



LAZER CREEK HUNTING & CABIN

1773 HARVEY INGRAM ROAD
WOODLAND, GA 31836

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Property Overview



Sale Price

\$1,090,000

PROPERTY OVERVIEW

This turnkey hunting and cabin property spans 262 acres and boasts a mature hardwood and pine timber forest, a tranquil environment, and complete privacy, mimicking the beauty of a national forest. Located in northeast Talbot County GA, it is ideal for a family retreat, offering opportunities for exploration, relaxation, and long stays. The property features 0.6 miles of stunning creek frontage on Big Lazer Creek, a designated American Whitewater waterway, and a major tributary of the Flint River. Guests can enjoy a swim among the Indian artifacts, catch the renowned Shoal Bass, and go kayaking downstream to the Flint.

OFFERING SUMMARY

Acreage:	262 Acres
Price / Acre:	\$4,160
City:	Woodland
County:	Talbot
Property Type:	Recreation & Timber

Property Description



PROPERTY DESCRIPTION

The 262 acre turnkey Big Lazer Creek Hunting & Cabin farm and area has a national forest feel, thanks to the aesthetic very mature hardwood and pine timber, pleasing topography, tranquility, & privacy. This northeast Talbot County GA property is a perfect family retreat and beckons one to explore, relax, and stay a while. The 0.6 miles of breathtaking creek frontage on Big Lazer Creek, an American Whitewater designated waterway and major Flint River tributary, has both shoals and deeper water on the property where you can catch the famed Shoal Bass, swim amongst the Indian artifacts, and kayak down to the Flint. Four spring fed creeks are on the property as well, with possible pond sites. The 1600 square foot cabin was built well in 2008 and has an inviting 8-foot wrap around porch, bunkroom with four beds, bath with shower, large living area, kitchen, and utility room with washer and dryer. The unfinished loft is stubbed for a bath and could easily be finished. Separate carport and barn provide excellent storage for equipment and gear.

The timber consists of heavily stocked and very mature hardwood and pine timber, mostly upland and with a strong white and red oak component. There are several small stands of 2011 planted longleaf totaling +-60 acres that are regularly prescribed burned. Interspersed through the property are 9 established food plots and a thorough road and trail network. Numerous deer stands stay with the property, as well as most cabin furnishings, most yard tools, and grill.

There is an excellent deer population and deer harvests have been carefully controlled for many years. Deer harvest record is available. Large likeminded private landowners for neighbors, and across Big Lazer Creek is the Big Lazer Creek WMA. Talbot County GA is a trophy managed county, and the Georgia Deer Registry has Talbot County bucks ranging from 127 to 175 class bucks. Nearby attractions are Sprewell Bluff State Park, FDR State Park, Yellow Jacket Shoals, Pine Mountain, Callaway Gardens, and more.

Complete Highlights



PROPERTY HIGHLIGHTS

- Lazer Creek frontage
- Several spring fed creeks
- Cabin, Carport, & barn
- Mature Hardwood & Pine Timber
- Planted Longleaf
- Established Food Plots
- Thorough road and trail network
- Most deer stands included
- Most cabin furnishings included
- Deer harvest records available
- Survey plat available
- Indian artifact rich property



Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Timberland• Waterfront
Uplands / Wetlands:	93% Uplands.
Soil Types:	<ul style="list-style-type: none">• Mostly Pacolet Sandy Loam• 2% to 25% slopes.
Taxes & Tax Year:	\$3216 estimated for 2023.
Zoning / FLU:	Ag, Enrolled in 10 Year Conservation Assessment in 2019.
Lake Frontage / Water Features:	0.6 Miles frontage on Lazer Creek, additional smaller creeks.
Water Source & Utilities:	Well, septic, power, cell signal.
Road Frontage:	476' on Harvey Ingram Rd (gravel, sand base).
Nearest Point of Interest:	Big Lazer Creek WMA, Flint River, Sprewell Bluff State Park, Pine Mountain, FDR State Park, Chattahoochee River, Callaway Gardens, and more.
Land Cover:	Mature hardwood & Pine Timber, Planted Longleaf, Food plots, road network.
Structures & Year Built:	The 1600 sqft cabin with wrap around porch and carport and barn was built well in 2008.
Survey or Site Testing Reports:	Surveyed in 2006 at 261.85 acres.
Game Population Information:	Excellent deer hunting. Harvest records available.

Location



LOCATION & DRIVING DIRECTIONS

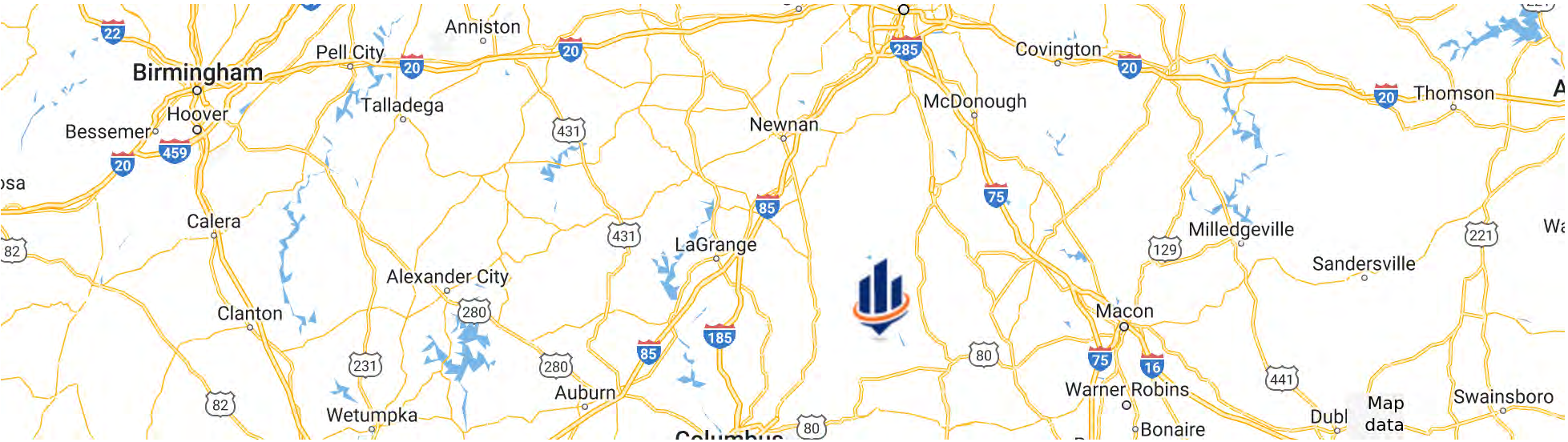
Parcel: 007 07113 007 07114

GPS: 32.7904194, -84.4614585

Driving Directions:

- From the Flint River GA Hwy 36 bridge travel west 3.1 miles and turn left (south) on Harvey Ingram Rd and the property will be on your left in 1.8 miles

Showing Instructions: Shown by appointment only

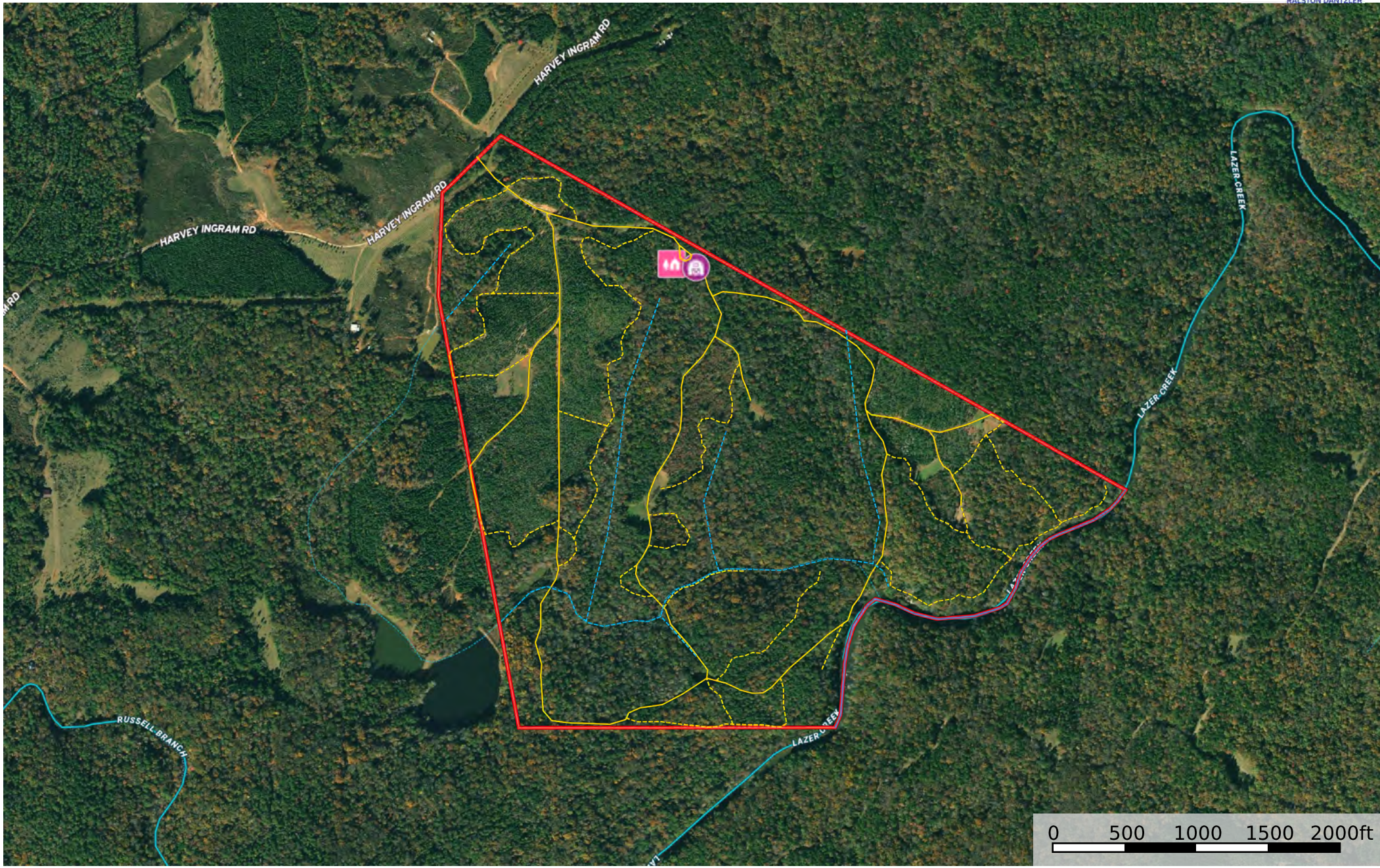


Lazer Creek Hunting and Cabin

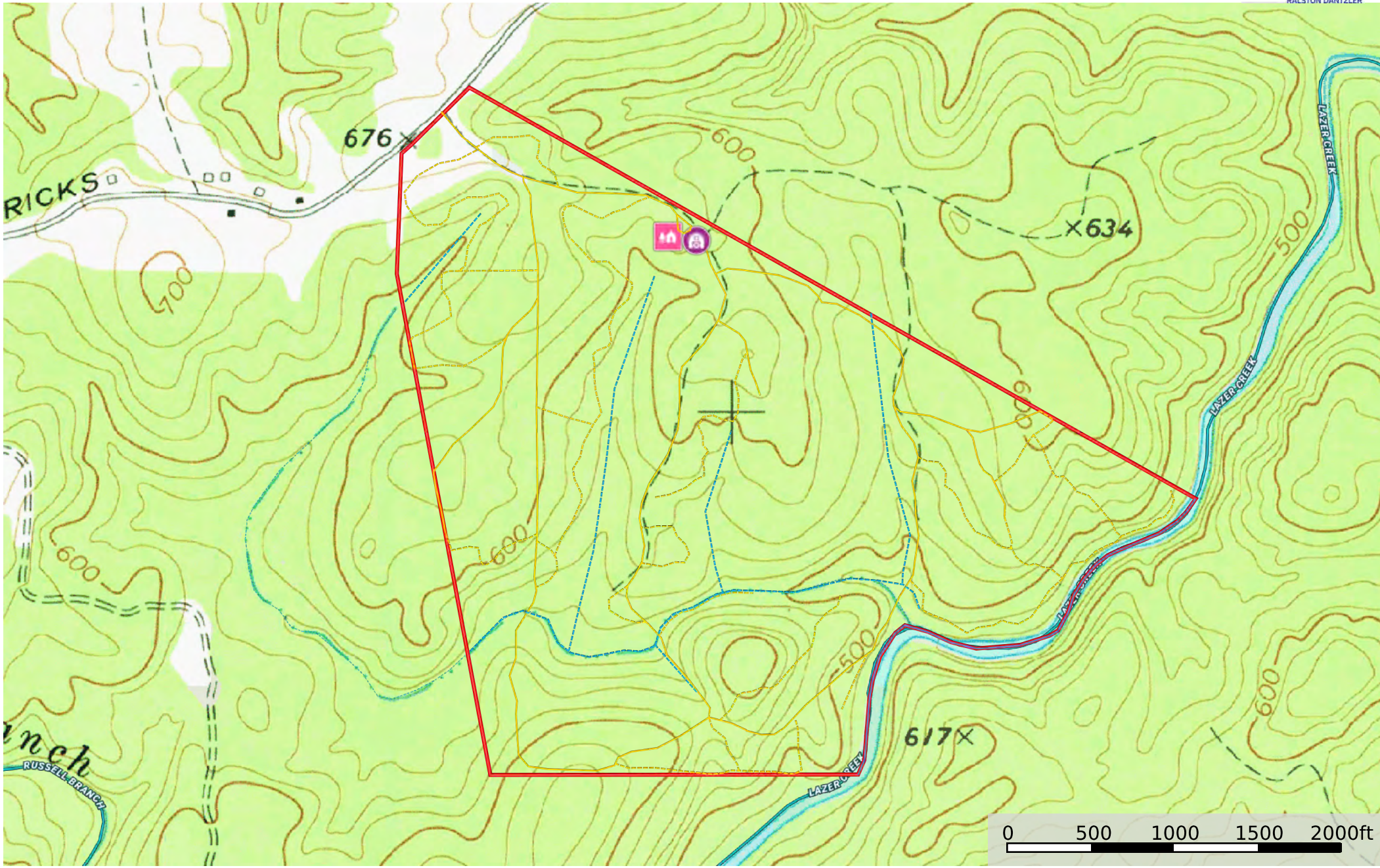
Talbot County, Georgia, 262 AC +/-



Boundary



- Barn
- Cabin
- Secondary Road / Trail
- Primary Road
- Stream / Drains
- Lazer Creek
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



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- Cabin
- Secondary Road / Trail
- Primary Road
- Stream / Drains
- Lazer Creek
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

Additional Photos - Cabin



Additional Photos - Cabin



Additional Photos - Lazer Creek And Tributaries



Additional Photos - Timber



Additional Photos - Property





MIKE MATRE, ALC, RF, ACF

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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 \$55,000,000 in sales volume.

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