

LAND FOR SALE

OAKY WOODS RIVERFRONT RECREATIONAL

OAKY WOOD RD.

Kathleen, GA 31047

PRESENTED BY:

TOM TUGGLE

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SALE PRICE

\$2,207,075

OFFERING SUMMARY

ACREAGE:	679.1 Acres
PRICE / ACRE:	\$3,250
CITY:	Kathleen
COUNTY:	Houston
PROPERTY TYPE:	Timberland

PROPERTY OVERVIEW

The Oaky Woods Riverfront Recreational property is located at the heart of the Oaky Woods Wildlife Management Area [WMA] in Kathleen, Georgia. The property is bordered by 2.5 ± miles of river frontage along the Ocmulgee River to the East, 950 ± acres of private timberland to the South, and the 12,750 ± acre WMA to the North and West.

Only minutes away from Perry and Warner Robins, Oaky Woods has an excellent remote feel while still being located in the rapidly growing Houston County. The property has a great internal road system for access with several established food plots, a high bluff overlooking the river, river access, and floodable river bottoms for ducks. Along the Ocmulgee River bottom, the property is abundant with game such as turkeys, deer, ducks, bears, and hogs.

The property offers substantial timber value between the 431 ± acres of mature upland mixed hardwoods and pines and the 248 ± acres of hardwoods along the river bottom. With 2.5 ± miles of river frontage, this property also has the potential for a conservation purchase.

The Oaky Woods Riverfront Recreational property borders 25,000 acres of contiguous private and state timberland, making it a vast area for wildlife to range. The white oaks and water oaks along the Ocmulgee River bottom provide abundant food for the wood ducks, turkeys, hogs, and deer in the early winter months. With a diverse habitat and the deer herd being historically well managed, this property has the potential to grow Houston County's next record whitetail. Contact Tom Tuggle to set up your showing.

SPECIFICATIONS & FEATURES

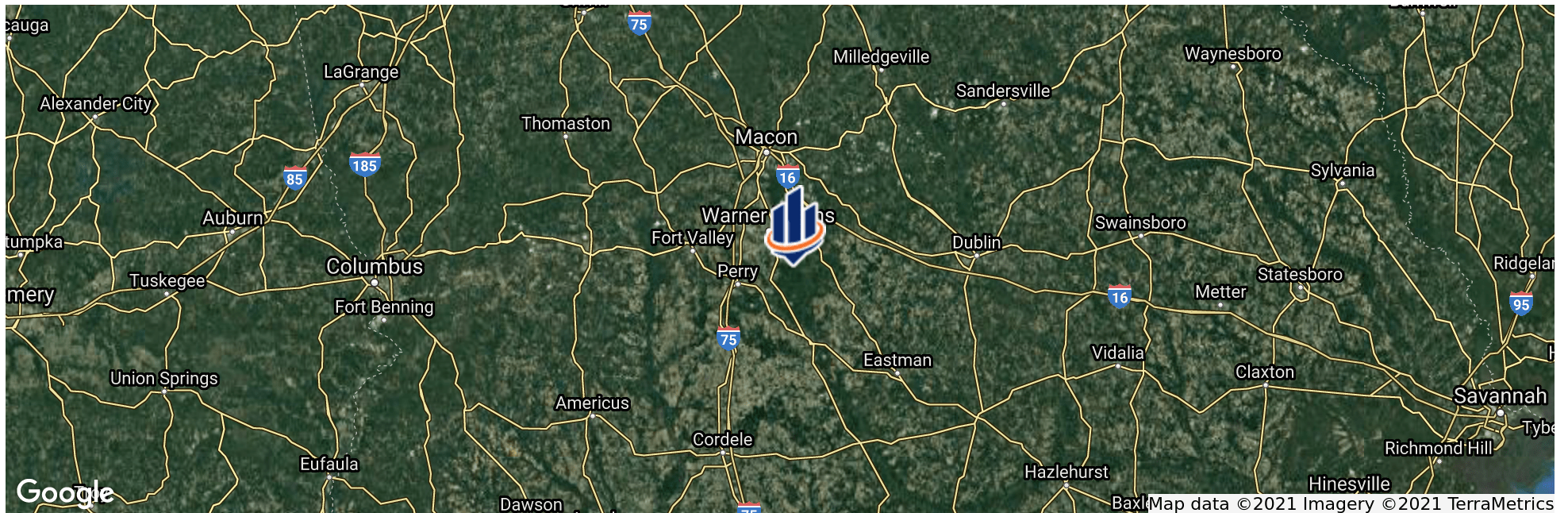
LAND TYPES:	<ul style="list-style-type: none"> • Land Investment • Timberland 	TIMBER CRUISE:	2021 timber cruise and timber stand map available upon request.
UPLANDS / WETLANDS:	63% Uplands		
SOIL TYPES:	Greenville Clay Loan Chastain and Leaf Soils Boswell-Susquehanna Oktibbeha		
TAXES & TAX YEAR:	\$3,192.70 [2020]		
ZONING / FLU:	Agriculture		
LAKE FRONTAGE / WATER FEATURES:	2 ± miles of river frontage along Ocmulgee River		
NEAREST POINT OF INTEREST:	114 miles to Atlanta, Georgia 30 miles to Macon, Georgia 15 miles to Warner Robins, Georgia 135 miles to Valdosta, Georgia		
CURRENT USE:	Recreation/ Timber Investment		
POTENTIAL RECREATIONAL / ALT USES:	Wildlife Preserve Potential for Conservation Easement/Wetland Reserve Program		
LAND COVER:	Rolling natural pine stand and upland hardwood, beautiful river bottom, multiple established food plots.		
GAME POPULATION INFORMATION:	Deer, Turkey, Ducks, Hogs, Black Bear		
SPECIES:	Loblolly Pine, Oak, Gum, Poplar, Hickory, Ash, Cypress		
ON SITE ROAD ACCESS:	Great internal road system for timber management and vehicle access.		





LOCATION & DRIVING DIRECTIONS

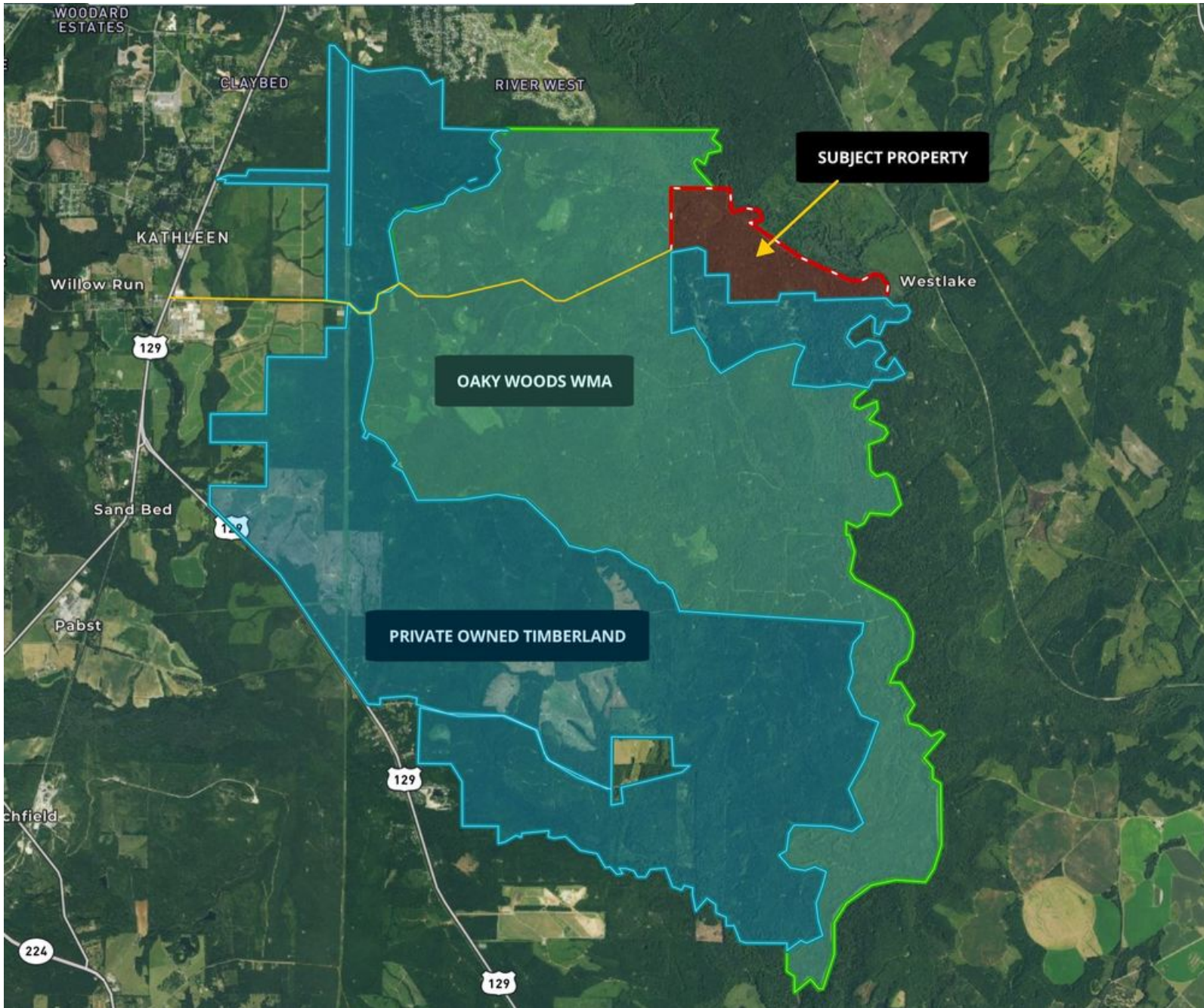
PARCEL:	1620001000
GPS:	32.4933275, -83.5285243
DRIVING DIRECTIONS:	<ul style="list-style-type: none"> • Head East on Main Street, Follow 341 approximately 4 miles, Take a Left on HWY 247, Keep Left to continue toward US-129 North, Turn Right onto Oaky Woods Rd • After 3.7 miles turn Right onto Thompson Mill Rd, Take first Left onto Oaky Woods Road and go 1 mile back to the gate

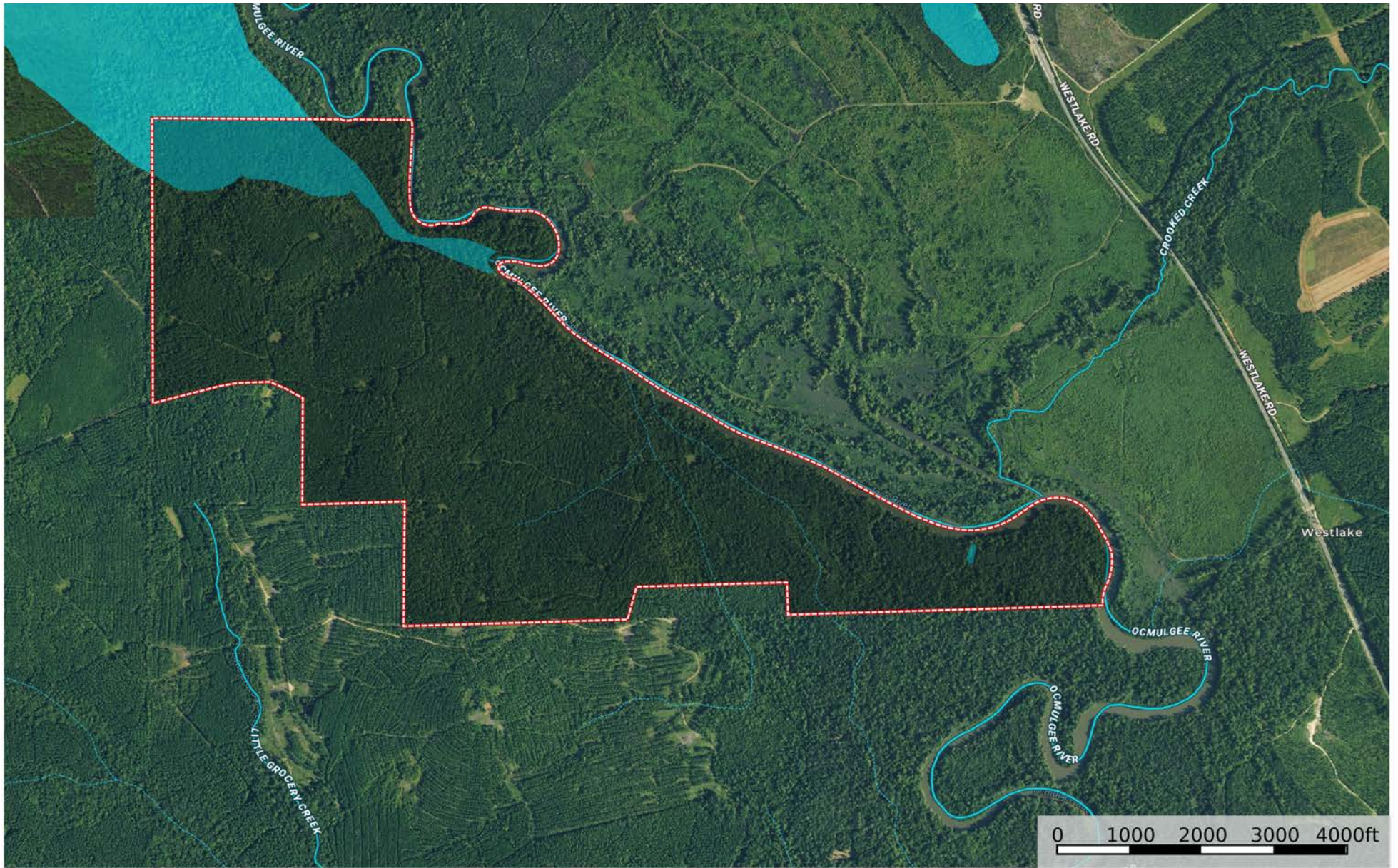


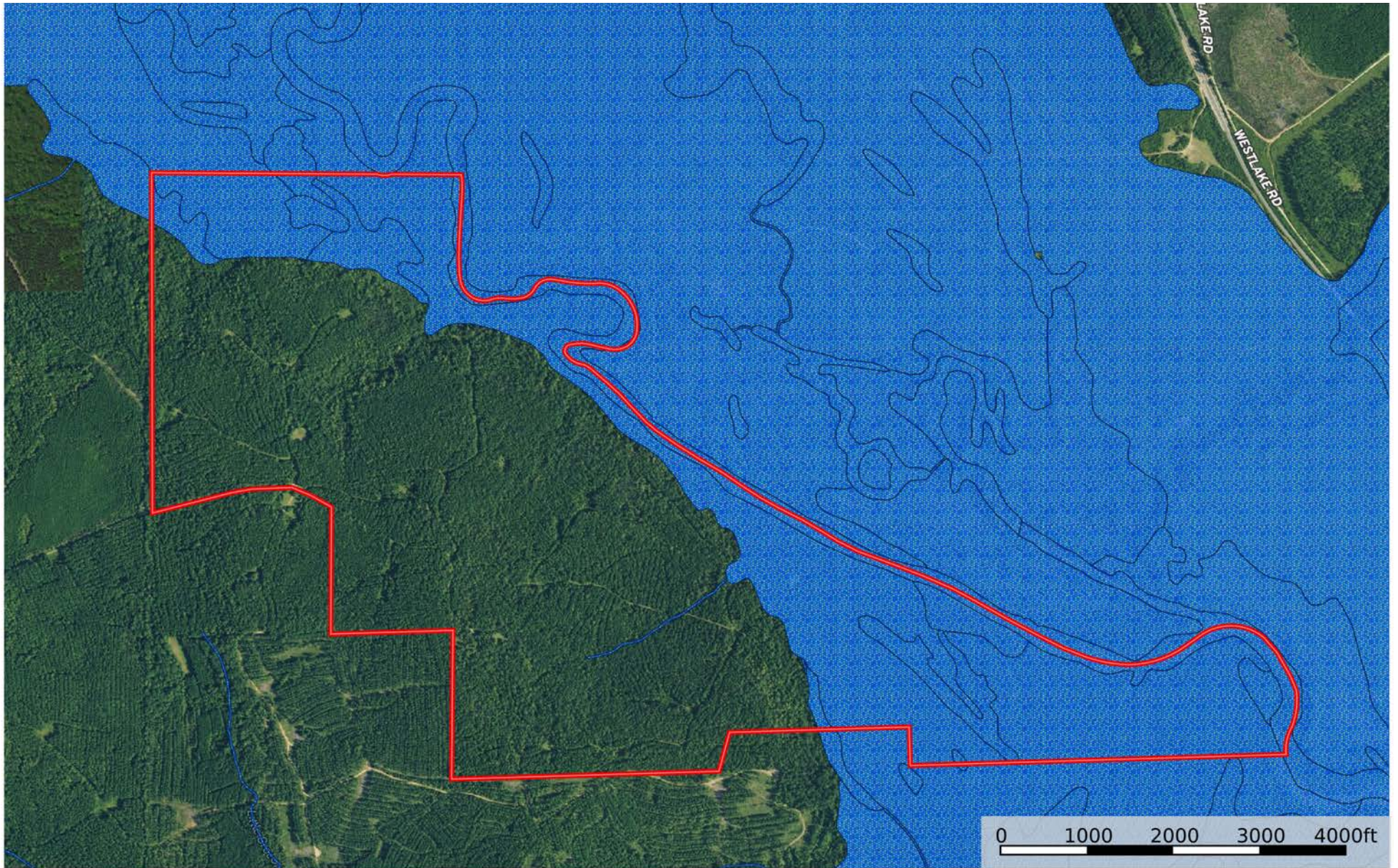




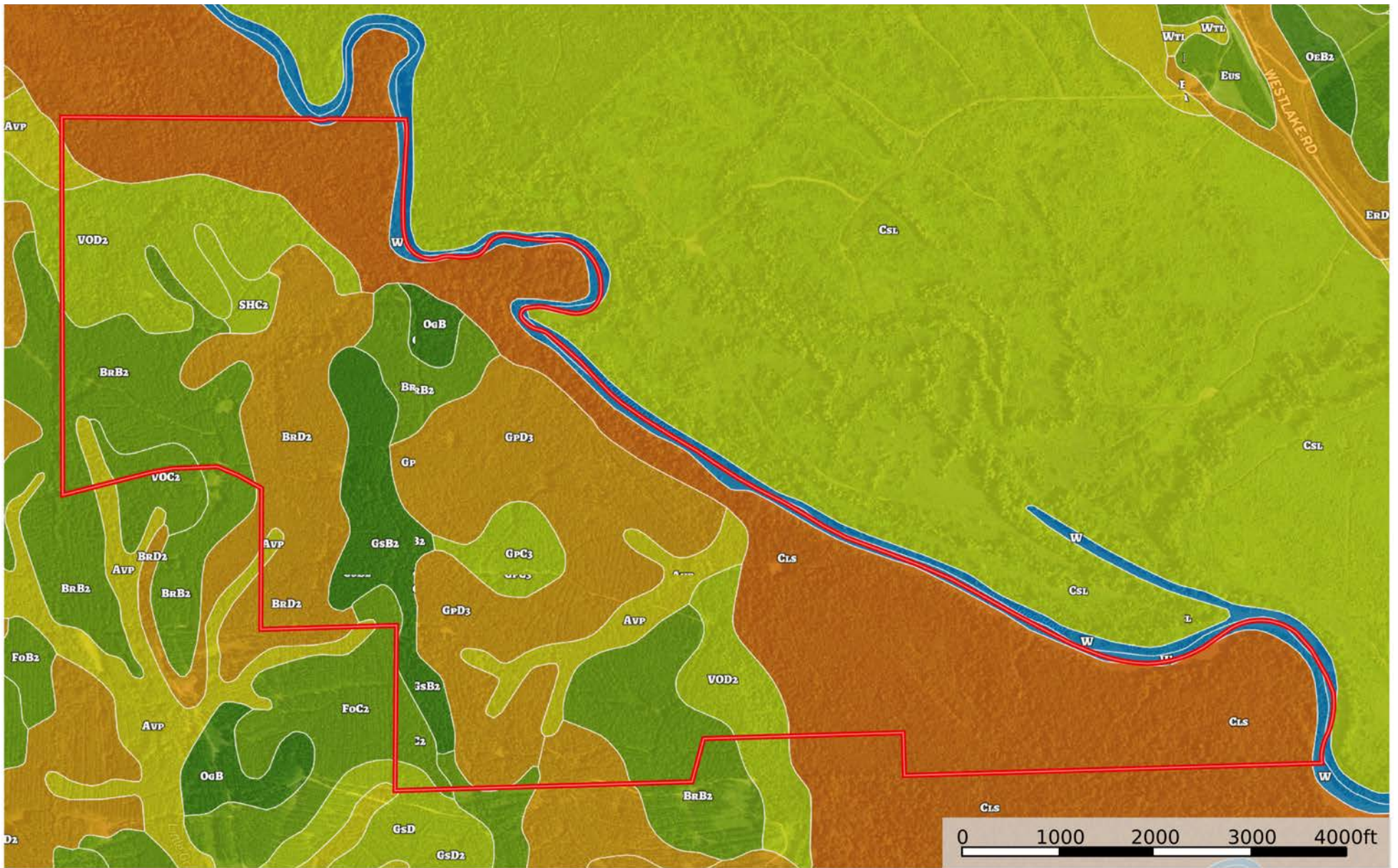








 Boundary  Wetlands  Riparian



□ Boundary



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