



CALIFORNIA WOODS WEST

CALIFORNIA WOODS ROAD
LUMPKIN, GA 31821

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Property Overview



Sale Price **\$901,740**

OFFERING SUMMARY

Acreage: **452 Acres**
Price / Acre: \$1,995
City: Lumpkin
County: Stewart
Property Type: Land Investment, Timberland
Video: [View Here](#)

PROPERTY OVERVIEW

The 452 acre California Woods West timber & hunting property is part of a large contiguous 1,443 acre property known as California Woods, which is one of the most remote and unique large acreage timber and hunting properties in Georgia. We are offering the entire tract as a whole or the smaller California Woods West tract located on the west side of California Woods Road. California Woods West is the perfect hunting and timber property for those who truly want to get away from it all. The property, which has been in the same family for generations, is situated on nearly mountainous terrain, with a North Georgia feel in Southwest Georgia. On California Woods West you will experience rolling, gently rolling, steep, and flat topography complete with creek bottoms throughout and numerous peaks offering magnificent vistas. The timber resources include recently cutover, planted pines, and mature hardwoods. Some say the property and area got its name California Woods because the unique topography is reminiscent of certain areas of California hill country, and because of the remote location. You need to come see California Woods West for yourself!

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Land Investment• Timberland
Uplands / Wetlands:	± 16 acres of wetlands [based on Federal Wetlands Map].
Soil Types:	<ul style="list-style-type: none">• Mostly Nankin-Cowarts-Maubila complex• Mostly 15 to 45 percent slopes.
Taxes & Tax Year:	± \$2,246. Property is in the Forest Land Protection Act, a temporary tax covenant.
Zoning / FLU:	Ag
Lake Frontage / Water Features:	Ichabuckler Creek [0.2 miles] and other clear running spring fed creeks and drains.
Road Frontage:	California Woods Road [± 1.2 miles]
Nearest Point of Interest:	Providence Canyon State Park [Little Grand Canton]; Lake Eufaula; Hannahatchee Wildlife Management Area
Current Use:	Timber & hunting.
Potential Recreational / Alt Uses:	Timber & hunting, hunting preserve, off grid living, conversion to fields, conservation, carbon.
Land Cover:	Natural hardwood & pine, pine plantations, cutover, wildlife openings. See timber map.
Survey or Site Testing Reports:	Recent survey.

Location



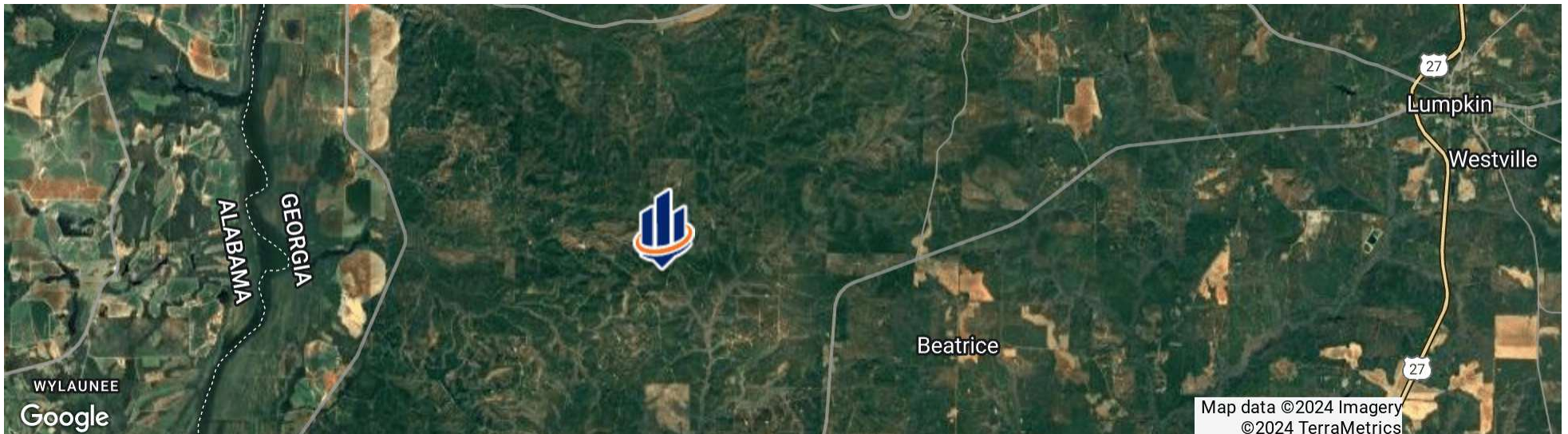
LOCATION & DRIVING DIRECTIONS

Parcel: 020 002

GPS: 32.0278308, -84.9682225

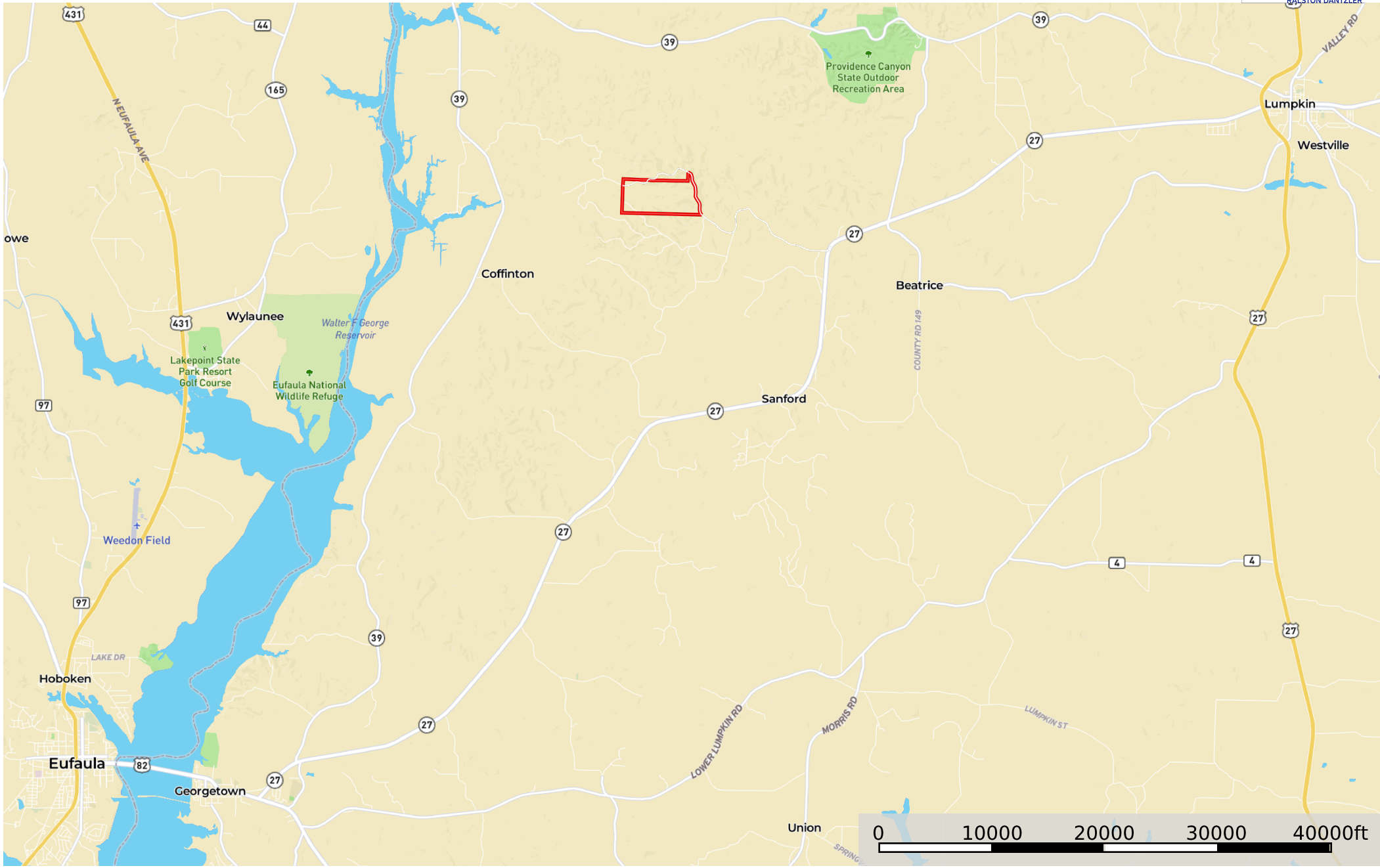
Driving Directions: Head west from Lumpkin GA on GA 27 for 8 miles then turn right (north) on California Woods Road for ± 2.8 miles where the property begins on your left (west).

Showing Instructions: Contact listing broker Mike Matre at 229-869-1111 or mike.matre@svn.com



California Woods West

Stewart County, Georgia, 452 AC +/-



California Woods Road Boundary



--- Road / Trail □ Boundary

California Woods

Stewart County GA
451.976 Acres (from 2023 Survey)
Part of Parcel # 020 002



Legend

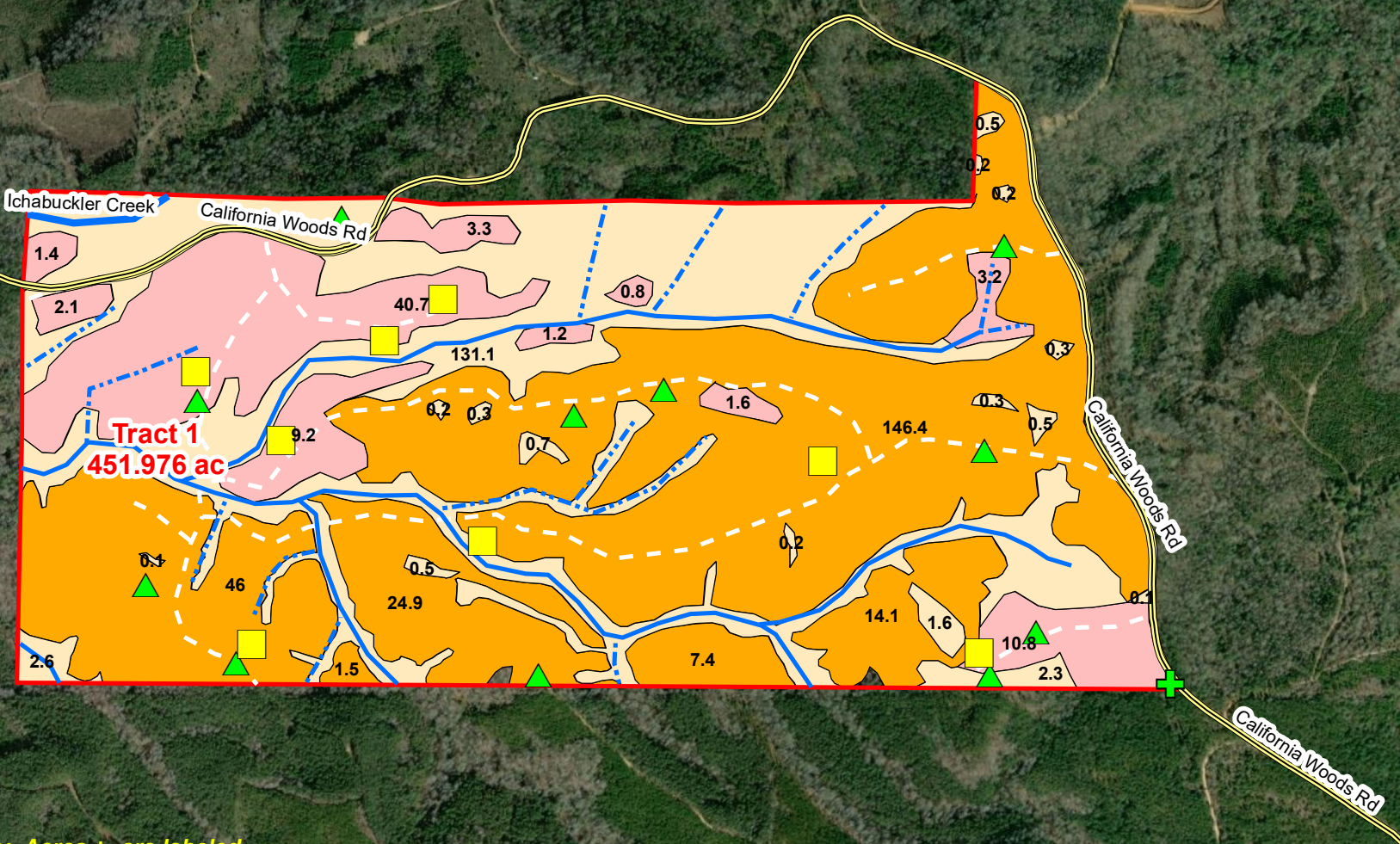
- Wildlife Openings
- Peak
- Cemetery

Lines

- Road County
- Road Woods
- Creek Named
- Creek Perennial
- Drains

TractNum

- 61



Tract 1
451.976 ac

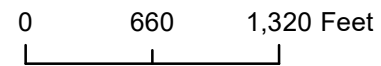
Stands

- UPLb14, ± 73 ac
- Clearcut, ± 239 ac
- Hardwood, ± 140 ac

**Note: Acres +/- are labeled
*Stand shapefiles provided by seller and are not guaranteed.
Stand acres contain road acres & open acres, such as food plots & old ramps.

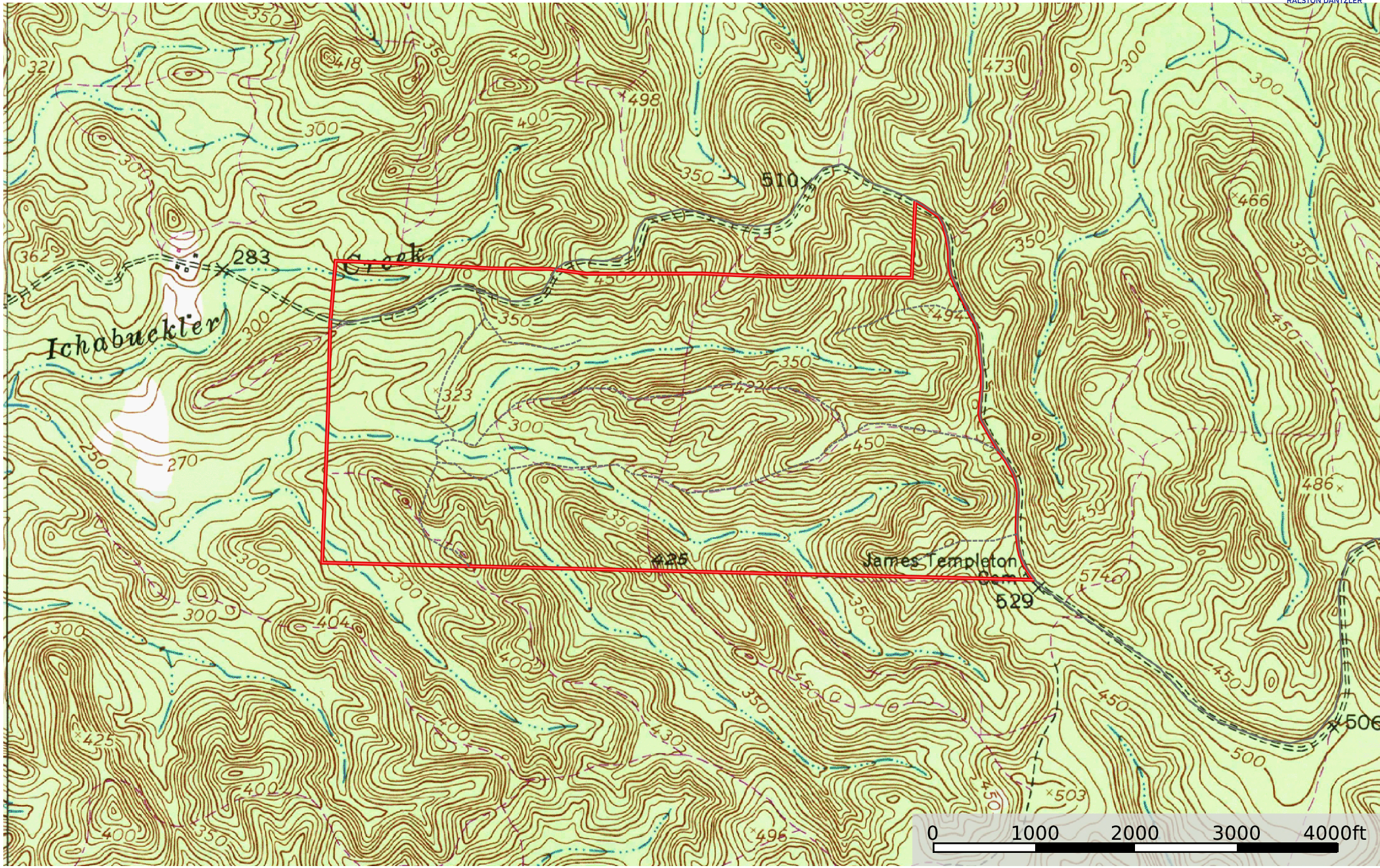
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

1 inch equals 0.19 miles
1:12,000
1 in = 1,000 feet



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, unless otherwise indicated.

www.matreforestry.com
Albany GA 229-639-4973
Date: 11/18/2024



California Woods Road Road / Trail Boundary



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.

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