



COURSON LONGLEAF TRACT

County Road 171, Axson, GA 31624

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PROPERTY OVERVIEW



Sale Price

\$187,325

PROPERTY OVERVIEW

The Courson Longleaf Tract in east Atkinson County GA is a great 63± acre timber and hunting property with beautiful homesites, plus frontage on Little Red Bluff Creek. In the same family for generations, the property boasts aesthetic gently rolling topography and consists of productive soils and is situated in a nice rural area.

OFFERING SUMMARY

Acreage: 63.5 Acres

Price / Acre: \$2,950

City: Axson

County: Atkinson

Property Type: Land: Land Investment, Timberland

The property has road frontage on both sides of Dr. Morris Ln (graded County Road 171). Just 0.7 miles from the property is paved Boone Rd, which takes you to US 82 and the nearby cities of Axson and Pearson. There is power along Dr. Morris Ln. Best of all, there is very little traffic on Dr. Morris Ln, as the road ends just east of the property.

The 49± net acres of Longleaf planted in 2019 is a productive well stocked stand and has good future income potential via pine straw and timber. The Longleaf stand was prescribed burned a couple of years ago, and the trees and the wildlife groundcover look great. The Little Red Bluff Creek and the associated creek bottom on the north end provide excellent wetland wildlife habitat. The creek bottom consists of mature hardwood and some pine.

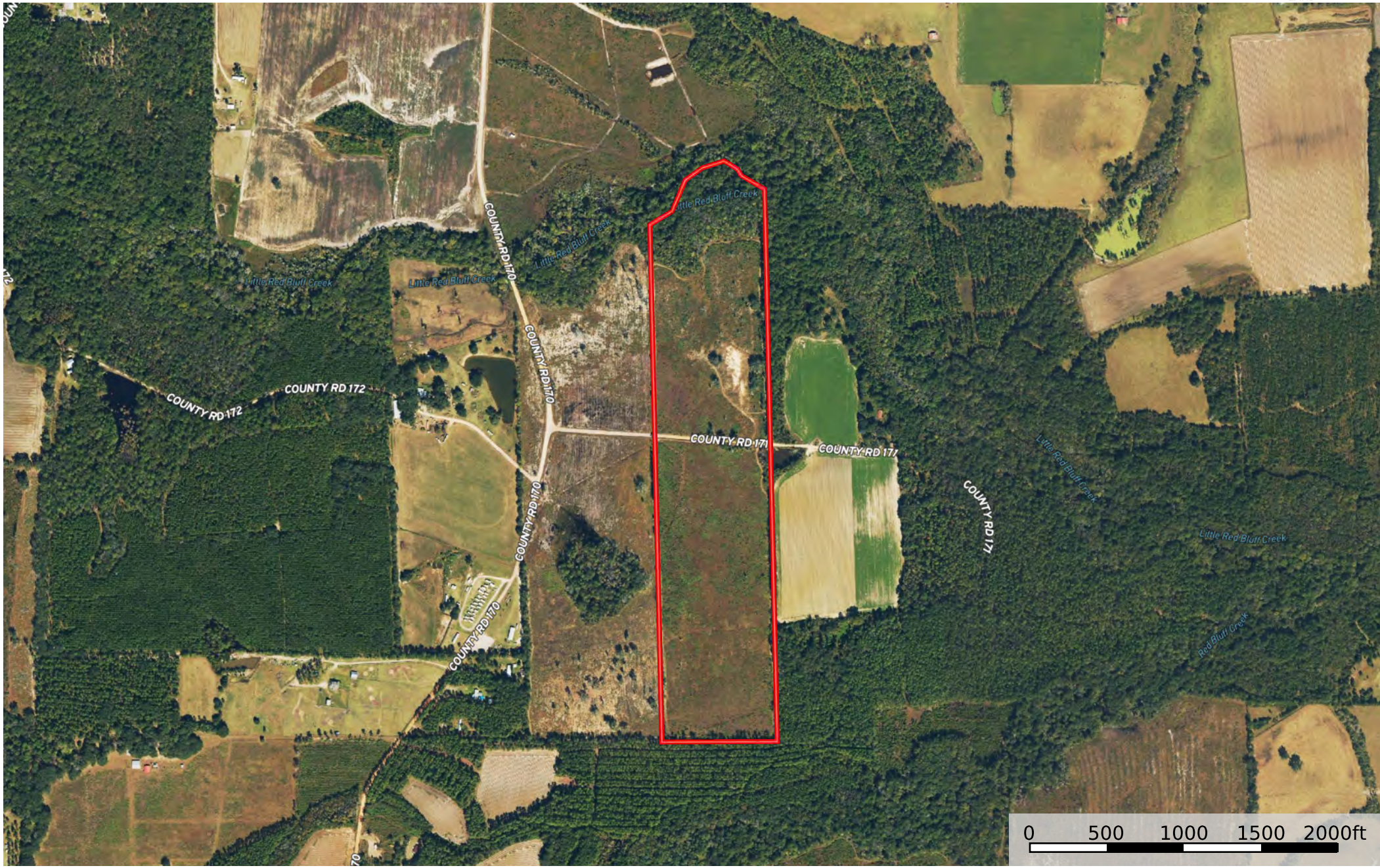
There is a regularly maintained perimeter firebreak around the longleaf, and there are a couple of roads/trails through the longleaf. It would be very easy to create a nice trail system, and at this stage of young longleaf, it would be easy to clear areas for food plots, and homesites. If agriculture interests you, the productive soils are ideal for clearing for pasture, row crops, or orchards.

Hurricane Helene largely spared this property, as the young Longleaf faired very well through the storm. The mature timber in the creek bottom experienced varying degrees of storm damage, ranging from pockets of severe damage to pockets of light damage.

SPECIFICATIONS & FEATURES

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Land Types:	<ul style="list-style-type: none"> • Hunting & Recreation Properties • Land Investment • Timberland 	Road Frontage:	750' double frontage on Dr. Morris Ln (County Road 171) (graded)
Uplands / Wetlands:	± 87% Uplands; ± 13% Bottomlands. According to the National Wetlands map, ± 9.8% of tract is classified as wetlands, mostly being in the Little Red Bluff Creek bottom at the northern extreme of the property.	Nearest Point of Interest:	Okefenokee National Wildlife Refuge (± 74 miles), Dixon Memorial State Forest & Wildlife Management Area (± 38 miles), the Golden Isles of the Georgia Coast (± 93 miles); Pearson GA (± 7 miles); Waycross GA (± 28 miles); Valdosta GA (± 49 miles); Jacksonville FL (± 104 miles)
Soil Types:	<ul style="list-style-type: none"> • The most common soils is Leefield • Wicksburg • and Tifton Loamy sand. The tract has an average NCCPI of 43.33 and average Capability of 3.1. 	Current Use:	Hunting & Timber Growing.
Taxes & Tax Year:	± \$684.47 (source: qPublic Tax Estimator). Enrolled in the 10 year Conservation Use Value Assessment (CUVA) program in 2022.	Potential Recreational / Alt Uses:	The longleaf planted in 2019 has good pine straw potential; nice homesites.
Lake Frontage / Water Features:	± 992' frontage on Little Red Bluff Creek.	Survey or Site Testing Reports:	Surveyed in 1977 at 63.5 acres.
Water Source & Utilities:	Power is on the county road.	Age of Stages of Timber:	± 49.5 acres of 2019 Planted Longleaf (well stocked); ± 7.9 acres of Mature Bottomland Hardwood.



 Boundary

LOCATION



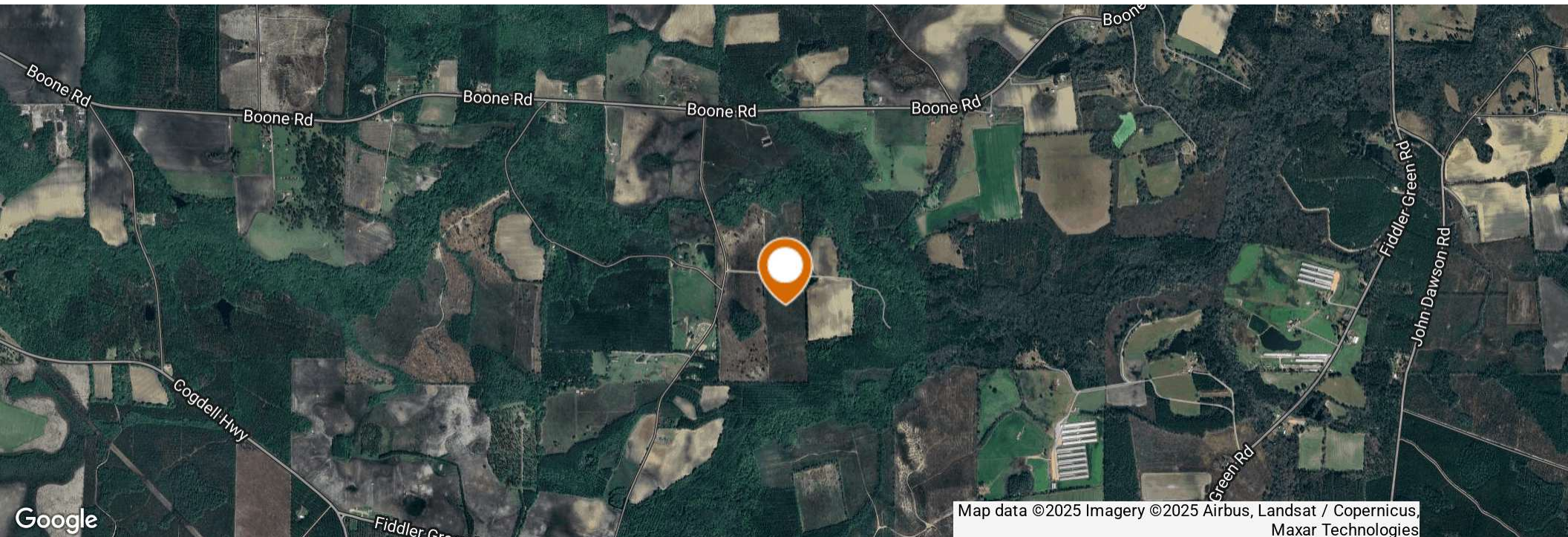
LOCATION & DRIVING DIRECTIONS

Parcel: 0064 008

GPS: 31.2549538, -82.7642887

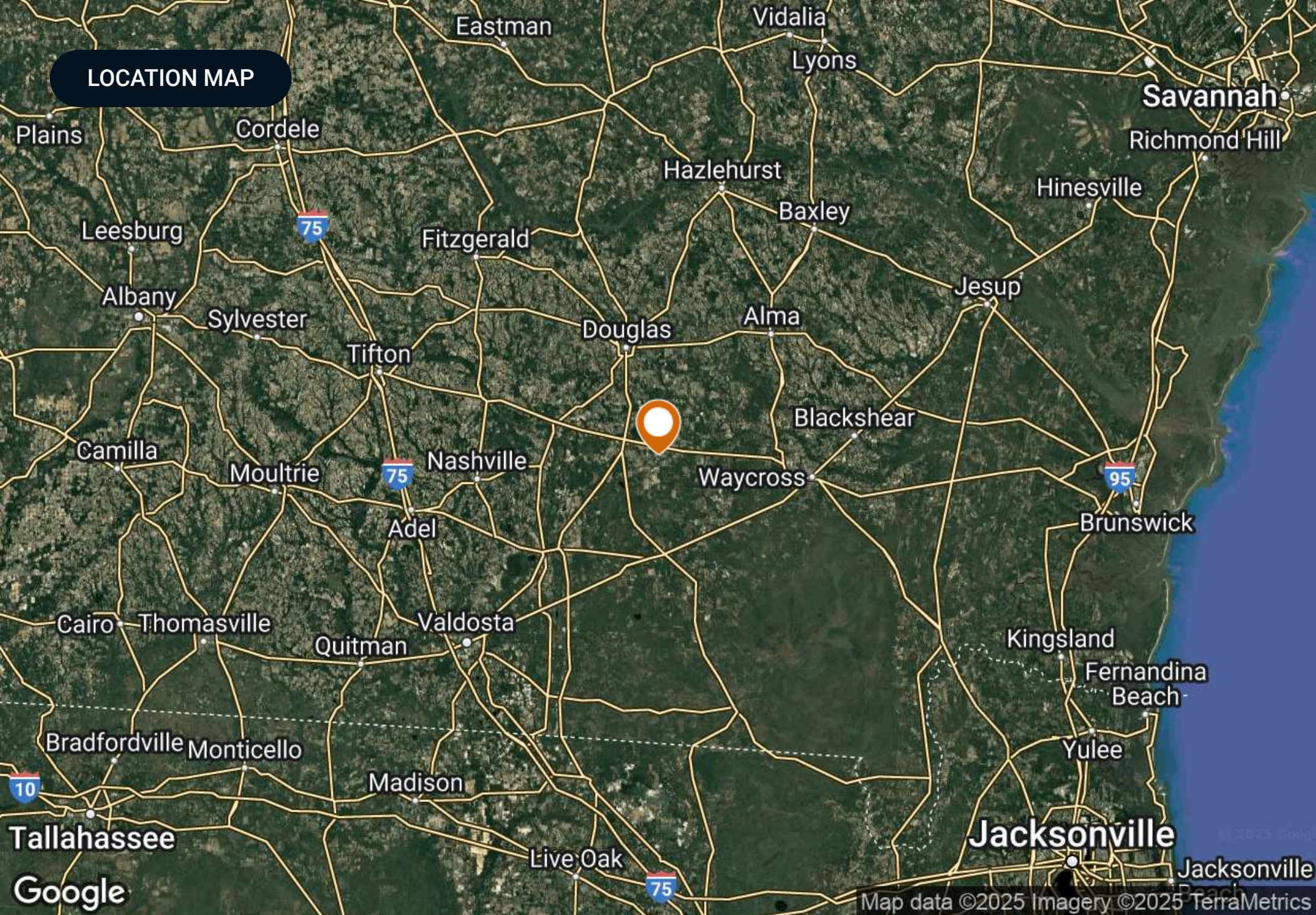
- From Axson GA on US Hwy 82 head south on Boone Rd (Co Rd 48) for 2.5 miles and take a left (south) on Mizell Bridge Rd (Co Rd 170)
- Go south on Mizell Bridge Rd 0.5 miles

Driving



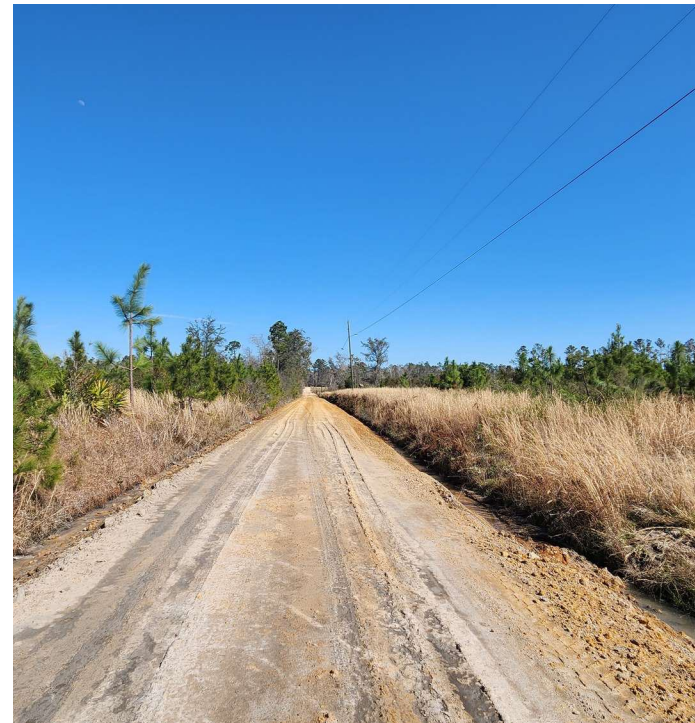
Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

LOCATION MAP





ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



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PROFESSIONAL BACKGROUND

Mike Matre, ALC, RF, ACF is a Senior Advisor at Saunders Real Estate.

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 \$65,000,000 in sales volume. He also actively manages clients' land properties in Georgia and Alabama

Mike specializes in:

- Land Investments
- Timberland
- Agriculture Properties
- Hunting & Recreational properties
- Quail Plantations
- Hunting Preserves
- Hunting Property Development

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For more information visit www.saundersrealestate.com

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