



**Fountains
Land**
AN F&W COMPANY

ANDERSON FAMILY FARM

A beautiful mix of natural and planted woodlands with a strong history of abundant wildlife and recreational hunting located in Taylor County, Georgia.



***222.68 Acres
Rupert, Taylor County, Georgia***

Price: \$800,000

OVERVIEW

Anderson Family Farm is one of those unique properties that would be ideally suited for a buyer seeking attributes that include:

- Secluded location with abundant dirt road frontage, yet limited access to the property with 3 gated entrances
- Primarily (183.1 acres) natural hardwoods and pine mix
- 21.71 acres of market age planted pines
- 17.87 acres of open fields and roads
- Recent timber cruise indicates just under 60 tons per acre of merchantable timber on the forested acreage
- Strong history of high quality deer and turkey throughout the property
- Excellent, well drained soils, including Tifton sandy loam, for timber or farmland



17 acres of open fields provide food plots and observation lanes for viewing wildlife.

LOCATION

Anderson Family Farm is located in the Southern part of Taylor County, Georgia. Taylor County is an agriculturally diverse county located in West Central Georgia. This area is known for its peach and pecan orchards, productive farms, and timberlands. The county also has the iconic “Fall Line” that runs east and west through the center of the county. This Fall Line is the geographical feature that divides the Piedmont from the Coastal Plains area of Georgia. This property lies several miles south of this “Fall Line,” and so it is considered in the northern part of the Coastal Plains of Georgia. The Coastal Plains are characterized by abundant subsurface “aquifers” that supply amazing amounts of clean water to municipalities, farms, homesteads, and large farms and timberlands.



Extensive dirt road frontage with gated entrances.

Two major 4-lane highways run through Taylor County and are only a few miles from this property. The “Fall Line Freeway,” State Route 540, runs east and west, connecting Columbus across the center of Georgia to Augusta. Running north and south is US Hwy 19, also a four-lane throughout Georgia, ultimately connecting Lake Erie to the Gulf of Mexico. These excellent 4-lane highways provide opportunities for continued growth in this area. This property is close enough to benefit from that growth yet far enough away to preserve its privacy and wildlife populations.

The property is located at the intersection of two county-maintained dirt roads, 194 and 198, also known as Fowler Road and Wheeler Rodgers Road. Entrance to the property is a 40-minute drive from I-75, Perry exits, an hour from Columbus, and 2 hours from the Atlanta Airport.

Road frontage is abundant, but with the county-maintained ditches along the dirt roads, access is restricted to three main entrances, which are all gated and locked.

ACCESS

Access to the property is available from two county dirt roads, 194 and 198, also known as Fowler Road and Wheeler Rodgers Road.

These roads and the entrances to the large parcel are relatively well-maintained and suitable for an SUV or truck. The dirt roads that lead to these access points are well-maintained and should be accessible in all weather conditions. Although four or all-wheel drive would be needed in extreme wet weather.

The internal roads are suitable to access the small sheds and the open field, but most other roads are more suited for an ATV or SxS. These could be made suitable for SUV or truck travel with minimal work.



Internal road suitable for small SUV, truck, or ATV.

SITE DESCRIPTION

Entering Anderson Family Farm, there is a sense of being away from it all! The signs of wild game animals, the quantity of seed-producing hardwoods, and the diversity of the forest types make this property very attractive as a recreational hunting and timber investment property.

The topography goes from level to gently sloping, with a fair amount of diversity in the topo across the property. Soils range from good to excellent for timber production. A majority of the farm could be converted to row crops or pastures, if so desired.



Trophy size white tail buck on the property on 11/23/2022.

TAXES & TITLE

Anderson Family Farm is owned by six members of the Anderson family. Estimated Ad Valorem taxes for 2023 are \$2,588. The property would be eligible to enroll as a CUVA or FLPA for preferential tax treatment, depending on the preference of the new owner.



Lovely field road between pines and hardwoods.

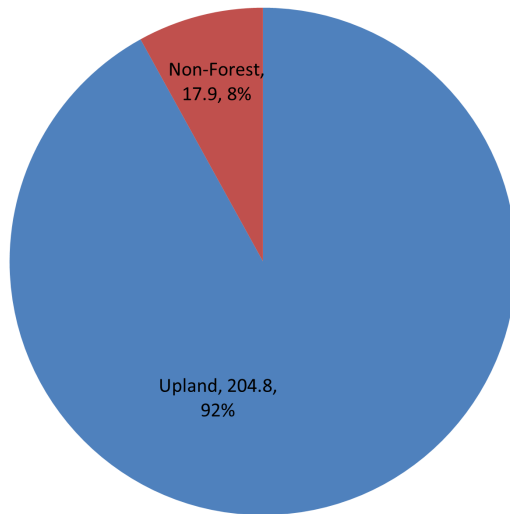
TIMBER

A new timber inventory cruise was performed on the property on March 24, 2023, by F&W Forestry Services, Inc. A summary of that inventory is in the charts below. The full cruise is available upon request and approval by the owner.

MERCHANTABLE TIMBER AND ACREAGE SUMMARY

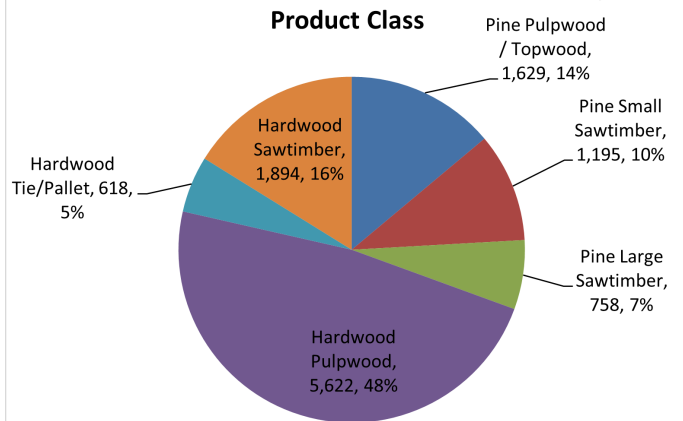
Land Type Summary Table	
<i>Land Type</i>	<i>Acres</i>
Upland	204.8
Non-Forest	17.9
Total Acres	222.7

Acres and Percent by Land Type



Merchantable Timber Summary Table	
<i>Product Class</i>	<i>Tons</i>
Pine Pulpwood / Topwood	1,629
Pine Small Sawtimber	1,195
Pine Large Sawtimber	758
Hardwood Pulpwood	5,622
Hardwood Tie/Pallet	618
Hardwood Sawtimber	1,894
Total Tons	11,716

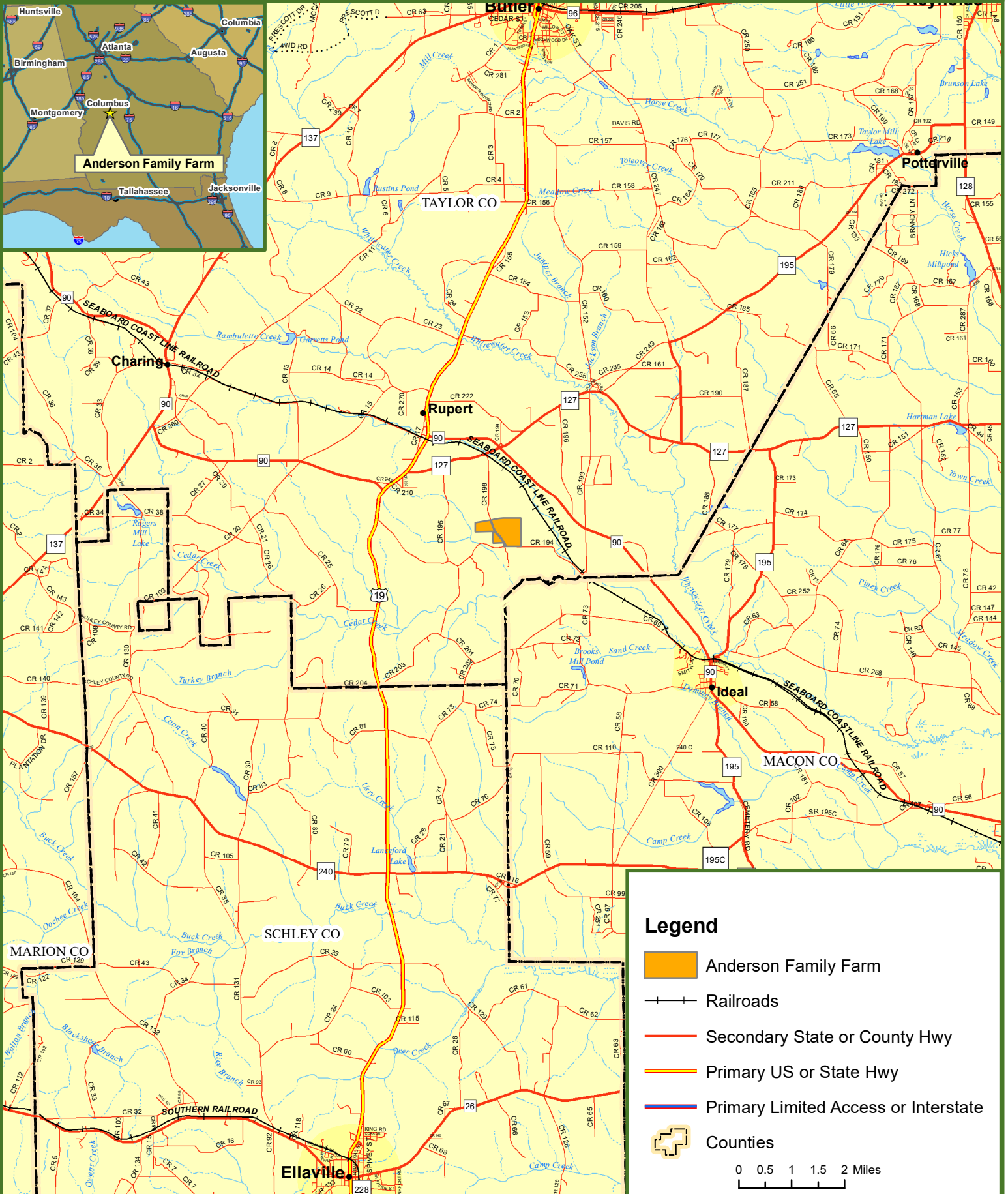
Merchantable Timber Volume and Percent by



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.

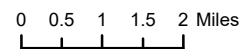
Property inspections shall be done during daylight hours. Seller and Fountains Land in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.

Locus Map Anderson Family Farm Taylor County, GA 223 +/- Acres



Legend

- Anderson Family Farm
- Railroads
- Secondary State or County Hwy
- Primary US or State Hwy
- Primary Limited Access or Interstate
- Counties

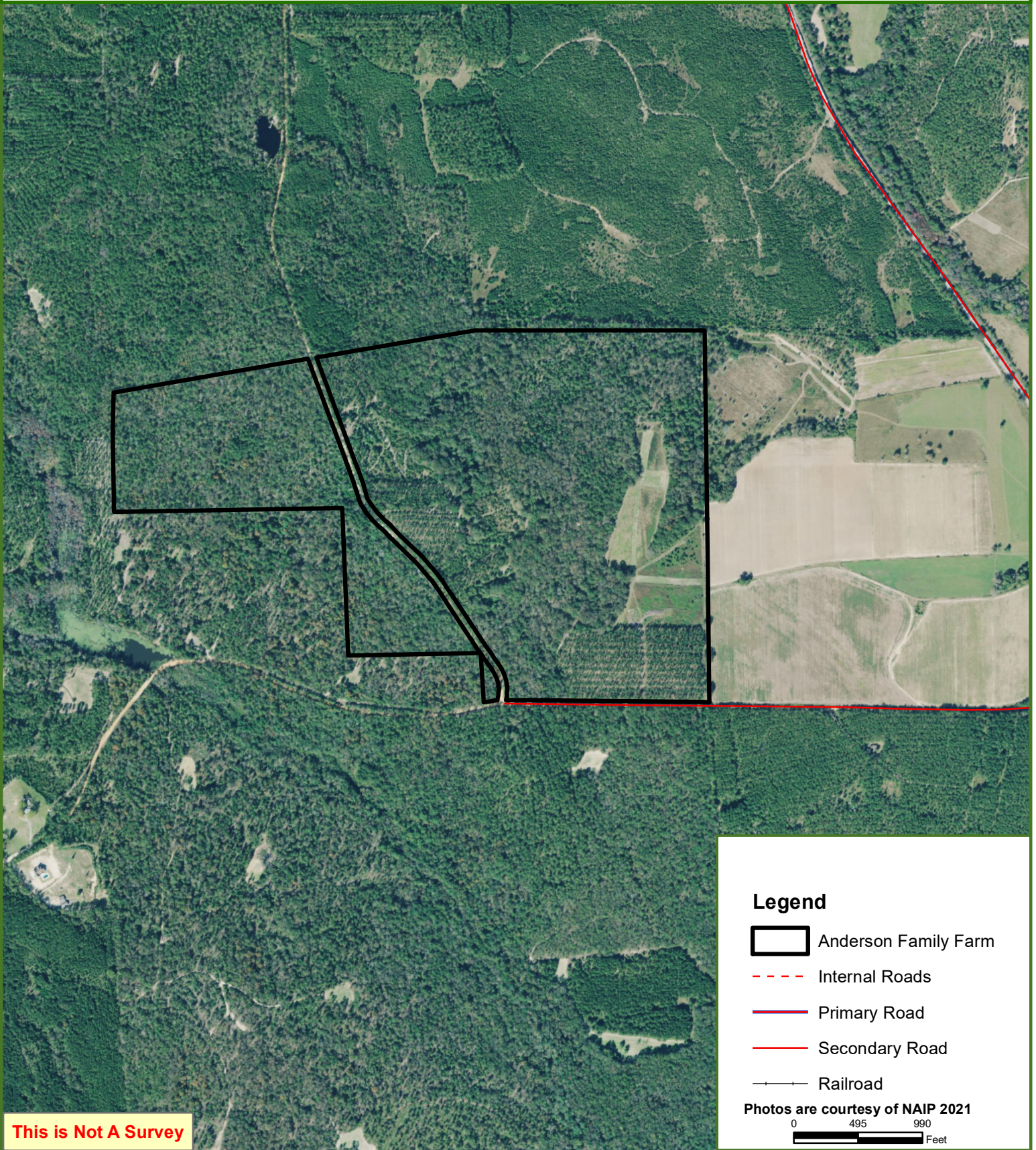




Anderson Family Farm

223 +/- Acres

Taylor County, GA



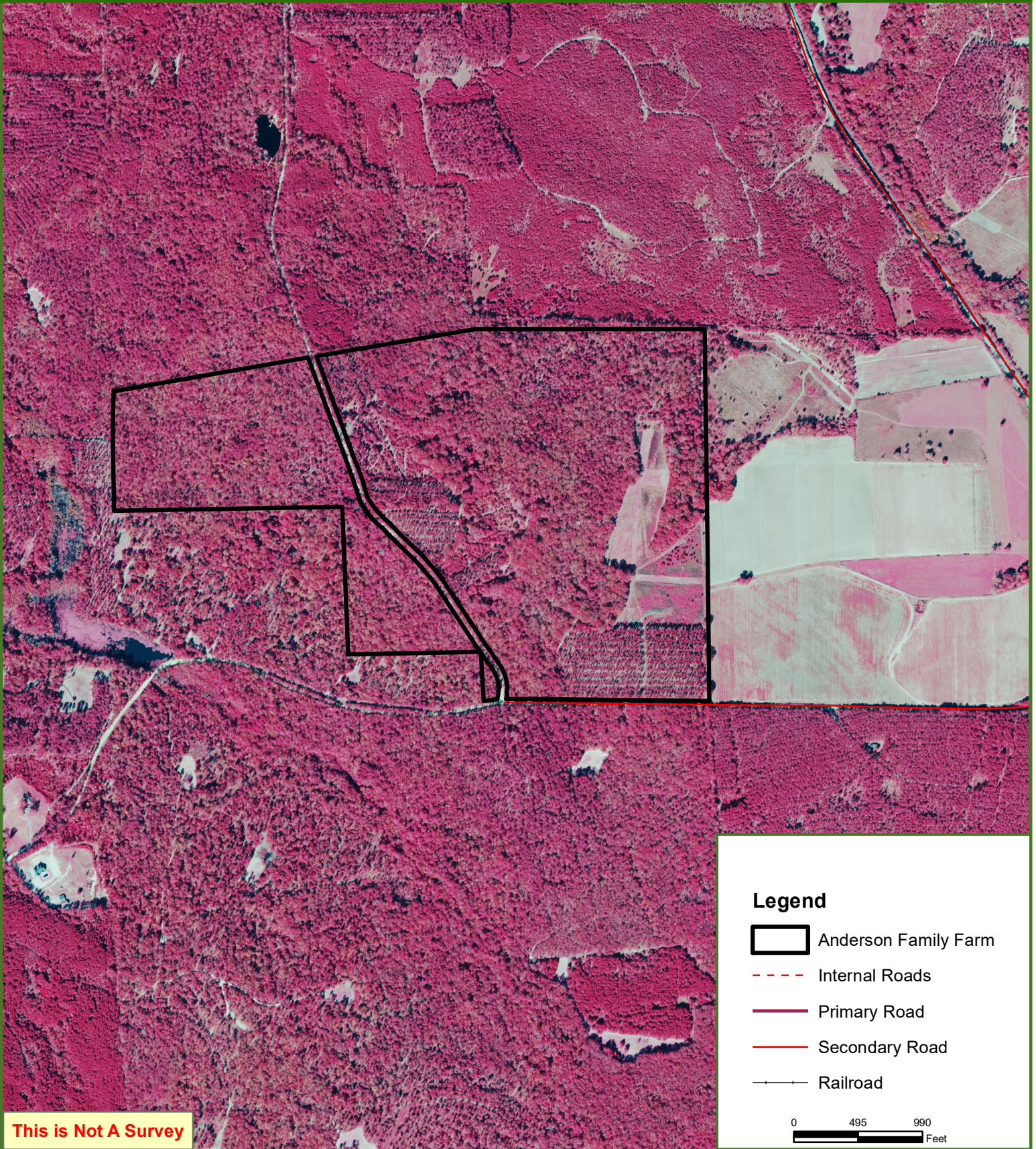
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



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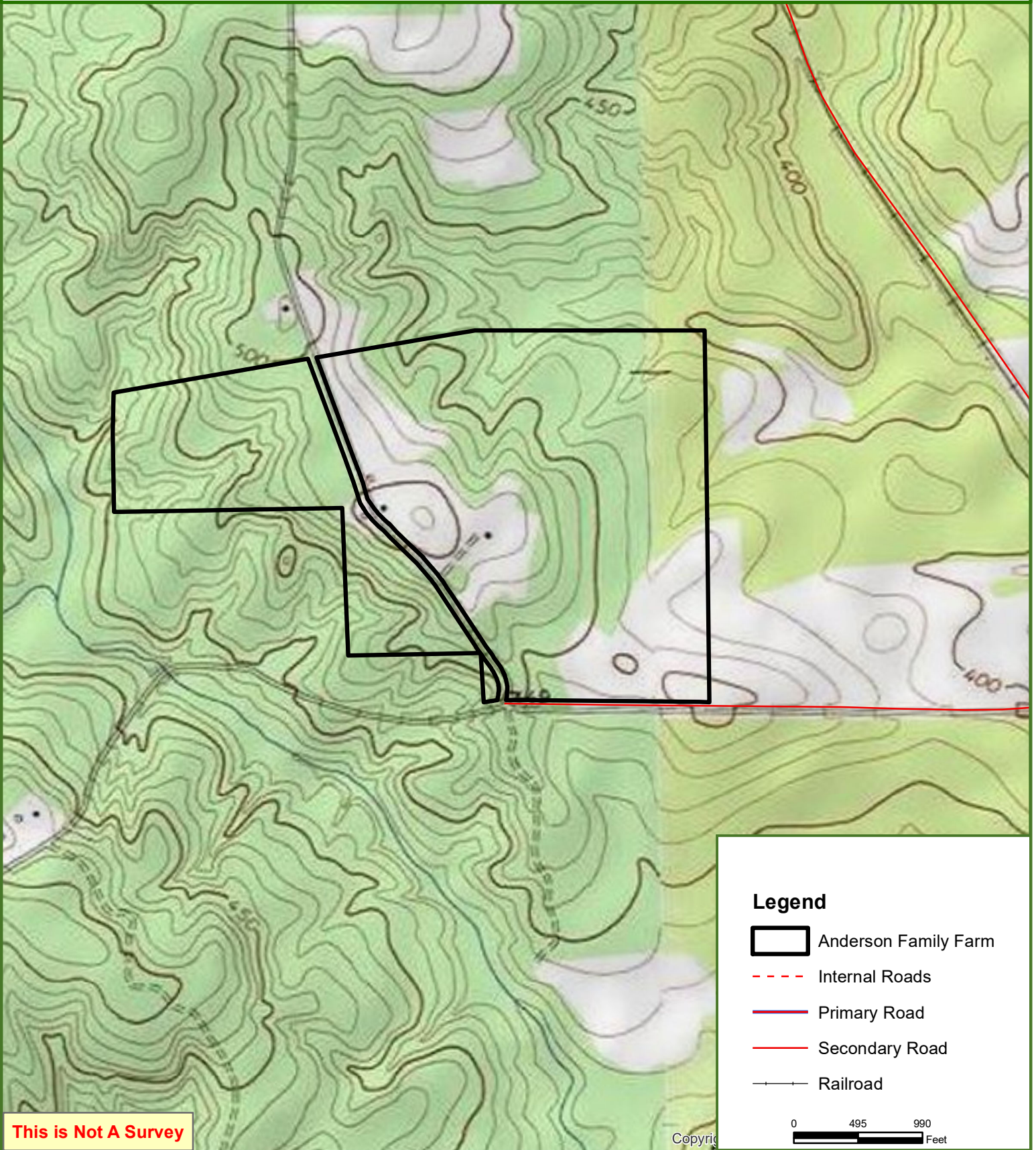
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Anderson Family Farm

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Taylor County, GA



This is Not A Survey

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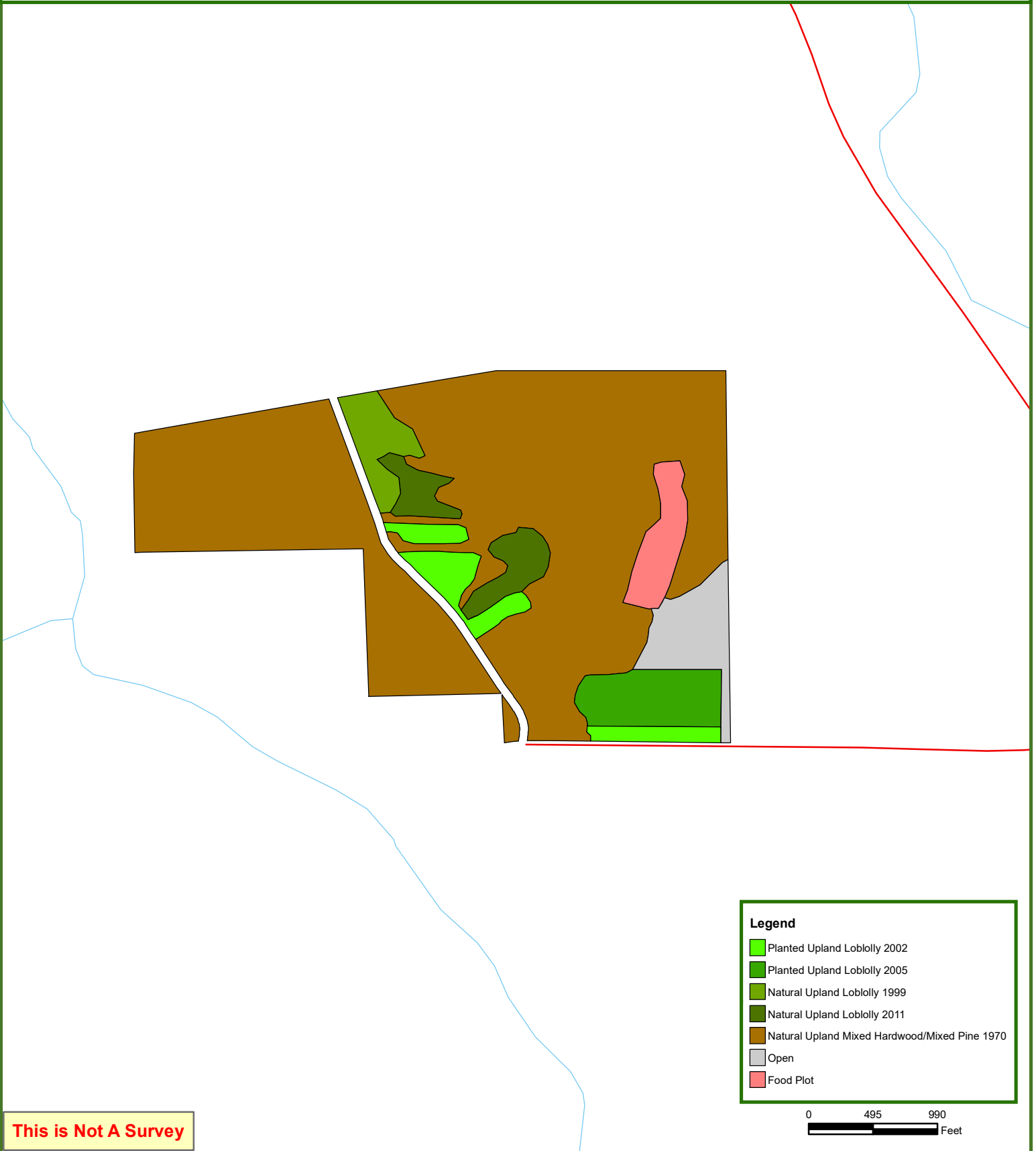
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Anderson Family Farms

223 +/- Acres

Taylor County, GA



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