

SUMNER SANCTUARY

A secluded getaway with two ponds, planted pines, natural timber stands, and frontage on Ty Ty Creek located in Worth County, Georgia.



***+/- 116 GIS Acres
Sumner, Worth County, Georgia***

\$615,000

OVERVIEW

Sumner Sanctuary is a secluded getaway in east Worth County with relaxing features, including two ponds, planted loblolly and longleaf pine, and natural hardwoods along a tributary of Ty Ty Creek and Ty Ty Creek. After outdoor adventures, kick back in the 24 x 60 double-wide for rest and relaxation.

LOCATION

The property is located in east Worth County, approximately 2 miles north of Sumner and 5 miles from the Tift County line. The landscape is comprised of a mix of agricultural and timber production uses. The north property boundary is a tributary that ties into TY TY Creek within the property's eastern boundary.

Tifton, Georgia, with a population of 17,235, estimated July 1, 2022, is 18 miles to the east and is located along Interstate 75. Sylvester, Georgia, with a population of 5,501 estimated July 1, 2022, is 7 miles to the west and is located along U.S. Highway 82.

ACCESS

The property is located on Sumner Road, a county-maintained paved road. The property has 1,650 feet of road frontage on Sumner Road. There are two driveway entrances to the property along the paved road.

Internal access is good, with internal roads throughout the property. An internal road provides access from Sumner Road through the property to Ty Ty Creek. The property has power, a well, and septic for the current residence on the property.

Detailed Directions: Turn north on Sumner Road off Hwy 82, travel north 2 miles and the property is on the right.

SITE DESCRIPTION

If you are looking for the perfect hunting and fishing getaway with timber as an income source, Sumner Sanctuary is the place you are looking for!! The property is situated in an area of heavy agricultural and timber production uses. Amenities on the property include a 2-acre residential area with a 24 x 60 double wide and two storage buildings.



The property features a 24 X 60 double wide and two ponds.



There is road frontage along Sumner Road.



A tributary of Ty Ty Creek serves as the eastern boundary.

SITE DESCRIPTION (Cont.)

Two ponds are adjacent to the residential area for recreational fishing and outdoor enjoyment. The property's topography is relatively flat, ranging from 340 feet above sea level around Ty Ty Creek to 390 feet above sea level along Sumner Road.

The areas along Sumner Road consist of upland soils suitable for timber and agricultural production, gently dropping in elevation to lowland and bottomland soils along the tributary of Ty Ty Creek.

A significant amount of the soils on the property are also ideal for conversion to agricultural production. Soils consist of Lee field loamy sand (24.4%), Pelham loamy sand (20.0%), Tifton loamy sand (16.5%), Fuquay loamy sand (15.5%), Carnegie sandy loam (8.3%), Kinston fine sandy loam (7.3%), Carnegie gravelly sandy loam (4.6%), Dothan loamy sand (0.6%), and Pelham loamy sand (0.4%) which are all well-drained soils for all weather timber harvesting. Site index base age 50 ranges from 85 to 100, which is ideal for timber production. The site also includes water (2.2%).

TIMBER

The property is fully timbered, excluding the 2-acre residential area and ponds. The timber components consist of 24-year-old loblolly planted pine, 24-year-old longleaf planted pine, and natural mixed species timber stands. The planted longleaf stand is enrolled in the CRP program, which expires in 2030.

F&W Forestry Services, Inc. conducted a timber inventory in December of 2023. A total of 75 samples were placed on 105 merchantable acres to derive the merchantable timber volumes below. The statistical accuracy for the merchantable stands resulted in +/- 11.0% at the 95% Confidence Interval.



The tract's 24-year-old planted loblolly pine plantation.



Another view of the planted loblolly pine plantation.



Sumner Sanctuary features 24-year-old planted longleaf pine plantation.



TIMBER (continued)

Purchasers' management options include but are not limited to:

1. Clear-cutting the planted loblolly pine plantation to generate immediate cash from the property
2. Thinning the planted loblolly pine plantation to create initial cash flow and allowing the residual stand to grow while enhancing wildlife habitat
3. Managing the planted longleaf plantation based on the CRP contract requirements
4. Allow the bottomland hardwood areas to grow for future timber harvest and wildlife habitat.

TAXES & TITLE

Sumner Sanctuary is owned by Norman Gay and Virginia McDonald. The deed is recorded in the Worth County Courthouse in Deed Book 426, Page 229. In 2023, the property taxes for the land were \$1,158.50 and the taxes for the mobile home were \$535.71.

The property is currently enrolled in "Current Use Assessment of Bona Fide Agricultural Property" (CUVA) with Worth County, GA. The seller entered into the covenant on January 1, 2020, and expires on December 31, 2029. The purchaser will sign at closing an affidavit stating that the purchaser will remain in the Current Use Assessment of Bona Fide Agricultural Property ad valorem tax covenant until expiration or accept any penalties for breach of the covenant after closing. The seller will be protected from breach of covenant after closing, and any penalties will be the purchaser's responsibility.

The longleaf pine was enrolled in the CRP Longleaf Pine Initiative in 2020 and was re-enrolled in 2016. The CRP contract will expire in 2030.

SUMNER SANCTUARY MERCHANTABLE TIMBER VOLUMES EFFECTIVE DECEMBER 22, 2023

PINE	PRODUCT	TONS
Pine	Pulpwood	1,431
Pine	Small Sawtimber	2,192
Pine	Large Sawtimber	1,320
Pine	Topwood	434
Total		5,377

HARD HARDWOOD	PRODUCT	TONS
Hard Hardwood	Pulpwood	295
Hard Hardwood	Large Sawtimber	228
Hard Hardwood	Topwood	52
Total		575

SOFT HARDWOOD	PRODUCT	TONS
Soft Hardwood	Pulpwood	391
Soft	Large Sawtimber	36
Soft	Topwood	11
Total		438

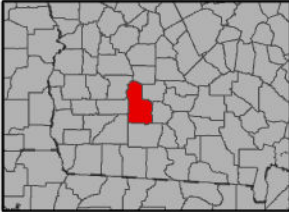
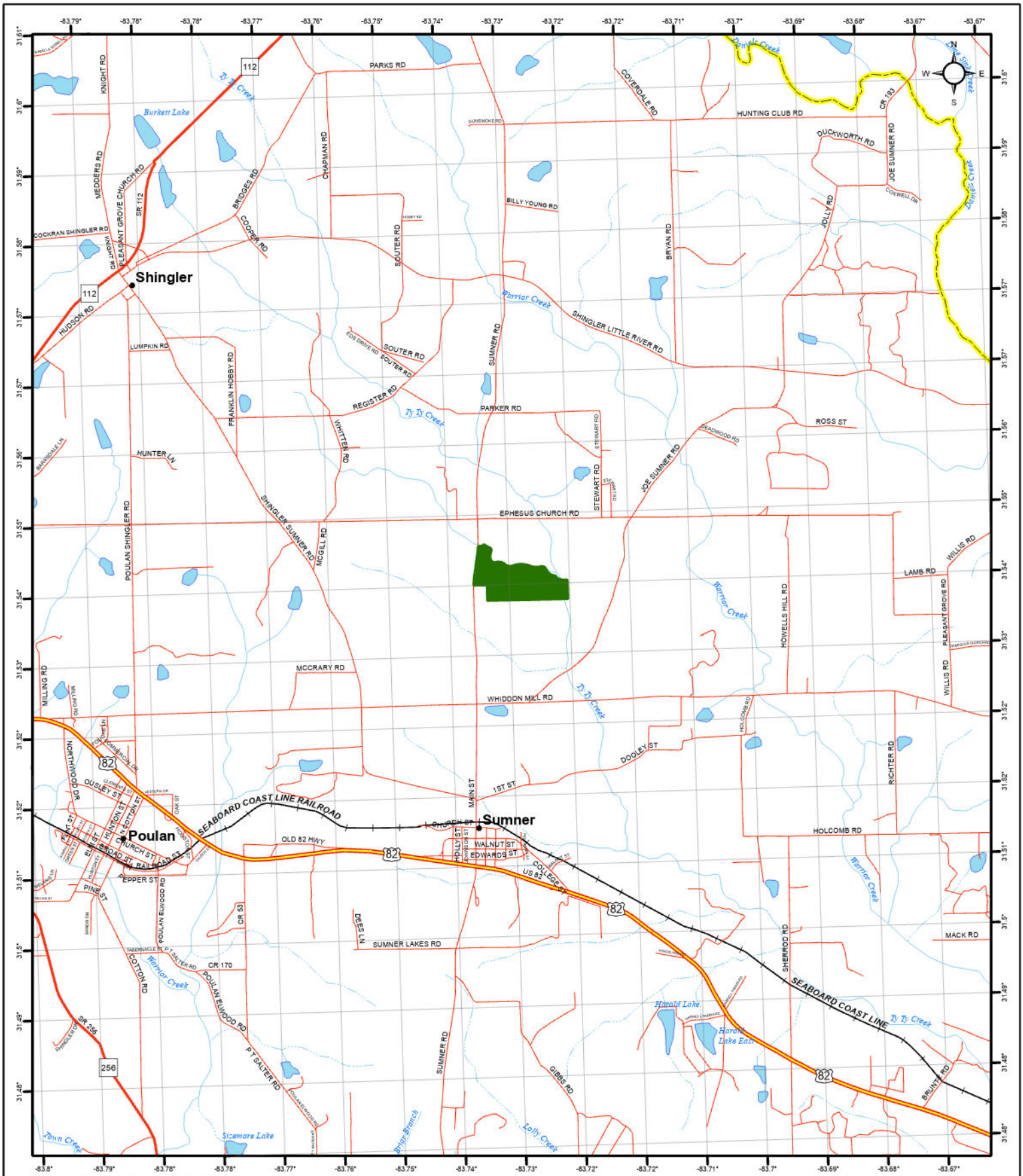
Tract Total		6,390
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Inventory volumes from F&W Forestry Services, Inc.



The property has two storage buildings.

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.



Sumner Sanctuary Tract
Worth County, GA
116 Acres

- Legend
- ... 4WD
 - Local Paved or Unknown
 - Secondary State or County Hwy
 - Primary US or State Hwy
 - Primary Limited Access or Interstate
 - Counties
 - cities





Sumner Sanctuary Tract
Worth County, GA
116 Acres

Mapper: dtodd
Stand Date: 1/2/2024



Maxar, Microsoft




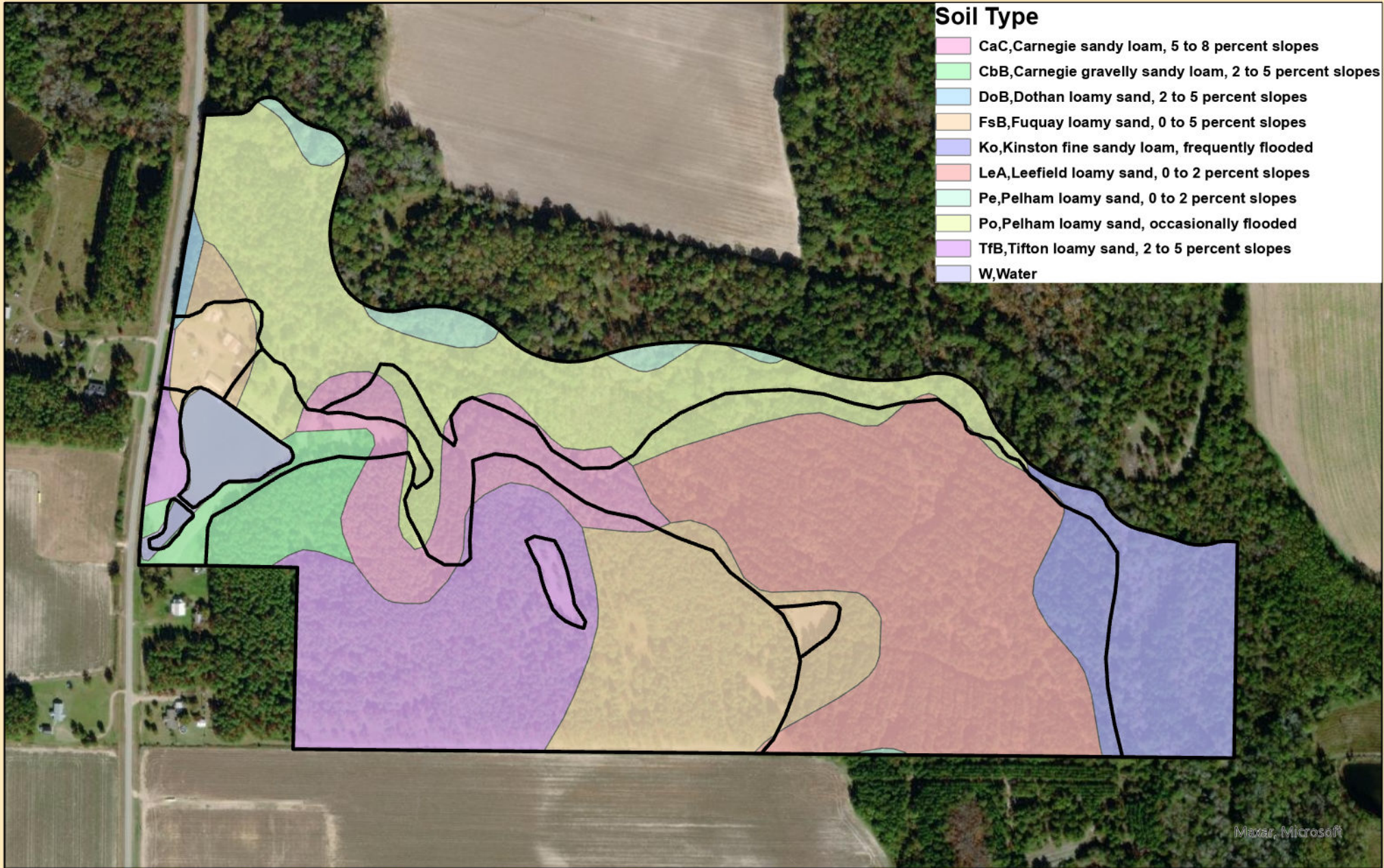


Sumner Sanctuary Tract Worth County, GA 116 Acres

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 Sumner Sanctuary Stands



Maxar, Microsoft





Sumner Sanctuary Tract
Worth County, GA
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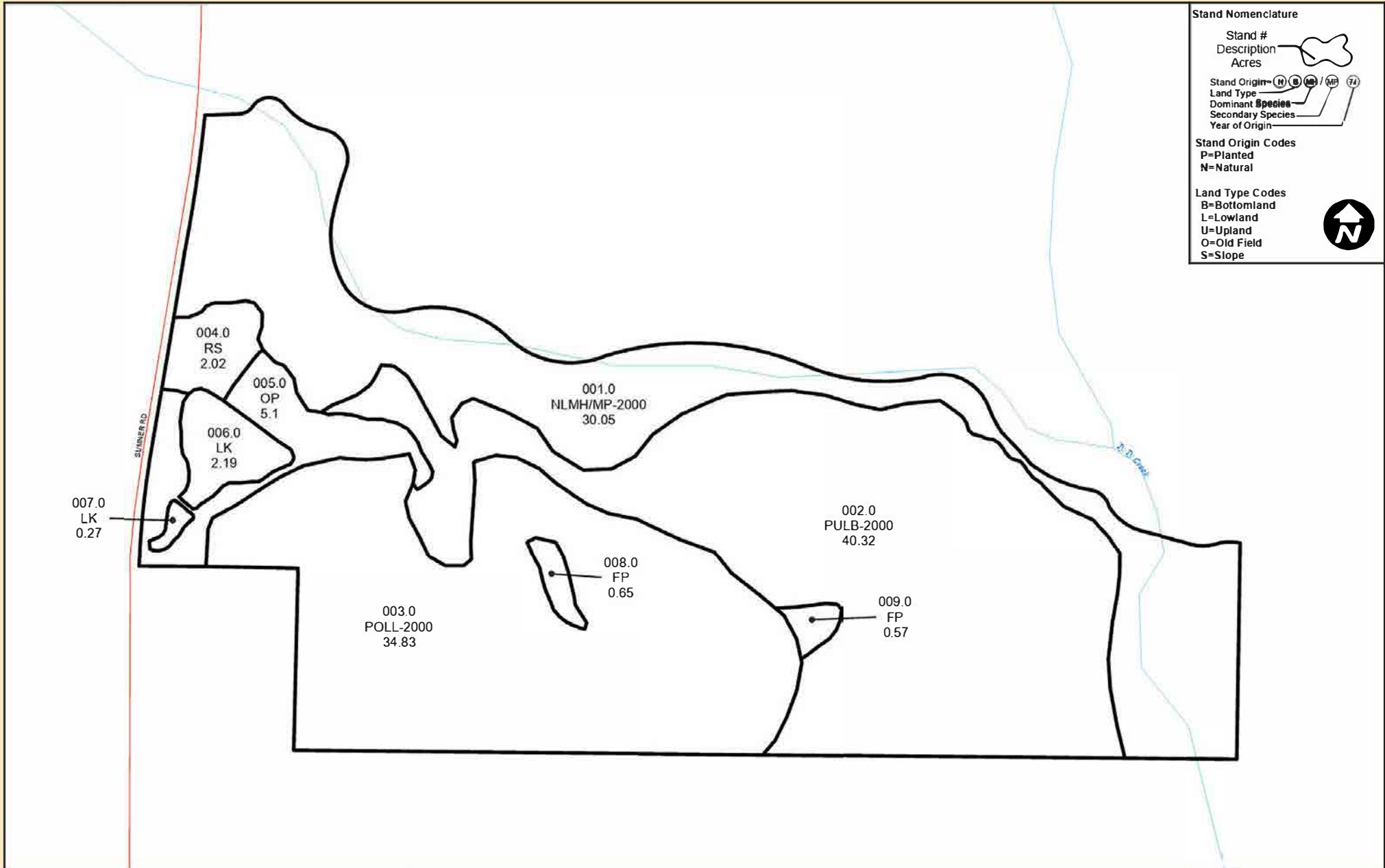
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Sumner Sanctuary Tract Worth County, GA 116 Acres

Mapper: dtodd
Stand Date: 1/2/2024



Stand Nomenclature

Stand #
Description
Acres

Stand Origin: (N) (B) (L) (U) (O) (S)

Land Type
Dominant Species
Secondary Species
Year of Origin

Stand Origin Codes
P=Planted
N=Natural

Land Type Codes
B=Bottomland
L=Lowland
U=Upland
O=Old Field
S=Slope

