

456 acres Lamar & Monroe County, GA



456 acres | Potts Pond Rd | Lamar & Monroe County, GA

Here is your opportunity to own a gorgeous 456-acre timber property with majestic hardwoods and pristine streams in the Georgia Piedmont. This timberland investment is ideally located southwest of Atlanta just outside of Barnesville. There are over 250 acres of 16-year-old well-managed longleaf and loblolly pine timber. It is a beautiful mosaic of longleaf and loblolly pine which will be ready for a first thinning in the next year or two. The plantations are an ideal age for timber investment. They will provide revenue from pine straw as well as future timber harvests. There are over 150 acres of mature hardwoods including towering white oaks, hickories, red oaks, and tulip poplars. The extensive hardwood provide habitat for abundant wildlife including deer and turkey. It has several food plots and a dove field. The beautiful rocky streams of Cole Creek and its three tributaries transect the property adding to the beauty of this unique property.

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Lamar County, GA (456+/- Acres)



US 41

Type (acres)	
	Planted Pine - 2008 (252 ac)
	Loblolly - 1981 (3.6 ac)
	Natural Pine (14 ac)
	Pine / Hardwood (23.4 ac)
	Hardwood (159 ac)
	Rough Open (3.8 ac)
	Interior Road

