

MILLER FOWLTOWN FARM

830 BILLY MARTIN RD
DAWSON, GA 39842

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Property Overview



Sale Price **\$482,160**

OFFERING SUMMARY

Acreage: **98 ± Acres**
Price / Acre: \$4,900
City: Dawson
County: Terrell
Property Type: Farms & Nurseries Properties, Timberland

PROPERTY OVERVIEW

The 98± acre Miller Fowltown Farm, near Sasser GA in Terrell County, is an excellent income producing farm with big deer holding mature timber, including a 5.7 acre cypress/gum pond that is the headwaters of Fowltown Creek, a major tributary to the Kinchafoonee Creek. Included is an older 1520' sqft farm house that is ideal for restoring as a hunting lodge/getaway or a full time residence, with a steel frame pole barn and several outbuildings.

The farm has a 55± acre productive non-irrigated row crop field featuring desirable Tifton Loamy Sand soils. There is 3 phase power on the property, making conversion to electric irrigation a possibility, although the farm is productive as is as a dry land farm, and is currently rented on an annual basis for \$4500 per year. CRP Longleaf is an attractive alternative for someone wanting planted pines rather than an operating row crop farm. Other potential uses for the field include pecans, hoes, cattle, or some other specialty use.

The 35± acres of mature timber on both the north and south end and along the west property line hedgerow provides excellent woodland wildlife habitat, as evidenced by abundant deer tracts along the field edges. The woods also serve well as privacy buffers. There is 7± of pine, 7± acres of cypress/gum ponds, and 22± acres of miscellaneous hardwood including mature oaks. The home yard area is 1.5 acres.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"> Farms & Nurseries Properties Hunting & Recreation Properties Timberland 	Structures & Year Built:	<ul style="list-style-type: none"> 1940 house 1520 sqft. 2 bedroom 1 bath. Needs work but seems sound. House sold as is. 45' x 30' steel frame pole barn barns/sheds.
Uplands / Wetlands:	75% Upland	Income Features:	Non-irrigated field leased for the 2024 growing season at \$4500.
Soil Types:	Primarily Norfolk & Tifton Loamy Sand	Crop Yield / Income:	Crop yield available to serious prospects. Lease rate is \$4500 per year.
Taxes & Tax Year:	\$922.93 [2023]. The property was enrolled in Conservation Use Value Assessment in 2021, expiring 12/31/2030.	Irrigation:	Not irrigated. Irrigation potential. 3-phase power is on the property.
Zoning / FLU:	Ag	Game Population Information:	Deer, turkey, doves, ducks
Lake Frontage / Water Features:	Drains, and Cypress/Gum Pond	Species:	Pine, Hardwood [Oaks, Misc.], Cypress, Gum
Water Source & Utilities:	Well, power	Age of Stages of Timber:	Mature
Road Frontage:	4108' county dirt road frontage.		
Current Use:	Row crops [non-irrigated], hunting		
Potential Recreational / Alt Uses:	Row crop field could be farmed as is, converted to irrigation, converted to pecans or other specialty crop, or put in the CRP longleaf program.		

Location



LOCATION & DRIVING DIRECTIONS

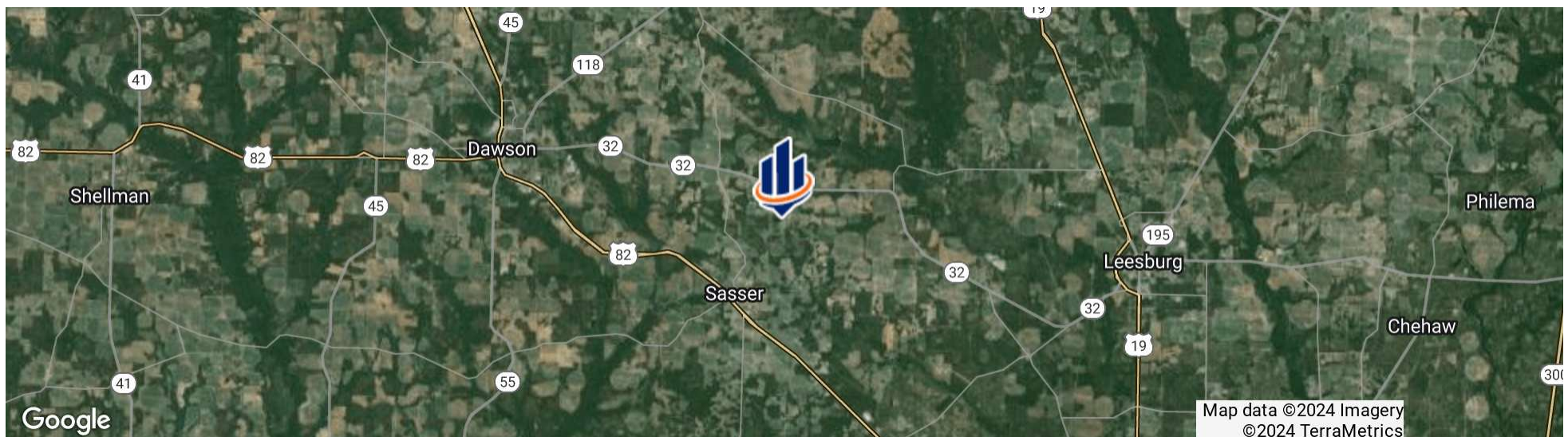
Parcel: 069 028

GPS: 31.745834, -84.32484199999999

Driving Directions:

- From Sasser head north on Peachtree Street take right on DE Short Rd, at dead-end take a left on Billy Martin Rd
- The property begins at the intersection of Billy Martin Rd and Macedonia Rd

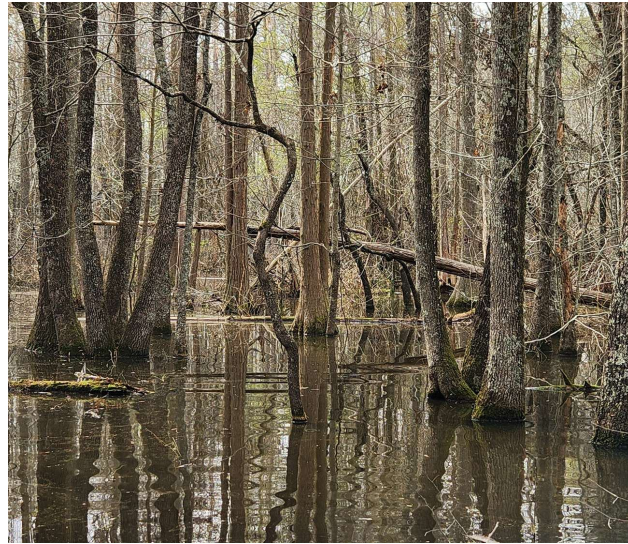
Showing Instructions: Contact listing broker Mike Matre at 229-869-1111







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 \$55,000,000 in sales volume. He also actively manages clients' land properties in Georgia and Alabama.

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