMap 10.5 GIS mapping software. Polygon (stand) acres are gross acres, unless otherwise indicated.

Pltn PreMerch = Planted Loblolly, Pre-Merchantable
 Nat = Natural Timber
 UPLb = Uland Planted Loblolly Pine
 Stand Labels: Top Label is Year Established & Type,
 Bottom Label is Acres ±. 1950 is an arbitrary estimate
 of mature timber establishment date.

0 0.5 1 Miles

1 inch equals 1 miles
 1:63,360
 1 in = 5,280 feet

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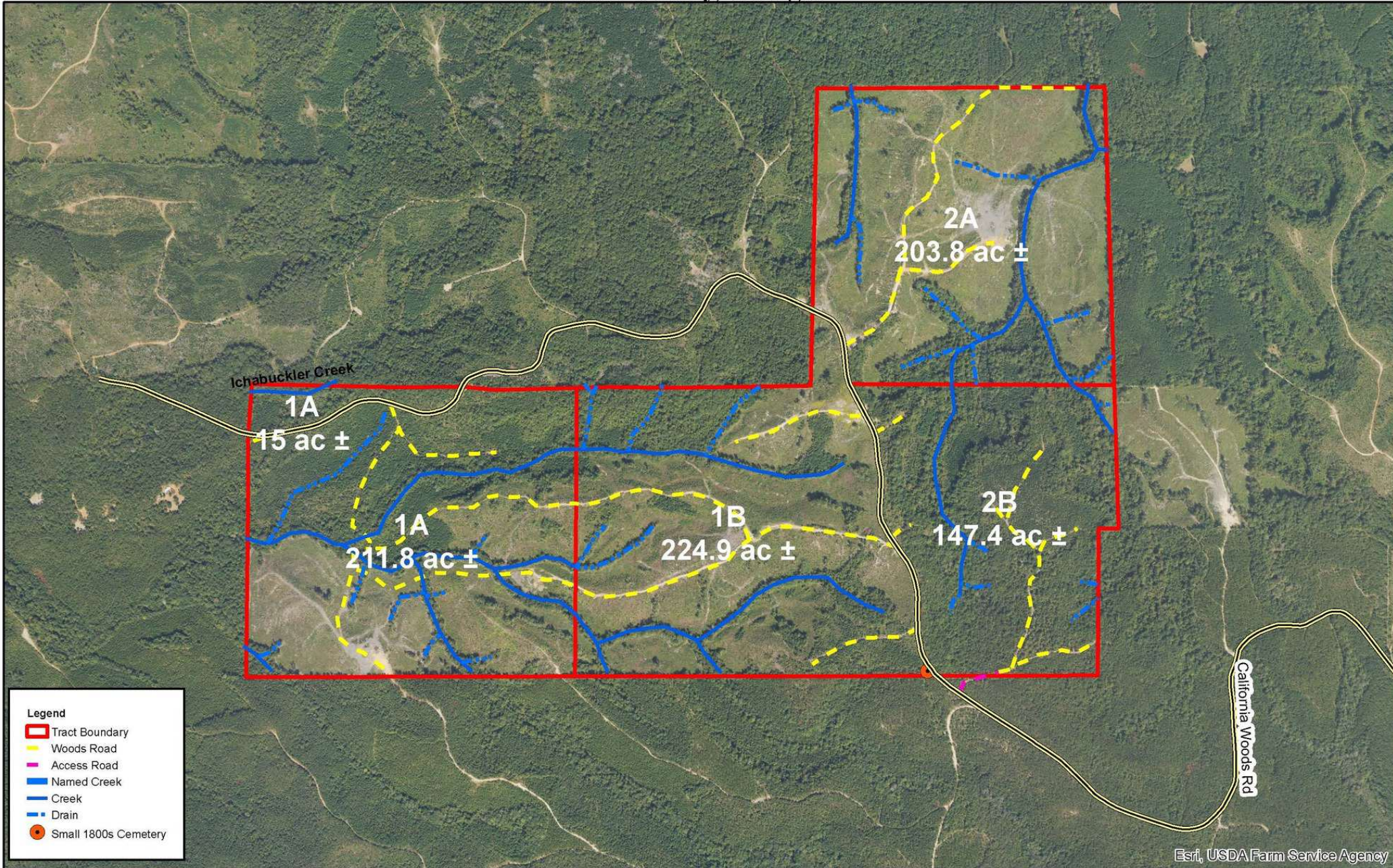
Date: 4/11/2025



California Woods West (Tracts 1A, 1B, 2A, & 2B)

± 803 Total Acres

Stewart County, Georgia



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1 inch equals 0.25 miles
 1:15,840
 1 in = 1,320 feet

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California Woods 1A 1B 2A 2B

Stewart County, Georgia, 803 AC +/-





California Woods West (Tracts 1A, 1B, 2A, & 2B)

± 803 Total Acres

Stewart County, Georgia



Acres by Type						
	Tract 1A	Tract 1B	Tract 2A	Tract 2B	Total	Percent
Planted PreMerch	61.6	16.5	3.8	44.0	125.9	15.7%
Natural PreMerch	91.2	144.4	153.1	2.0	390.7	48.7%
Natural Mature	68.2	60.8	45.4	98.0	272.4	33.9%
Non Timber	5.8	3.2	1.5	3.4	14.0	1.7%
Total	226.8	224.9	203.8	147.4	803.0	100.0%

*Planted is loblolly pine & Natural is oak/mixed hardwoods with some pine.

Frontage & Elevation Change

Frontage & Elevation Change						
Units	Type	Tract 1A	Tract 1B	Tract 2A	Tract 2B	Total
Miles	California Woods Rd	0.47	0.77	0.17	0.60	1.24
Miles	Woods Road	1.77	1.52	0.99	0.95	5.22
Miles	Creek	1.91	1.36	1.27	0.57	5.11
Miles	Drain	0.80	0.75	0.99	0.28	2.82
Feet	Elevation Change	210	200	193	244	314

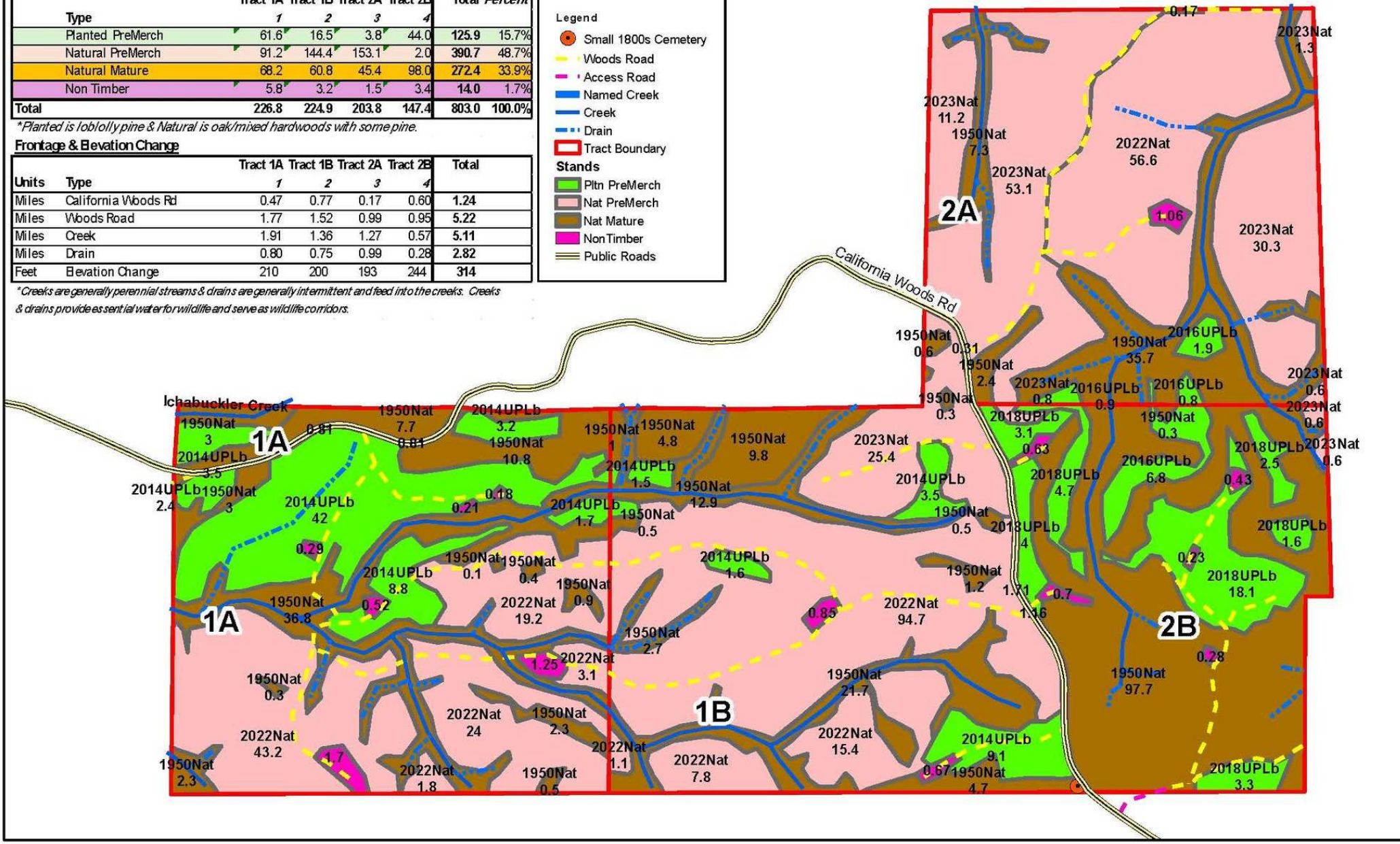
*Creeks are generally perennial streams & drains are generally intermittent and feed into the creeks. Creeks & drains provide as essential water for wildlife and serve as wildlife corridors.

Legend

- Small 1800s Cemetery
- Woods Road
- Access Road
- Named Creek
- Creek
- - - Drain
- Tract Boundary

Stands

- Pltn PreMerch
- Nat PreMerch
- Nat Mature
- Non Timber
- Public Roads



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1 inch equals 0.19 miles
 1:12,000
 1 in = 1,000 feet

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DEMOGRAPHICS MAP & REPORT

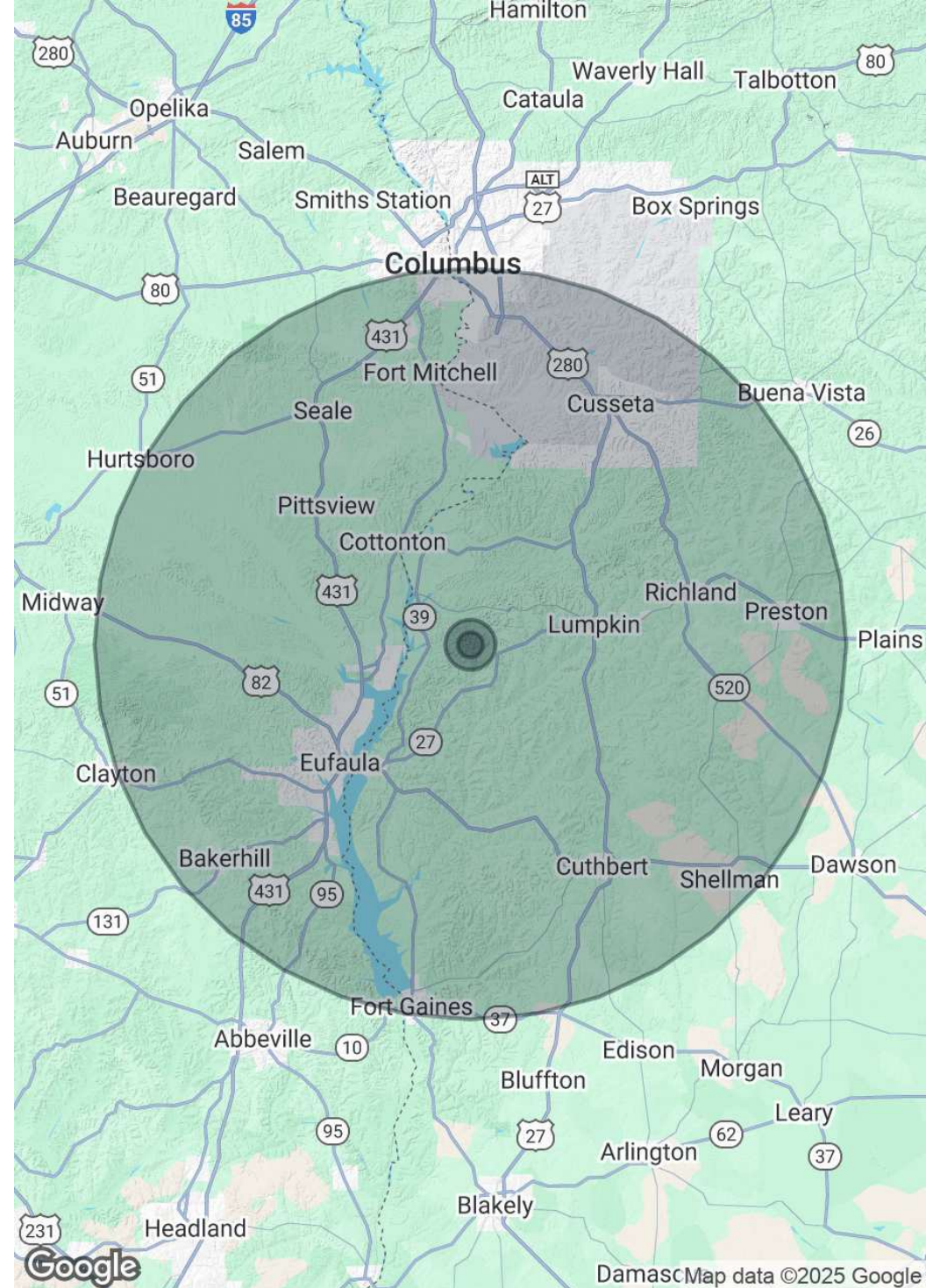
POPULATION

	1 MILE	2 MILES	30 MILES
Total Population	0	0	79,470
Average Age	40	40	38
Average Age (Male)	37	37	37
Average Age (Female)	47	47	39

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	30 MILES
Total Households	0	0	30,249
# of Persons per HH	0	0	2.6
Average HH Income	\$47,574	\$47,574	\$67,699
Average House Value	\$123,564	\$123,564	\$166,344

Demographics data derived from AlphaMap



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



MIKE MATRE, ALC, RF, ACF

Senior Advisor

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PROFESSIONAL BACKGROUND

Mike Matre, ALC, RF, ACF is a Senior Advisor at Saunders Real Estate in Thomasville, Georgia.

Mike currently lives in Leesburg, Georgia with his wife, Joy, and their daughters. Leesburg is located in the heart of Southwest Georgia where land is always in high demand thanks to great wildlife, wildlife habitat, outdoor recreation opportunities, location near the Gulf & Atlantic coasts, soils, water, and markets for timber and agriculture products. Mike grew up in Southwest Georgia in the city of Albany.

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.

EDUCATION

- 1996 Graduate of the University of Georgia Warnell School of Forestry (BSFR)
- Minor Equivalent in Business/Real Estate from the University of Georgia.
- 1990 Graduate of Westover High School in Albany, Georgia

MEMBERSHIPS

- The Association of Consulting Foresters
- The Society of American Foresters
- The Realtors Land Institute – Accredited Land Consultant

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