



KILLINGSWORTH PATAULA FARM EAST

COUNTY RD 31
MORRIS, GA 39867

Mike Matre, ALC, RF, ACF
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Property Overview



Sale Price **\$1,023,000**

OFFERING SUMMARY

Acreage: **310± Acres**
Price / Acre: \$3,300
City: Morris
County: Randolph
Property Type: Farms & Nurseries Properties, Land Investment, Timberland, Waterfront
Video: [View Here](#)

PROPERTY OVERVIEW

The Killingsworth Pataula Farm East offers 310 acres of excellent deer and turkey and duck hunting, plus fishing on over two miles of frontage on Pataula Creek, a major tributary to Lake Eufaula which is only a little over ten miles downstream. The property consists of 42 acres of fenced pasture, 2.9 acres of food plots and openings, 92 acres of 1990 Upland Natural Hardwood and Pine (recently groomed via an understory fuelwood harvest which left the mature overstory trees in place), and 173 acres of 1990 and very mature hardwoods and pines on bottomland and transitional lowland sites. A detailed timber map is available. There is also 0.16 miles of double frontage on clear running Deer Creek, and frontage on smaller creeks and drains, several of which originate on the property and have spring heads on the property. There are numerous potential pond sites on the property. Rounding out the water features are several wetland swamp areas and creek sloughs in the Pataula Creek bottom, offering great duck hunting opportunities. There are countless aesthetic homesites and power is available on the property. Cuthbert GA and Eufaula AL, and only about an hour from the cities of Columbus GA and Albany GA. 2.5 Hours to Atlanta, 2 Hours to Tallahassee, and 5.5 hours to Orlando.

Complete Highlights



PROPERTY HIGHLIGHTS

- The Killingsworth Pataula Creek Farm has been in the same family for over five generations.
- 596 acres with mature pine & hardwood timber with pasture.
- Miles and miles of frontage on Pataula Creek, Deer Creek, and smaller creeks.
- Existing food plots.
- Old pond site that could be restored and multiple potential pond sites.
- Countless homesites.
- County paved and dirt road frontage.
- Power located on road frontage.
- Excellent hunting for deer, turkey, ducks, and other game.
- Great fishing on Pataula Creek, adjoining Phillips Pond, and nearby Lake Eufaula.
- Peaceful country setting near Springvale yet close to Cuthbert, Eufaula, Columbus, & Albany.
- Membership available to 150 acre Phillips Pond just north of the property.
- Just minutes to 100,000 acre Lake Eufaula.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Farms & Nurseries Properties• Hunting & Recreation Properties• Land Investment• Timberland• Waterfront	Fencing:	+-42 acre fenced pasture (fence encompasses additional timberland acreage).
Uplands / Wetlands:	+-47% Uplands; +-53% bottomlands and transitional lowlands	Current Use:	Timber, pasture, hunting, fishing
Soil Types:	Mostly loamy sands in the uplands; Kinston & Bibb Soils in the bottomlands	Income Features:	+-42 acres fenced pasture; Periodic timber income.
Taxes & Tax Year:	\$5536 in 2023. *Not in Conservation Use Value Assessment [CUVA]. If enrolled in CUVA, property tax could be reduced by +-50%.	Game Population Information:	Deer, Turkey, Ducks, Hogs
Zoning / FLU:	Ag	Species:	Pine & Hardwood
Lake Frontage / Water Features:	2.3 miles on Pataula Creek (some double frontage); 0.16 miles on Deer Creek (double frontage). Additional smaller creeks, with at least three different spring heads on the property.	Age of Stages of Timber:	Mature
Water Source & Utilities:	Power is located on the county roads.	Current Management Information:	Timber map is available.
Road Frontage:	0.2 miles on paved County Rd 31 (Old Union Church Rd/Cotton Hill Springvale Rd); 1.1 miles on dirt County Rd 29 (Deer Creek Rd) (double frontage)		
Nearest Point of Interest:	Phillips Pond is a 150 acre lake just to the northwest of the property, which is a private lake owned by the Seller's family with memberships available for \$495 per year. Lake Eufaula (Walter F George Reservoir) is 13 miles due west.		



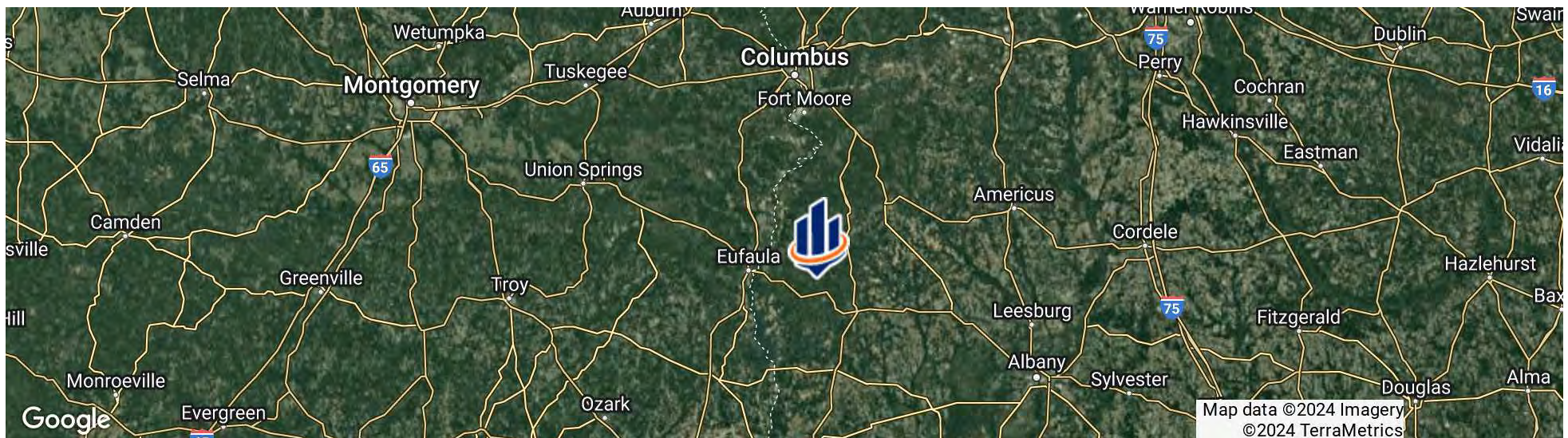
LOCATION & DRIVING DIRECTIONS

Parcel:

GPS: 31.8512665, -84.9032184

Driving Directions:

- 8.2 miles west from Cuthbert on US 82 to Springvale, turn right (north) on County Rd 31 [Old Union Church Rd/Cotton Hill Springvale Rd]
- Travel north 1.9 miles to the Pataula Creek bridge where the property begins





Killingsworth Pataula Farm East

Randolph County GA

310 Total Acres (GIS) +/-

Parcels 010 002 & Part of 010 001

Legend

- Springs

TractNum, Descrip

- 2, Woods Road
- ▶ 2, Pataula Creek (+-2.2 miles)
- ⋯ 2, Creek/Drain

TractName

- ▭ Killingsworth East

TractNum, StrataNum

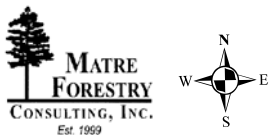
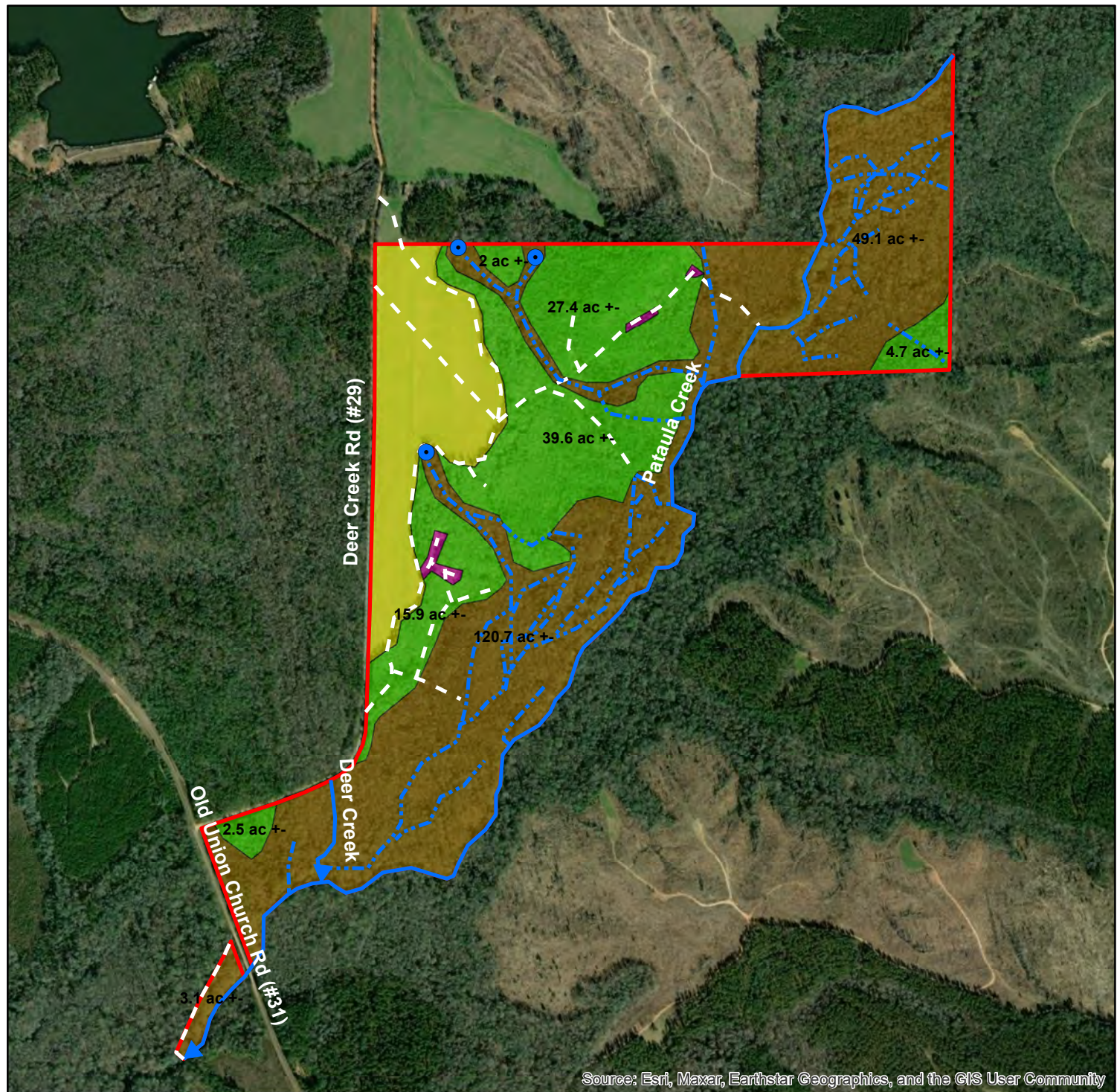
- 1990 Upland Hardwood/Pine, +-92.1 ac
- 1990 Bottomland Hardwood, 172.9 ac

TractNum, Descrip

- Fenced Pasture, +-42.2 ac
- Open, +-2.9 ac

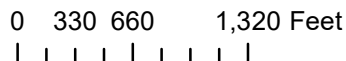
Notes:

*Old Union Church Rd aka Cotton Hill Springvale Rd on Google Maps



www.matreforestry.com
Albany GA 229-639-4973

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, and may include woods road acres, creek channel acres, etc.



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

1:13,200
1 inch equals 0.21 miles

Date: 8/5/2024
1 in = 1,100 feet

Killingsworth Pataula Farm East

Randolph County GA

310 Total Acres (GIS) +/-

Parcels 010 002 & Part of 010 001

Legend

- Springs

TractNum, Descrip

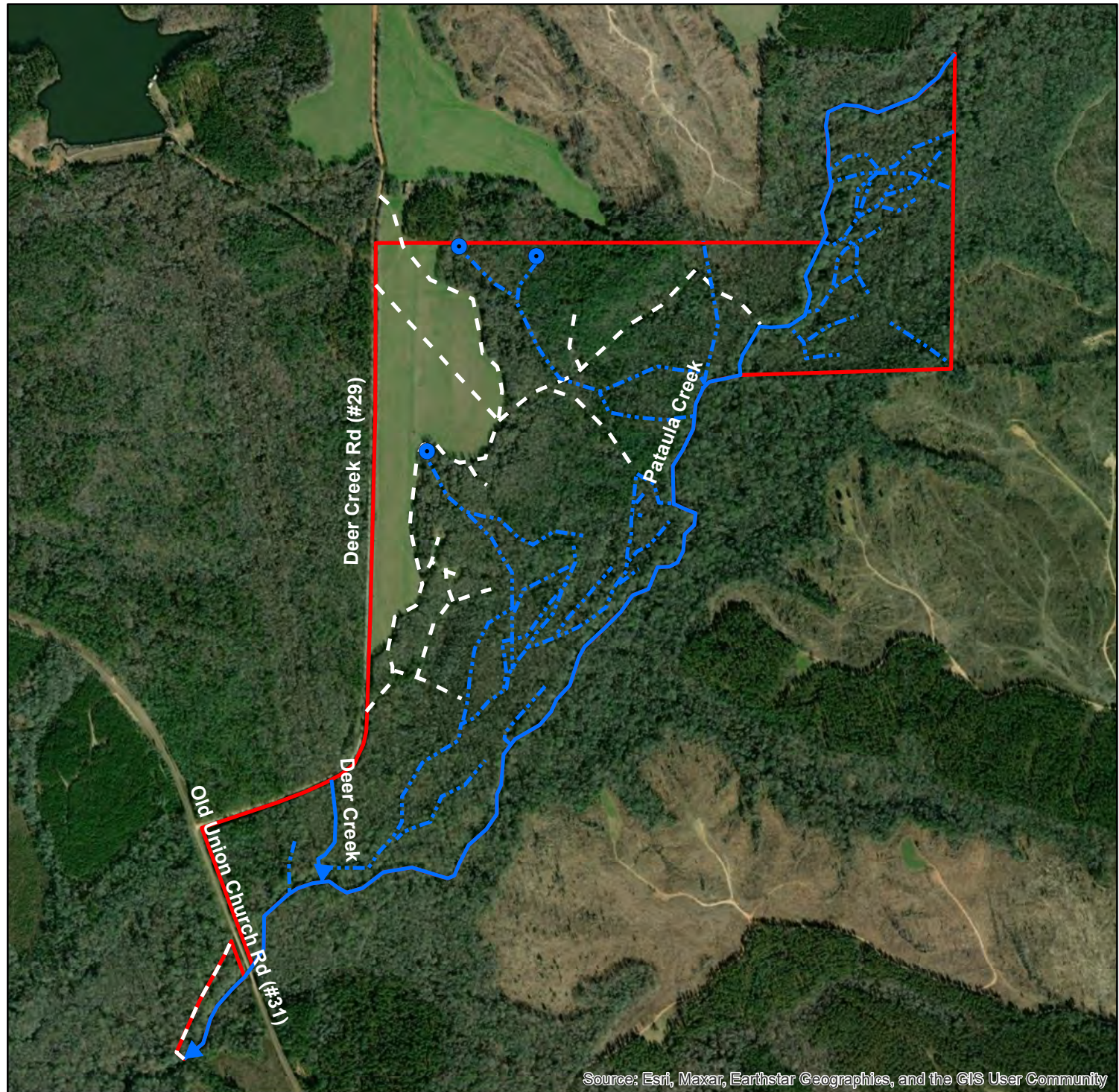
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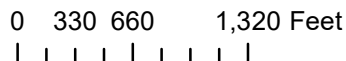
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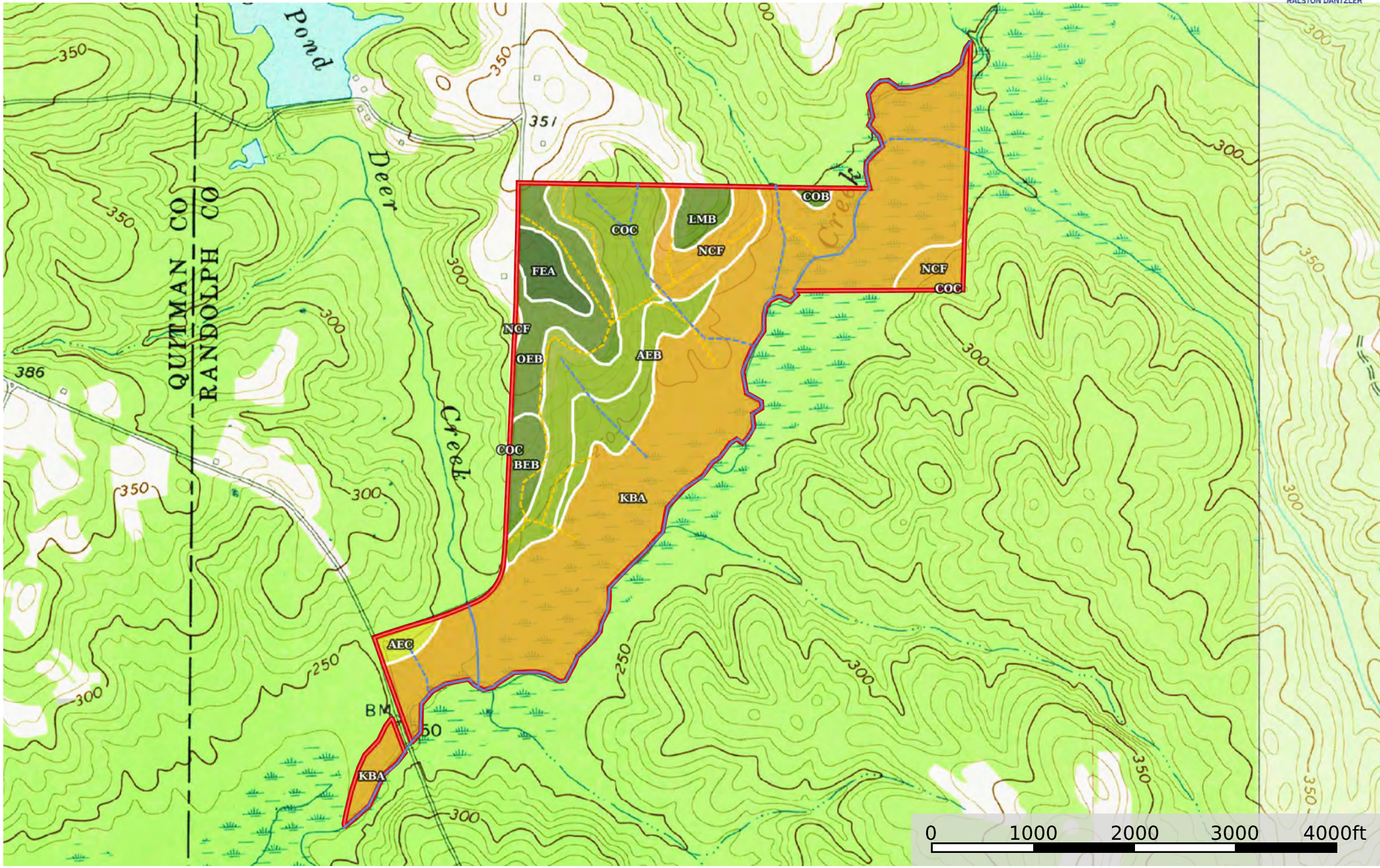
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Killingsworth Pataula Farm East

Randolph County, Georgia, 310 AC +/-




- Road / Trail
- ... Stream
- River / Creek
- ◻ Subject

 All Polygons 308.21 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KBA	Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded	176.19	57.16	0	30	6w
CoC	Cowarts loamy sand, 5 to 8 percent slopes	44.36	14.39	0	44	3e
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	23.42	7.6	0	69	2e
NcF	Nankin-Cowarts complex, 15 to 35 percent slopes	20.64	6.7	0	16	6e
AeB	Ailey loamy sand, 2 to 5 percent slopes	16.92	5.49	0	26	3s
FeA	Faceville sandy loam, 0 to 2 percent slopes	7.79	2.53	0	77	1
BeB	Benevolence loamy sand, 0 to 5 percent slopes	7.77	2.52	0	67	2e
LmB	Lucy loamy sand, 0 to 5 percent slopes	6.35	2.06	0	51	2s
AeC	Ailey loamy sand, 5 to 8 percent slopes	3.53	1.15	0	26	4s
CoB	Cowarts loamy sand, 2 to 5 percent slopes	1.24	0.4	0	45	2e
TOTALS		308.21(*)	100%	-	36.39	4.75

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Subject 302.88 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KBA	Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded	170.86	56.41	0	30	6w
CoC	Cowarts loamy sand, 5 to 8 percent slopes	44.36	14.65	0	44	3e
OeB	Orangeburg loamy sand, 2 to 5 percent slopes	23.42	7.73	0	69	2e
NcF	Nankin-Cowarts complex, 15 to 35 percent slopes	20.64	6.81	0	16	6e
AeB	Ailey loamy sand, 2 to 5 percent slopes	16.92	5.59	0	26	3s
FeA	Faceville sandy loam, 0 to 2 percent slopes	7.79	2.57	0	77	1
BeB	Benevolence loamy sand, 0 to 5 percent slopes	7.77	2.57	0	67	2e
LmB	Lucy loamy sand, 0 to 5 percent slopes	6.35	2.1	0	51	2s
AeC	Ailey loamy sand, 5 to 8 percent slopes	3.53	1.17	0	26	4s
CoB	Cowarts loamy sand, 2 to 5 percent slopes	1.24	0.41	0	45	2e
TOTALS		302.88(*)	100%	-	36.5	4.73

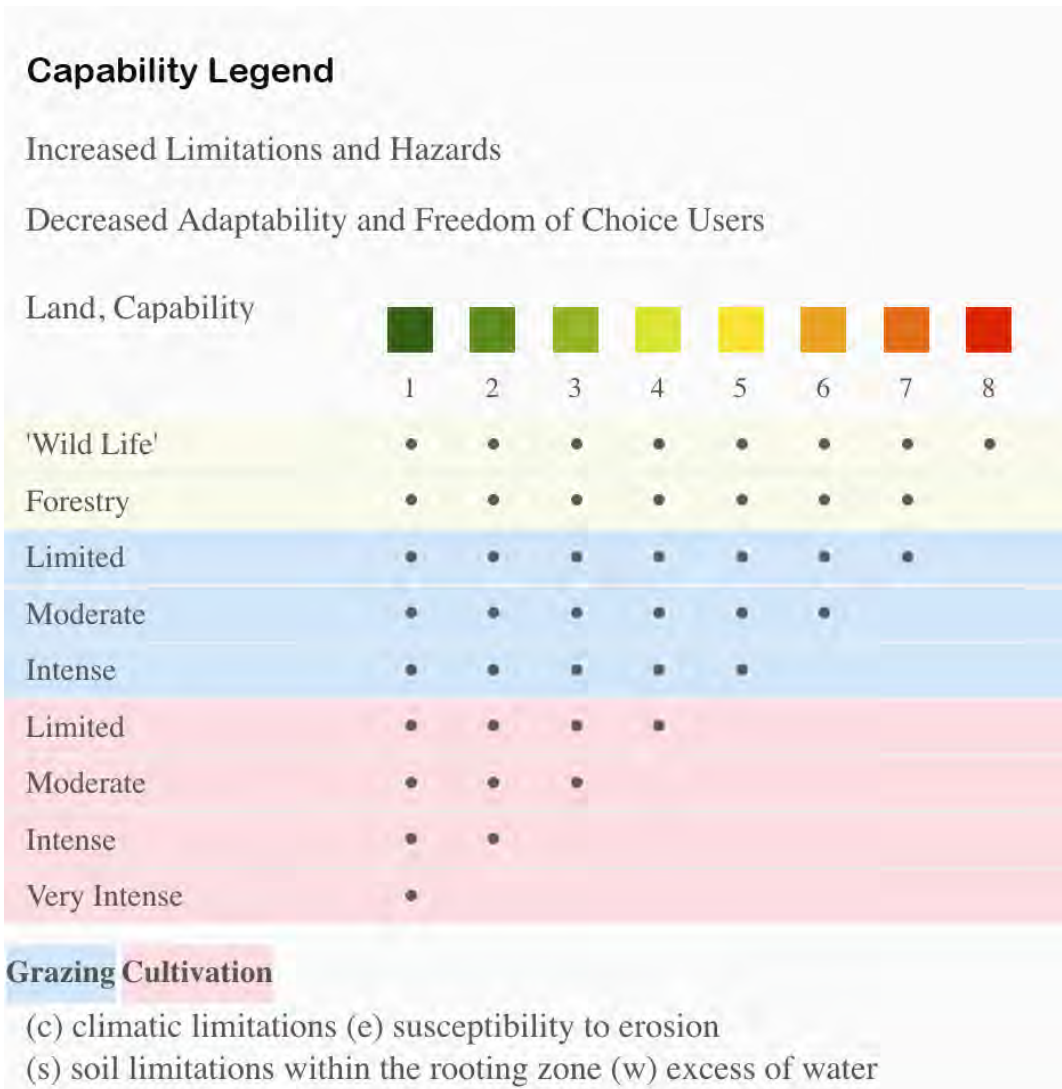
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 Subject 5.33 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
KBA	Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded	5.33	100	0	30	6w

TOTALS		5.33(*)	100%	-	30.0	6
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(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





Additional Photos





MIKE MATRE, ALC, RF, ACF

Senior Advisor

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PROFESSIONAL BACKGROUND

Mike Matre, ALC, RF, ACF is a Senior Advisor at SVN | Saunders Ralston Dantzler 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. Mike is passionate about helping his clients achieve their land investment goals. On behalf of his clients, Mike has sold over 100 land transactions representing over \$60,000,000 in sales volume. He also actively manages clients' land properties in Georgia and Alabama

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