

FOREST LODGE FARM

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CAMILLA, GA 31730

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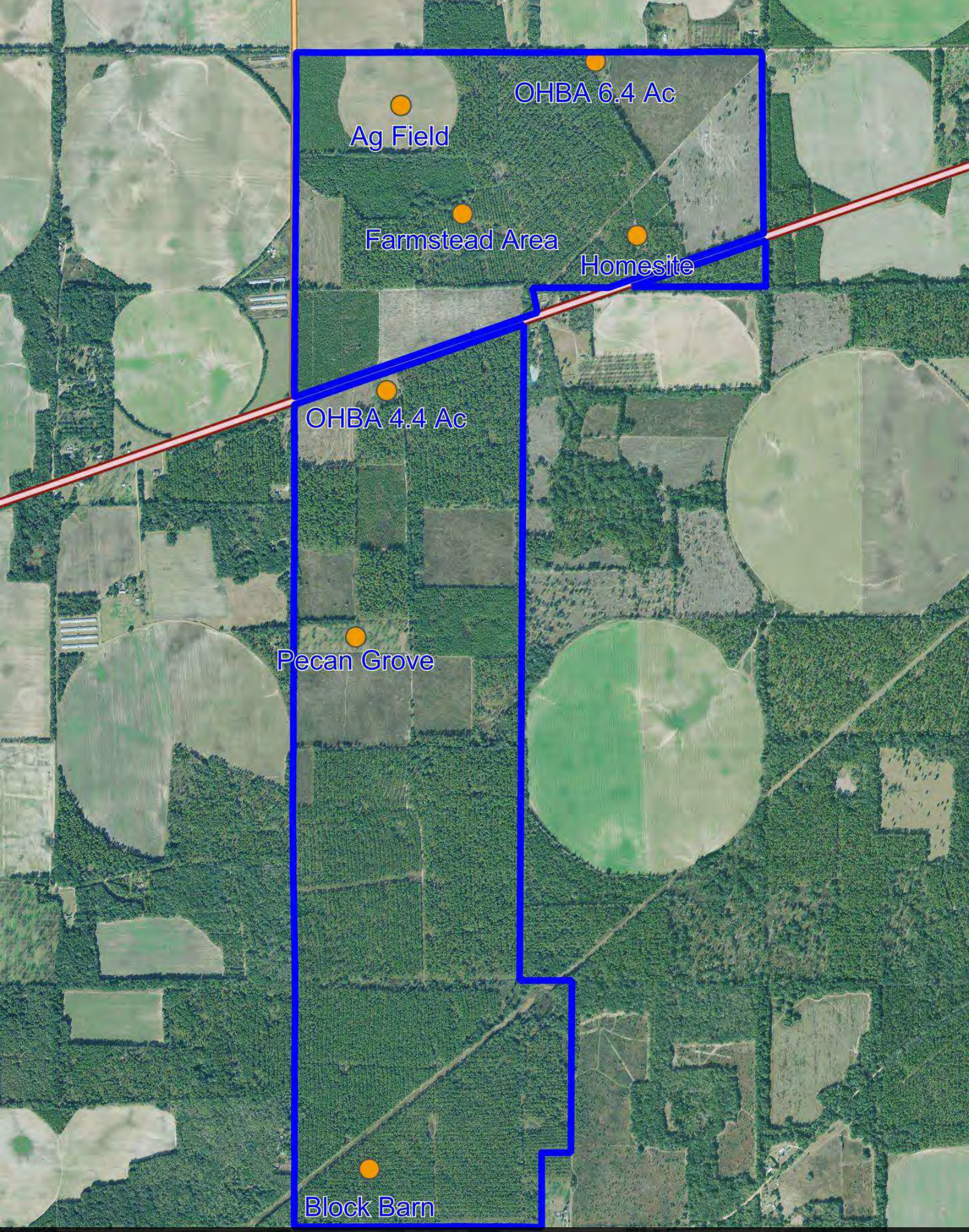

*Old Homesite Barn Area [OHBA]



Property Overview



Sale Price	**$5,350,000**

OFFERING SUMMARY

Acreage:	1,514 Acres
Price / Acre:	$3,534
City:	Camilla
County:	Mitchell
Property Type:	Timber / Recreation
Video:	View Here

PROPERTY OVERVIEW

Forest Lodge Farm is 1,514 ± acres of excellent timber and recreation land in Mitchell County, Georgia. The property features 1,512 ± Upland Acres and 2 ± Wetland Acres with over 6 ± miles of road frontage. Forest Lodge Farm is under a conservation easement by the State of Georgia to be utilized as a working forest and recreational land.

The timber on site is a mixture of well-maintained Slash & Longleaf Pine at various age classes that are set up for perpetual harvest, creating a self-sustaining working timber farm. The property also features 50 ± acres of improved cropland under center pivot irrigation, ready to produce. The recreational components of the property cannot be underscored enough as it features an excellent population of game, such as deer, turkey, and quail.

Forest Lodge Farm is a premier income-producing property with plenty of merchantable timber, excellent recreational components, high and dry land, and an excellent road network. Contact Austin and JT today to set up your showing!

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Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	• Conservation Easement • Timberland
Uplands / Wetlands:	1512 ± Upland Acres / 2 ± Wetland Acres
Soil Types:	Troup; Wagram; Bonneau; Albany; Lucy; Grady; Norfolk
Taxes & Tax Year:	$13,978.58 for 2023
Zoning / FLU:	AG
Water Source & Utilities:	Electricity, Well, & Septic
Road Frontage:	3 ± Miles on Sassafras Tea Rd; 1.3 ± Miles on 97; 1.25 ± Miles on Pipeline Rd; 3500 ± FT on Wiregrass Rd
Nearest Point of Interest:	Camilla - 6 ± Miles Cairo - 23 ± Miles Bainbridge - 25 ± Miles Albany - 27 ± Miles Thomasville - 30 ± Miles
Current Use:	Working Forest & Recreation
Land Cover:	Mixture of Slash & Longleaf Pine; Improved Cropland
Structures & Year Built:	2200 ± SF Single-Family Residence; Barn Type Structures
Survey or Site Testing Reports:	Available Upon Request

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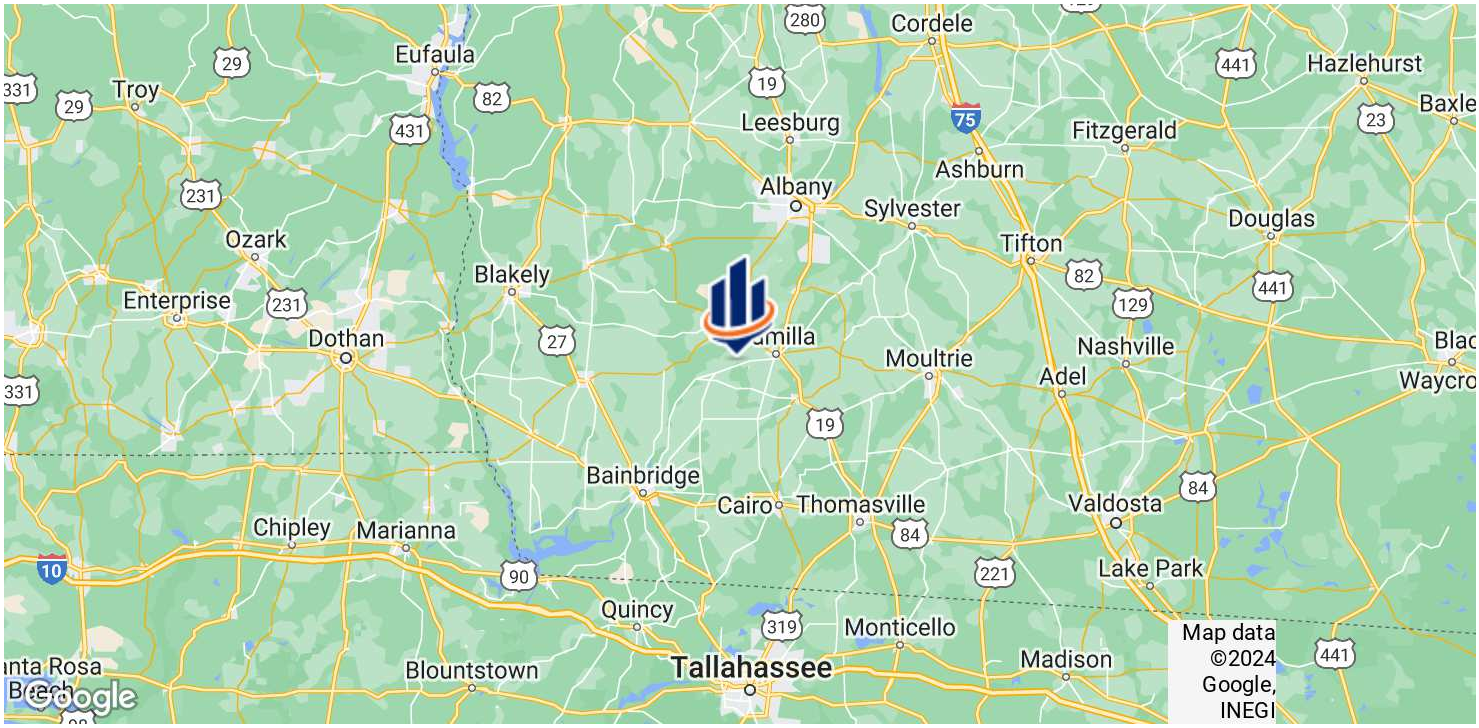
Location



LOCATION & DRIVING DIRECTIONS

Parcel:	00400-005-000
GPS:	31.2062642, -84.31149289999999
Driving Directions:	Contact Listing Agents
Showing Instructions:	Contact Listing Agents



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Photos









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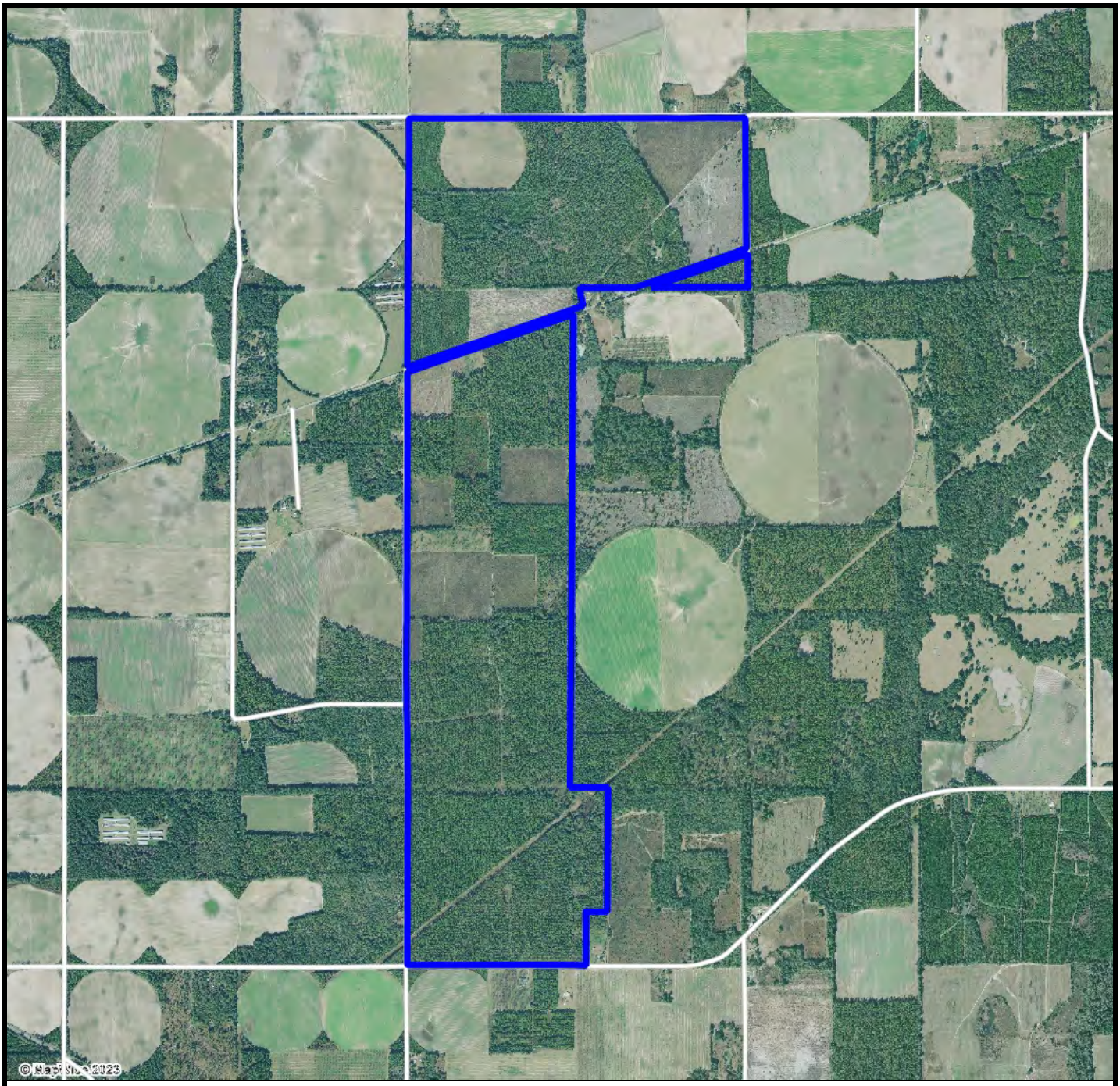
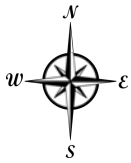


Aerial

Polygons Drawing
Lines Drawing
Streets OSM
Streets MapWise





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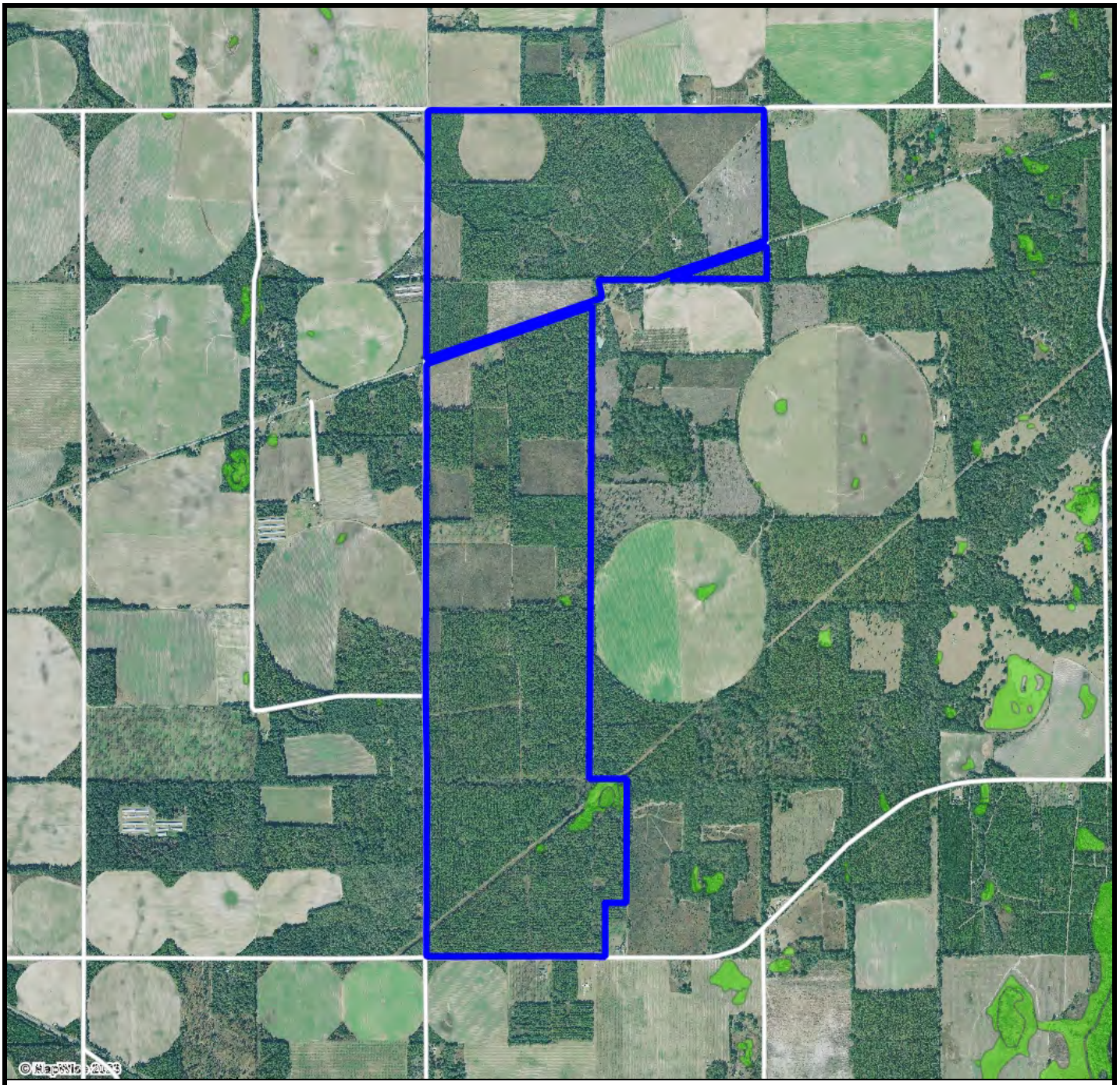

Wetlands

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Streets OSM
- Streets MapWise
- Esturaine
- Lacustrine
- Marine
- Palustrine
- Riverine

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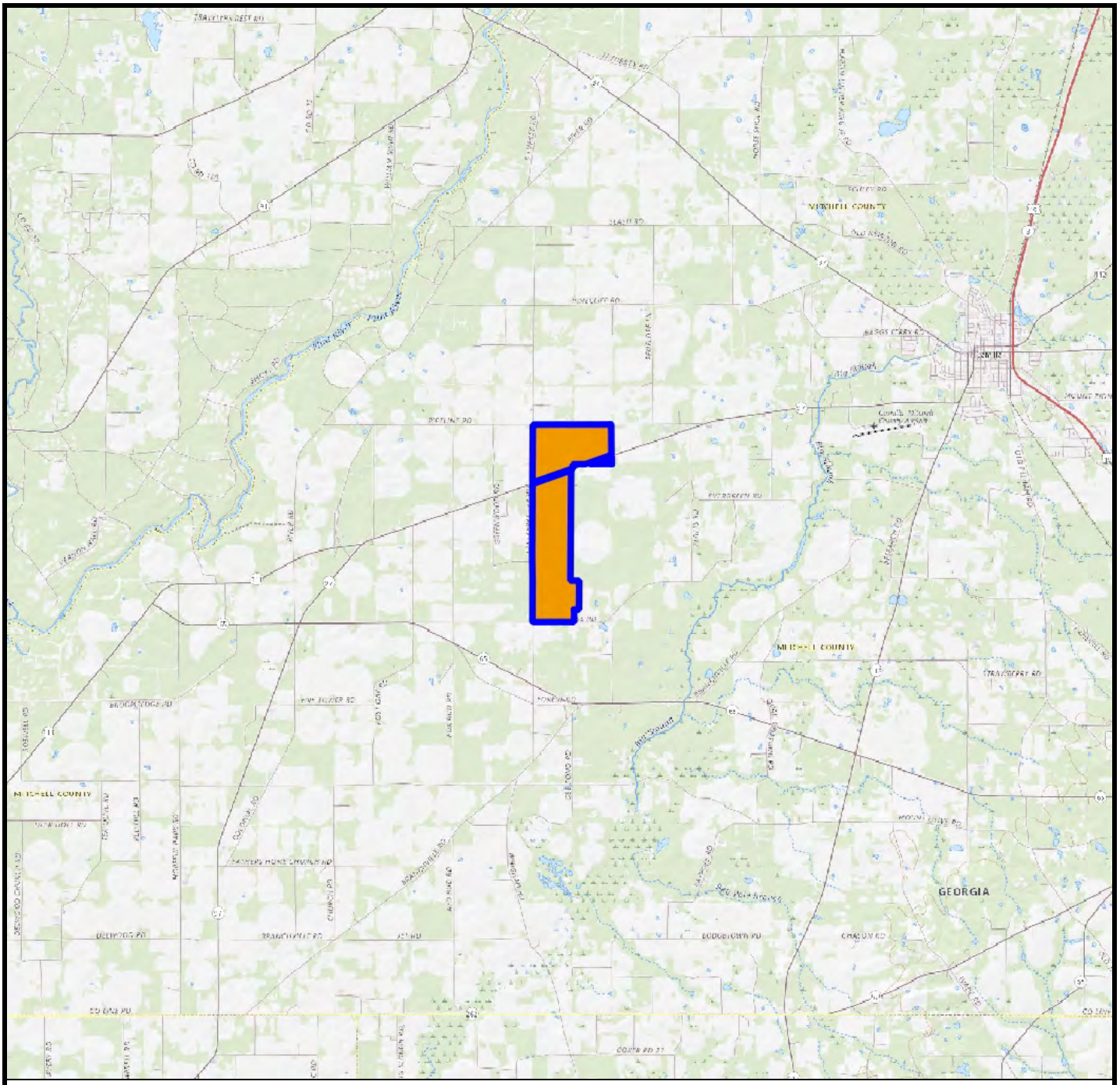
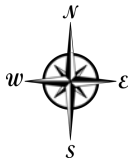
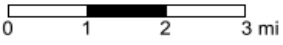


Vicinity

Polygons Drawing
Lines Drawing







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