

FLINT FOREST

A unique timberland investment with professionally managed pine plantations and stunning hardwood forests located along the beautiful Flint River in Crawford County, Georgia.



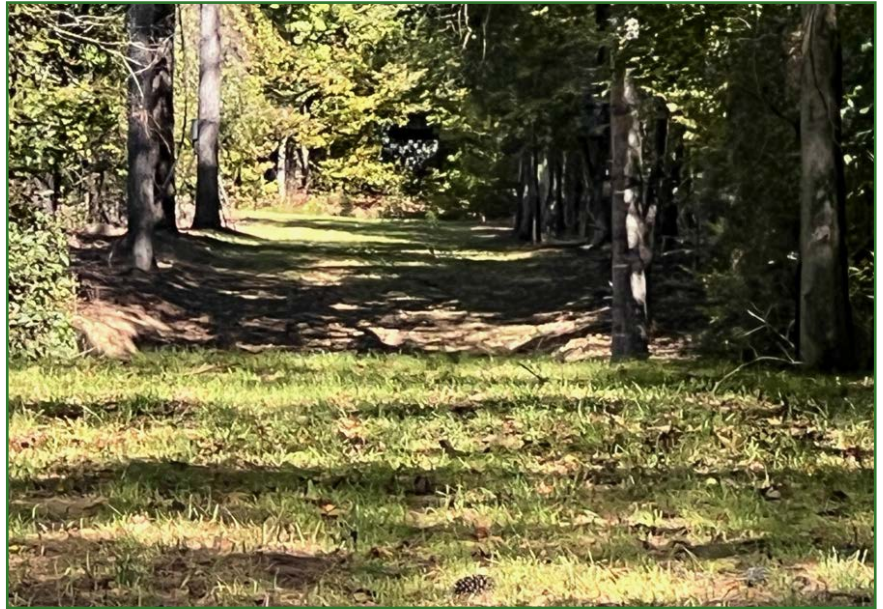
1,872 Acres
Roberta, Crawford County, Georgia

Price: \$9,266,400

OVERVIEW

The Flint Forest is an outstanding property ideally suited for a buyer seeking attributes including:

- Three miles of Flint River frontage
- High river bluffs with scenic views along with multiple points of easy access to the Flint River
- Over 1,200 acres of professionally managed Loblolly Pine Plantations of various ages
- 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 provides all-weather access



The property features wildlife food plots and shooting lanes.

LOCATION

Nestled in the Southern Piedmont region in West Central Georgia, Flint Forest is a unique blend of terrain. From quite hilly areas to gently rolling fields, the property offers a diverse landscape. With over 3 miles of frontage on the Flint River, one of Georgia's major rivers, it's a nature lover's paradise.

Flint Forest is surrounded by a few small settlements, creating a tranquil and rural atmosphere. The area is dominated by timberland and farms, with the county seat of Crawford being the small town of Roberta, just 12 miles away. Thomaston, a midsized town that has experienced significant growth over the past decade, is about 17 miles from the property. This growth, coupled with its great restaurants, healthcare facilities, and a thriving small-business community, has attracted many new residents.



Flint Forest has beautiful views with frontage on the Flint River.

Flint Forest is conveniently located near major highways, making it easily accessible from Atlanta or Florida. US Highway 19, a major four-lane highway, is just 8 miles away, while US Highway 80, running East and West across the middle of Georgia, is a mere 5 miles from the property's entrance. Flint Forest's strategic location offers the best of both worlds—the tranquility of rural living and the convenience of urban amenities. Major cities like Macon, Columbus, Albany, and Atlanta are all within a two-hour drive, making it an ideal retreat for those who value both solitude and accessibility.

ACCESS

Flint Forest is easily accessible via paved roads, particularly from Charlie Reeves Road, which features extensive frontage. The northern part of the property has several gated entrances along this road. Access to the southern part is also good, with Hollis Road being paved up to about a quarter mile from its gated entrance. The internal roads are well-maintained gravel roads, providing all-weather access throughout the property. In addition, there are numerous smaller roads and trails that can be easily navigated by side-by-side vehicles. There are multiple access points to the Flint River; some are reachable by standard full-size vehicles, while many others can be accessed by smaller ATVs or side-by-side vehicles.

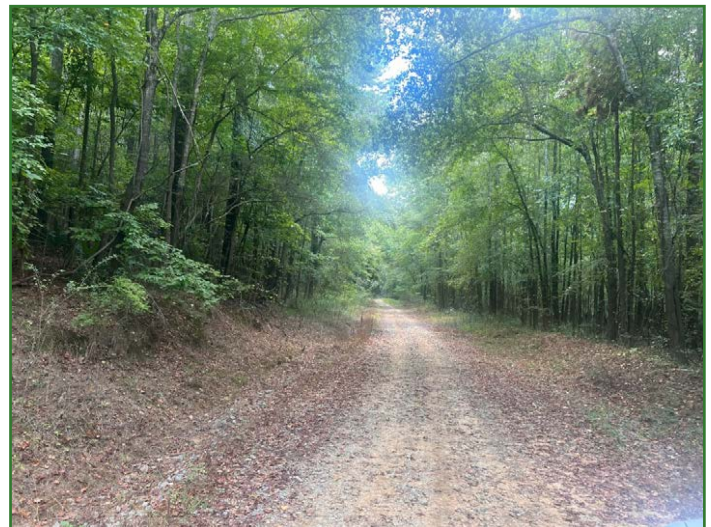


Excellent internal roads provide all weather access.

SITE DESCRIPTION

Flint Forest has been professionally managed as a timberland property for several generations. Approximately two-thirds of the acreage consists of planted pines of varying ages, while the remaining land features beautiful old-growth hardwoods. The property has an extensive road network, complemented by multiple wildlife food plots scattered throughout. The topography varies from level and gently rolling hills to steeper inclines as the land drops in elevation, leading to three miles of Flint River frontage.

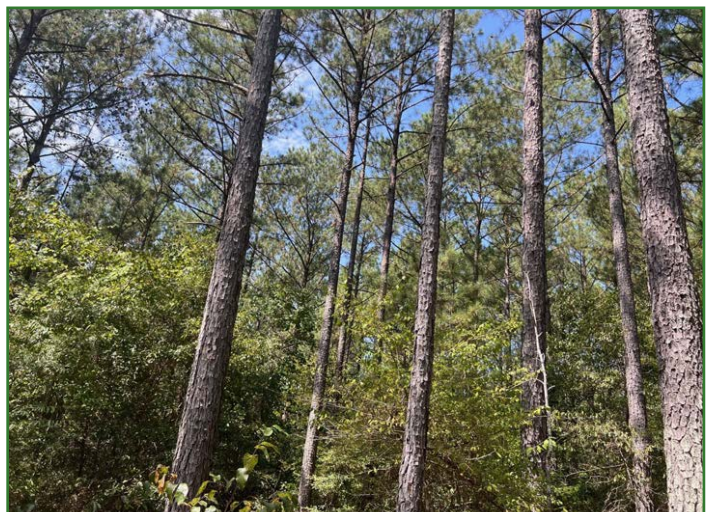
Wildlife game management has been exceptional, with the property hosting one of the longest continuous hunting leases in Georgia, maintained by the same family for 54 years. They have implemented Quality Deer Management practices, yielding impressive results. There is electric power available at the property's entrance; however, the owners and hunters have opted not to bring it onto the property, preferring the experience of "being off the grid" during their visits.



Beautiful hardwoods and pines line Old Hollis Road.

TAXES & TITLE

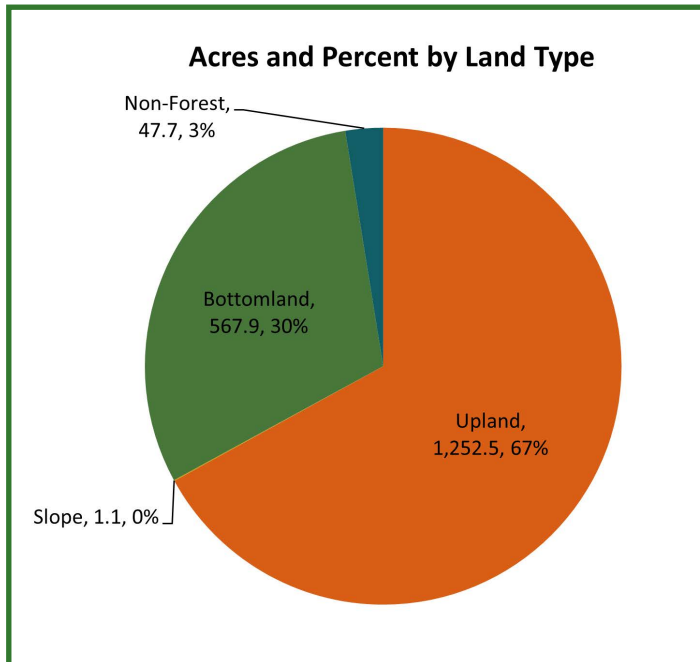
Flint Forest is owned by Timbervest Partners III GA LLC. The estimated ad valorem tax for Crawford County is \$31,185. The land has not been enrolled in any Conservation Use Valuation or Forest Land Protection Program, which means there is an opportunity for the new owner to explore these options to potentially reduce tax liability.



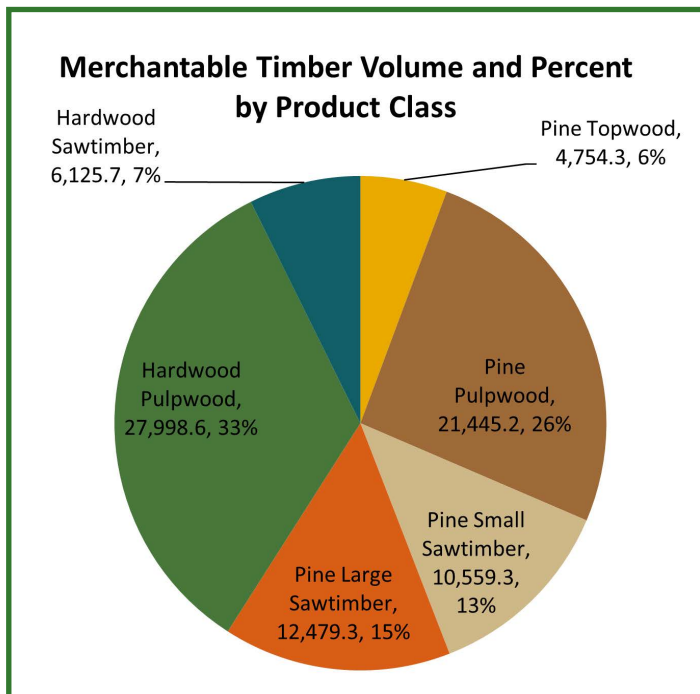
The older pine plantations are managed for sawtimber and poles.

MERCHANTABLE TIMBER & ACREAGE SUMMARY

Flint Forest offers approximately 1,100 acres of planted pines and hardwoods of merchantable ages. There are significant income opportunities from these mature areas, along with an additional 677 acres of younger pine plantations that will reach marketable age in the coming years. Additionally, there are 43 acres of clear-cut land that are being prepared for replanting in the winter of 2025. Estimated timber volumes are included below.



The younger pine plantations are growing well on high quality soils.



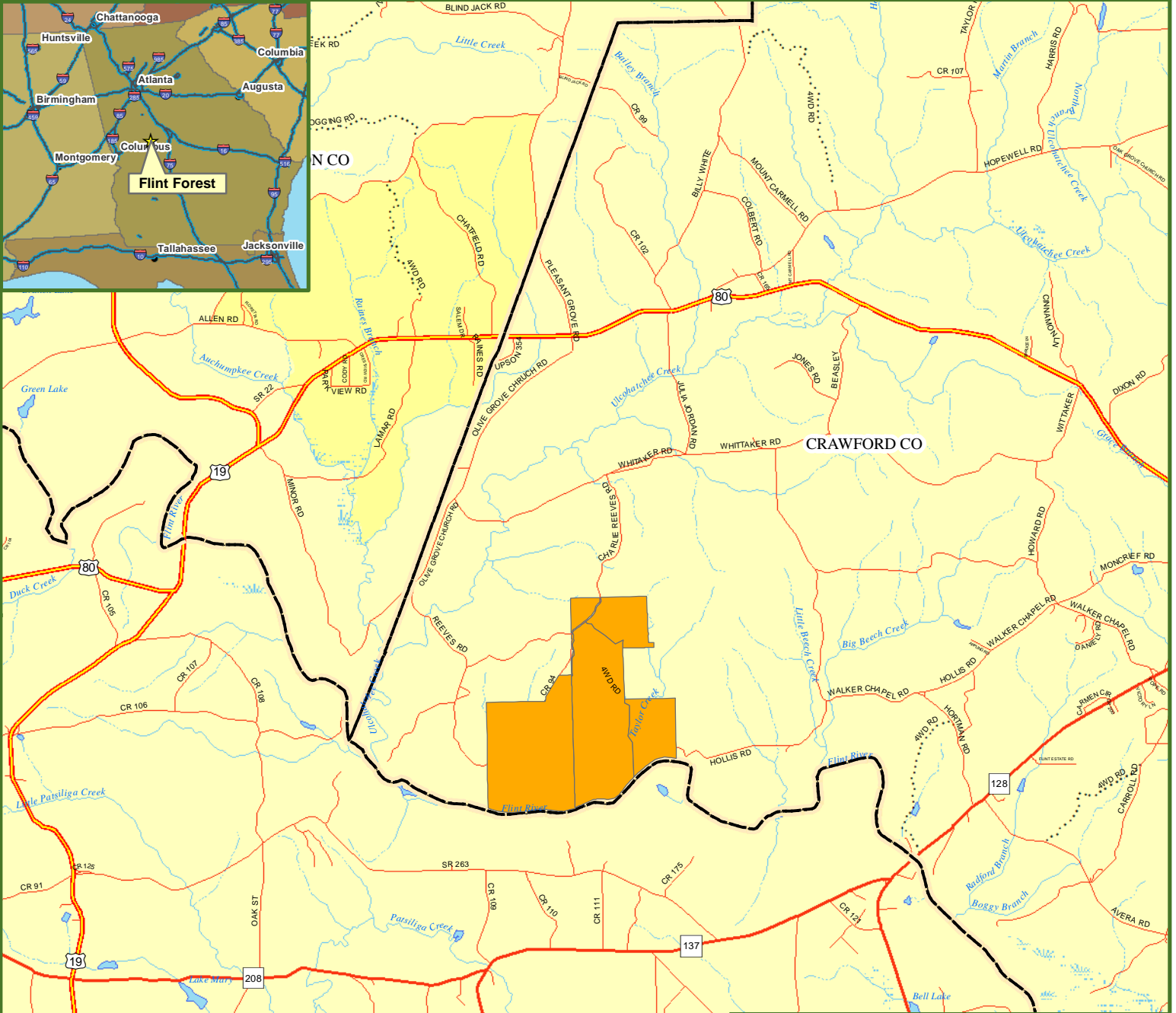
Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given 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 Flint Forest

Crawford County, GA

1,872.00 ± Acres



Legend

-  Flint Forest
-  Railroads
-  Secondary State or County Hwy
-  Primary US or State Hwy
-  Primary Limited Access or Interstate
-  Counties

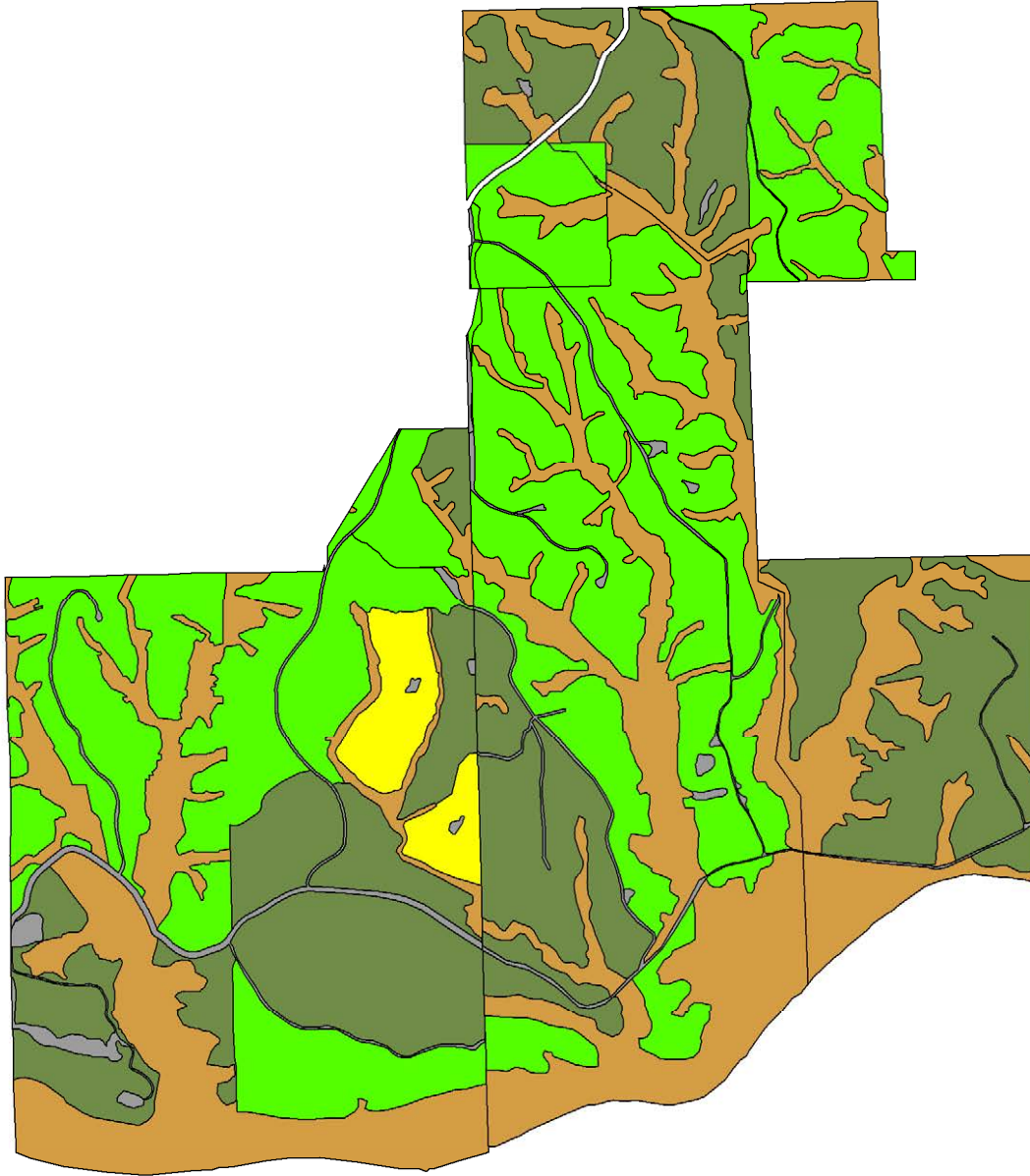
0 0.5 1 1.5 2 Miles







Flint Forest

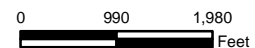
Crawford County, GA

1,872.00 ± Acres



-  Pine Plantation - Merch (532.37 +/- Acres)
-  Pine Plantation - Premerch (679.17 +/- Acres)
-  Natural Mixed Hardwood - Merch (568.95 +/- Acres)
-  Cutover (43.08 +/- Acres)
-  Non Timbered (49.08 +/- Acres)

This is Not A Survey



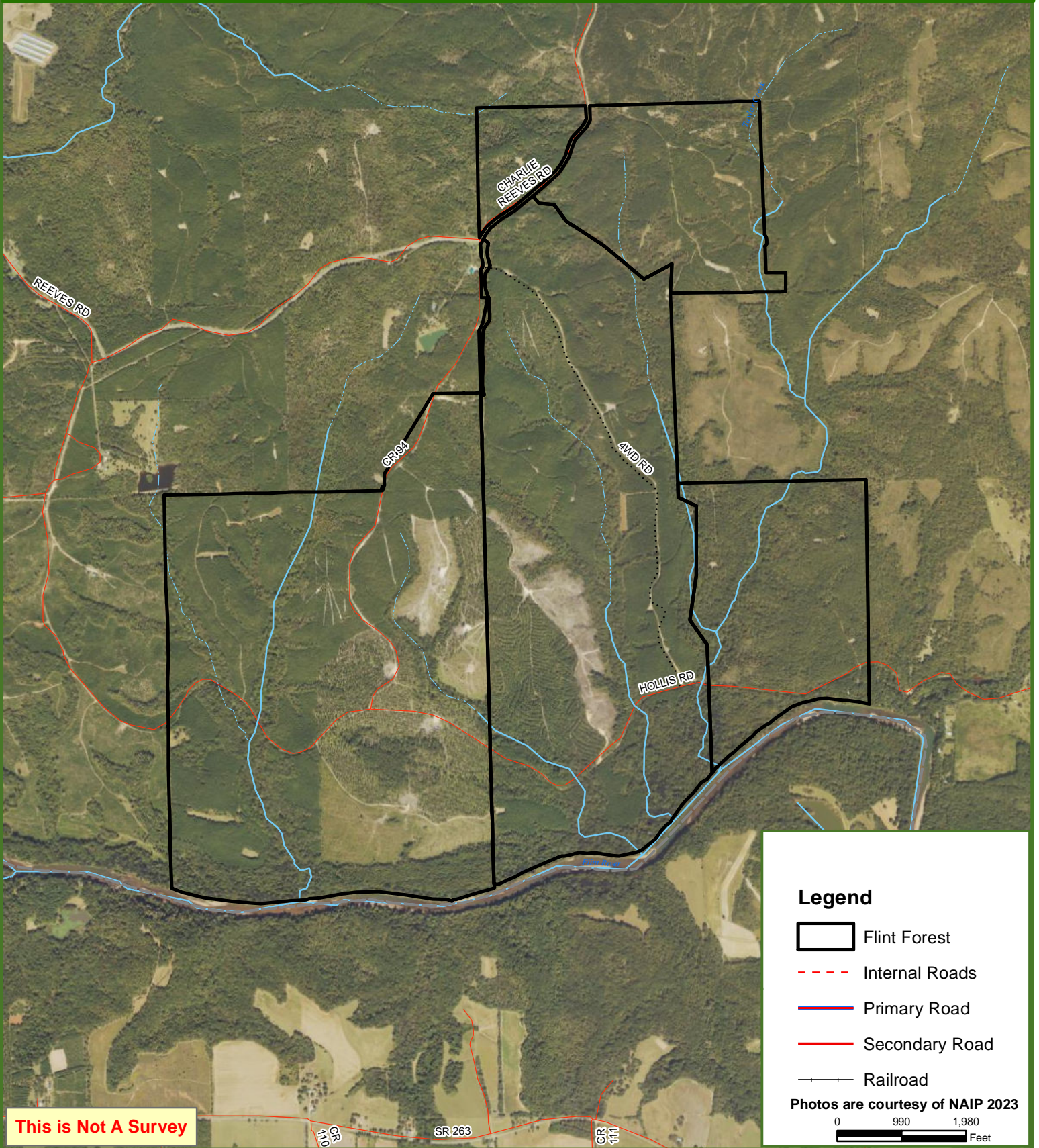
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Flint Forest

Crawford County, AL

1,872.00 ± Acres



This is Not A Survey

Legend

- Flint Forest
- Internal Roads
- Primary Road
- Secondary Road
- Railroad

Photos are courtesy of NAIP 2023

0 990 1,980
Feet

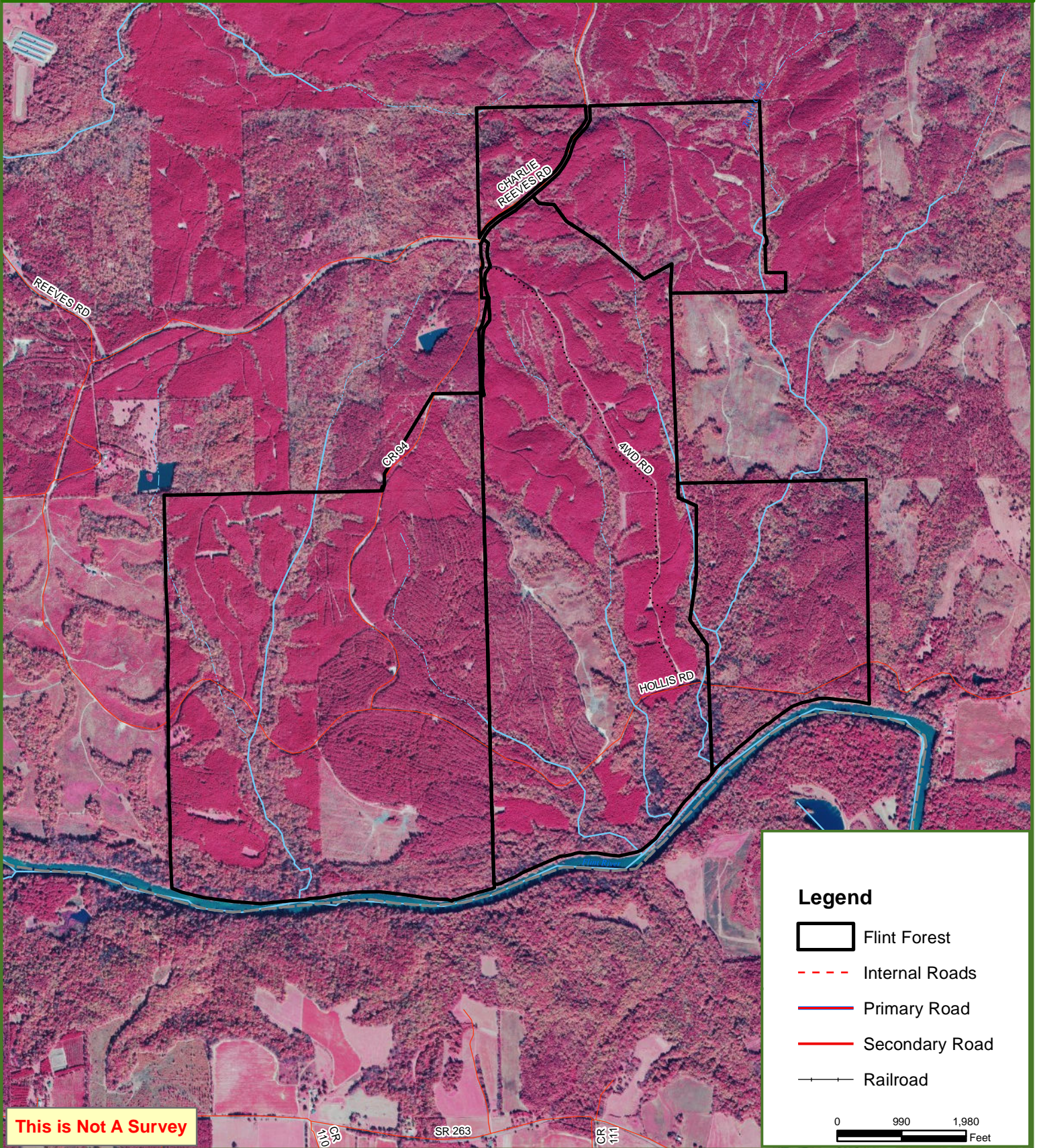
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Flint Forest






Crawford County, AL

1,872.00 ± Acres



This is Not A Survey

Legend

-  Flint Forest
-  Internal Roads
-  Primary Road
-  Secondary Road
-  Railroad

0 990 1,980
Feet

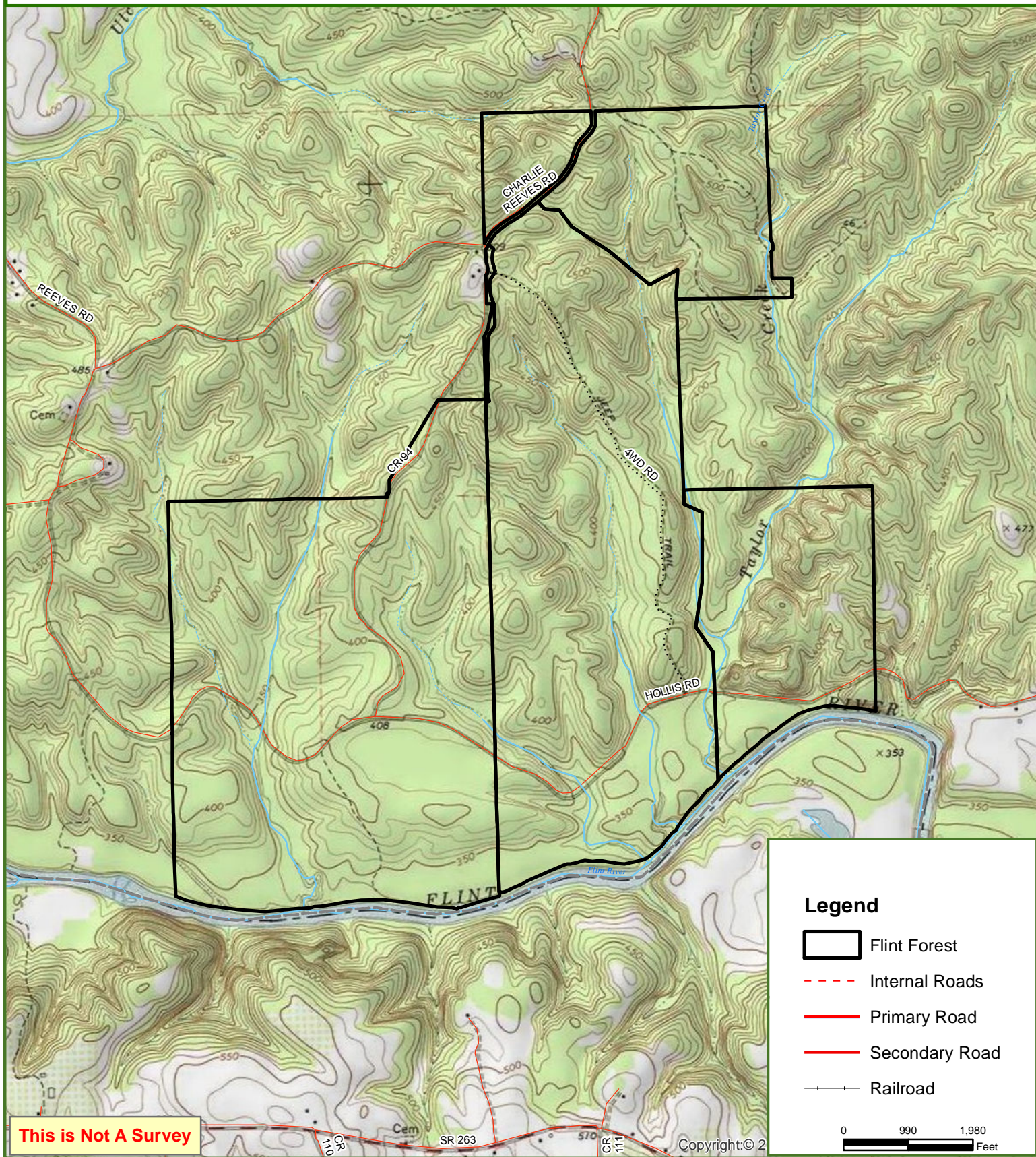
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Flint Forest

Crawford County, AL

1,872.00 ± Acres



This is Not A Survey

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.