



ACTIVE · SET PRICE

Horse Creek Timberlands

± 779 Acres | Telfair County | Georgia | Near McRae

Timberland and Recreation on Horse Creek

PRICE	PRICE / ACRE	ACREAGE
\$2,975,850	\$3,821	± 779

PROPERTY OVERVIEW

The Offering: AFM Real Estate is pleased to announce the exclusive offering of Horse Creek Timberlands located along highway 149 south of McRae, Georgia. The property consists of ±778 contiguous acres of fertile soils with various age pine plantations and mature hardwoods. Horse Creek is located in a unique, highly desirable area of southeast Georgia known for its recreational appeal and timber production. The property is private and secluded and surrounded by farms, timberland, and recreation properties. Farm, Timber, Recreation and Wildlife: Horse Creek is located in a highly desirable recreational area of southeast Georgia. The area is known for trophy deer, upland game birds, and duck habitat. The property has ideal bedding habitat areas and forage for all types of wild game. Over 4000...

PROPERTY DETAILS

ACCESS

Paved Road · Fee Simple

UTILITIES

Electric · Telephone

WATER FEATURES

Creeks / Streams

VIEWS

Timber

IMPROVEMENTS

Food Plots · Roads · Gate

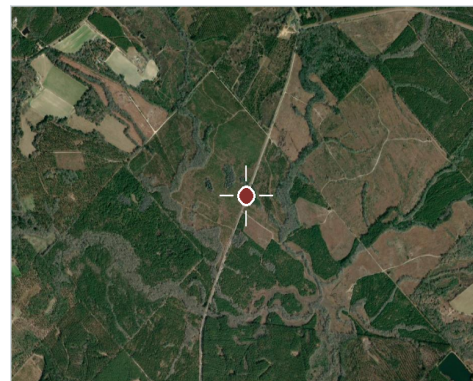
COUNTY TAX PARCEL IDS

064 00 035 064 00 035A 064 00 036 064 00 030

DOCUMENTS INCLUDED

Map Package

LOCATION



Telfair County, Georgia



Nathan Greer

Real Estate Broker, GA, AL, SC, AR

O: 478.474.4974 C: 478.232.9241

nathan.greer@afmforest.com

SCAN TO VIEW



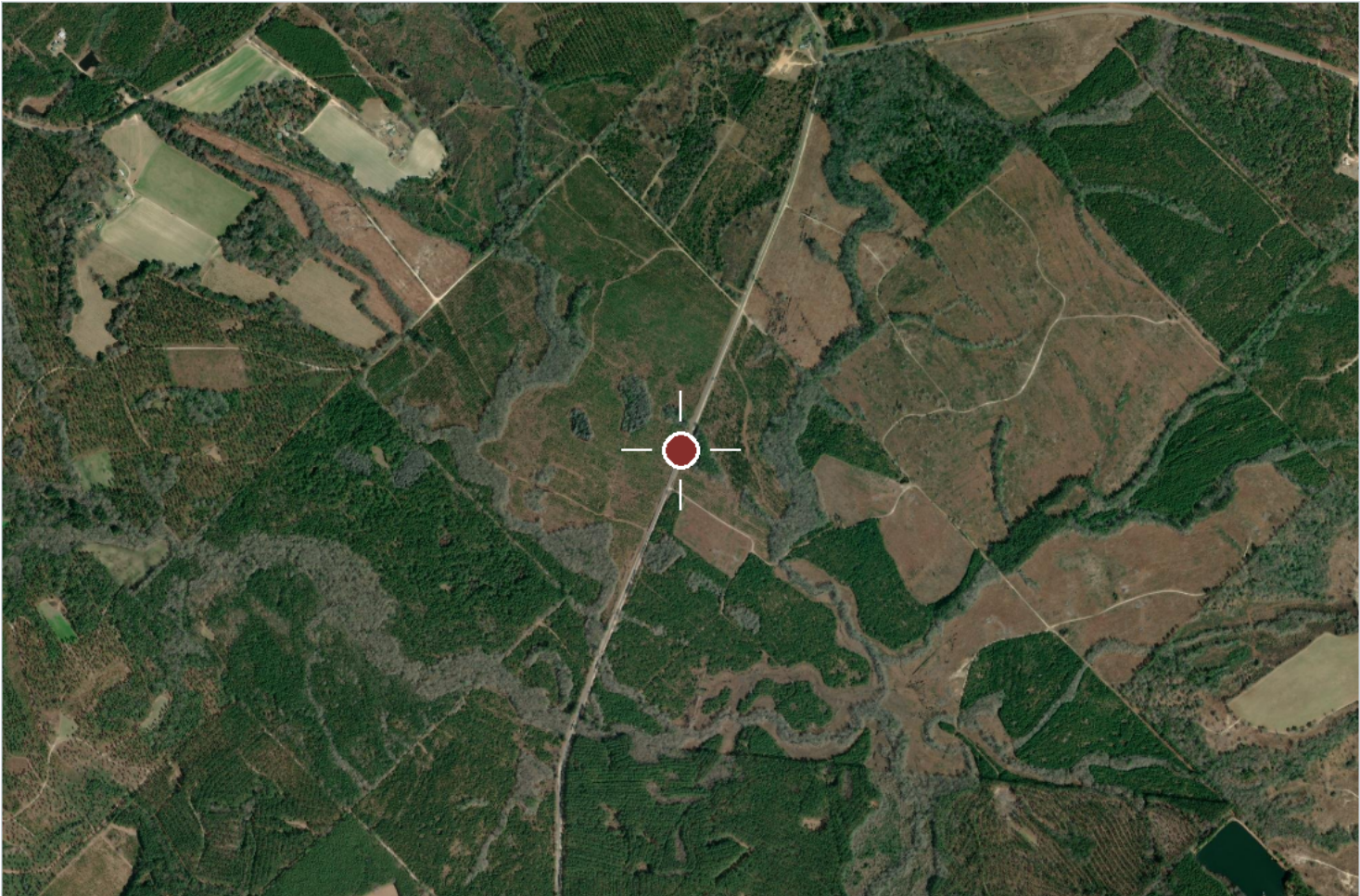
Property Photos

Horse Creek Timberlands · Telfair County · Georgia · Near McRae

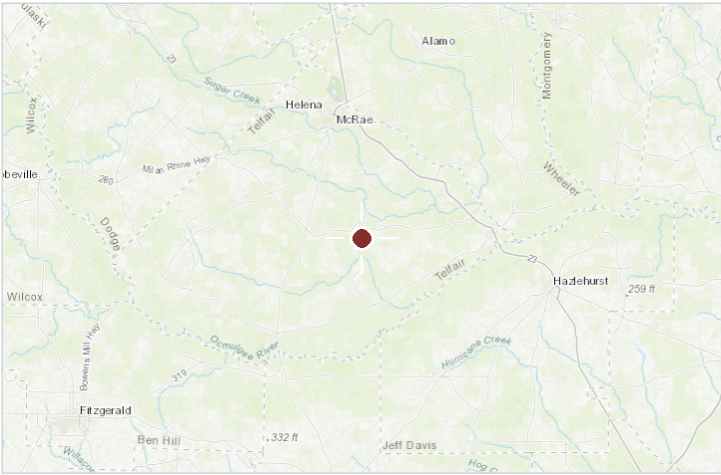


Location & Access

Horse Creek Timberlands · Telfair County · Georgia · Near McRae



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE

Telfair County, Georgia

NEAREST CITY

McRae

APPROXIMATE CENTRE

31.92341, -82.8626

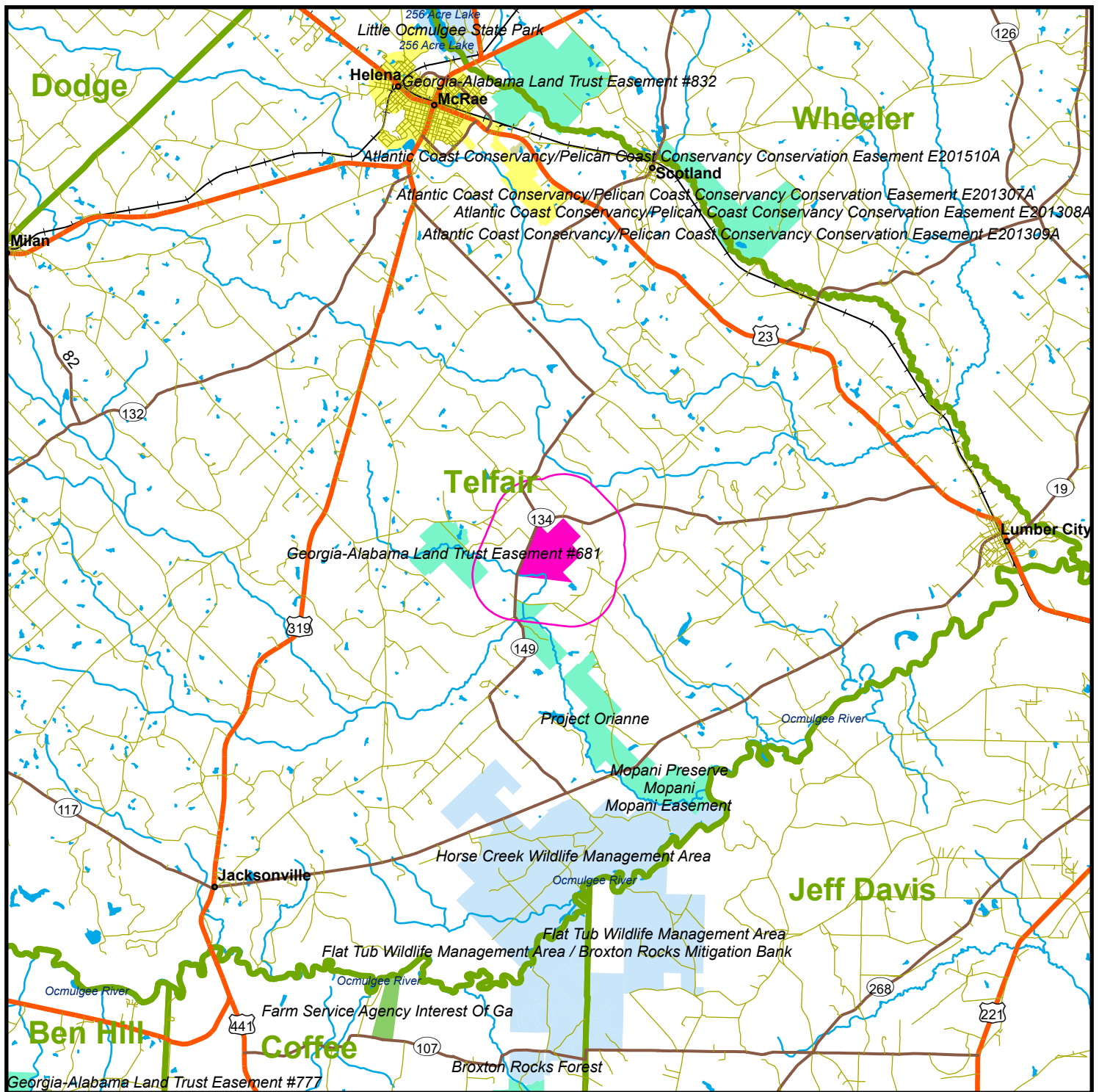
COUNTY TAX PARCEL IDS

064 00 035 064 00 035A 064 00 036 064 00 030

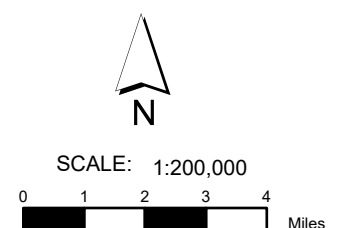
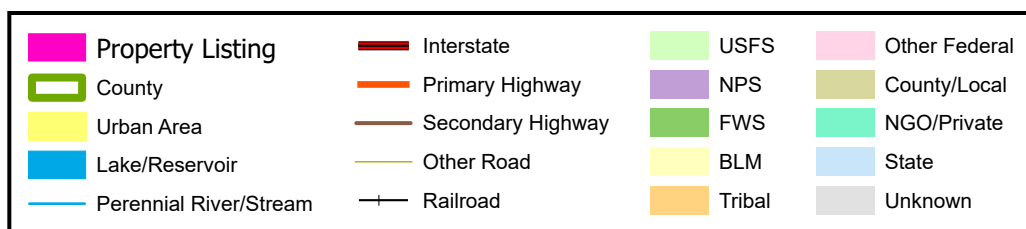
INTERACTIVE MAP



<https://id.land/ranching/maps/73ee5bb04d578f7c54335c48d102d8d3/share>

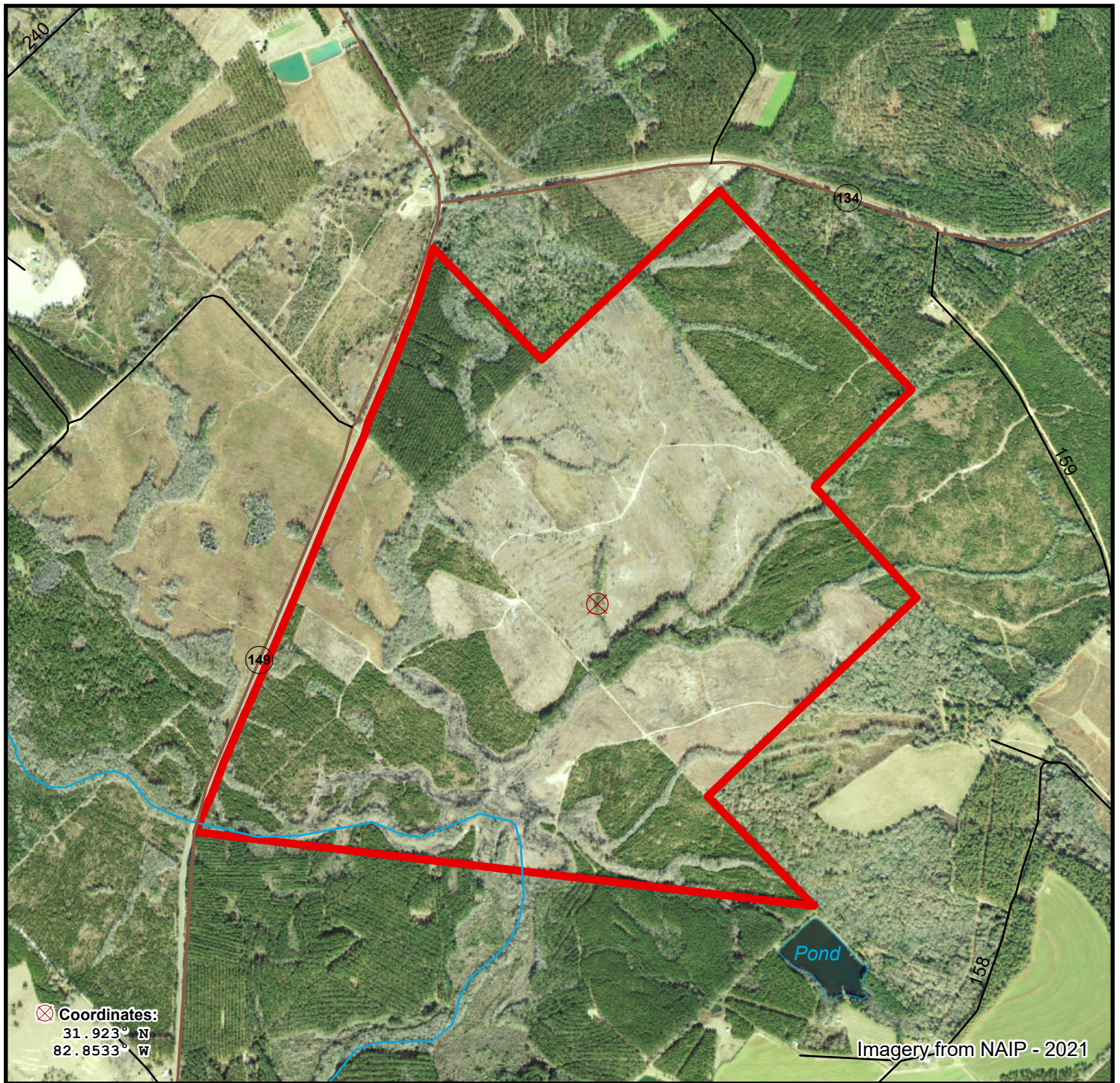


Horse Creek East - Location Map **Parcel # 13271Hb0002** **Telfair County, GA - approx. 778.9 acres +/-**



The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from routine maintenance of the inventory system. Neither the owner nor its officers, directors, employees or agents represent or warrant the accuracy or completeness of the ownership acreage, the cover type acreage, timber inventory species, grade or volumes, legal or practical access to the property, or operability.

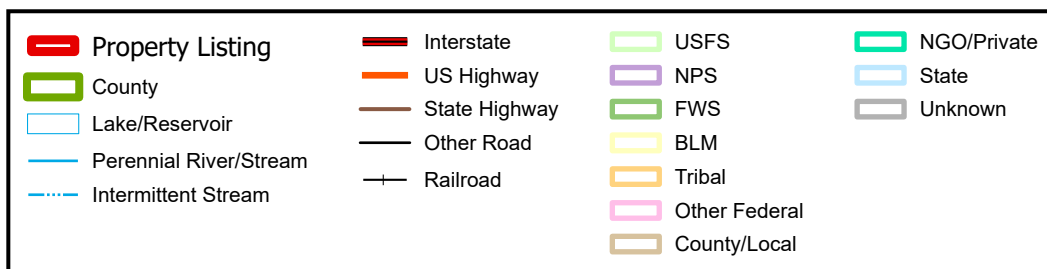
3/20/2024



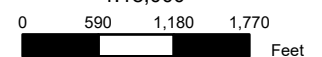
Horse Creek East - Photo Map

Parcel #13271Hb0002

Telfair County, GA - approx. 778.9 acres +/-

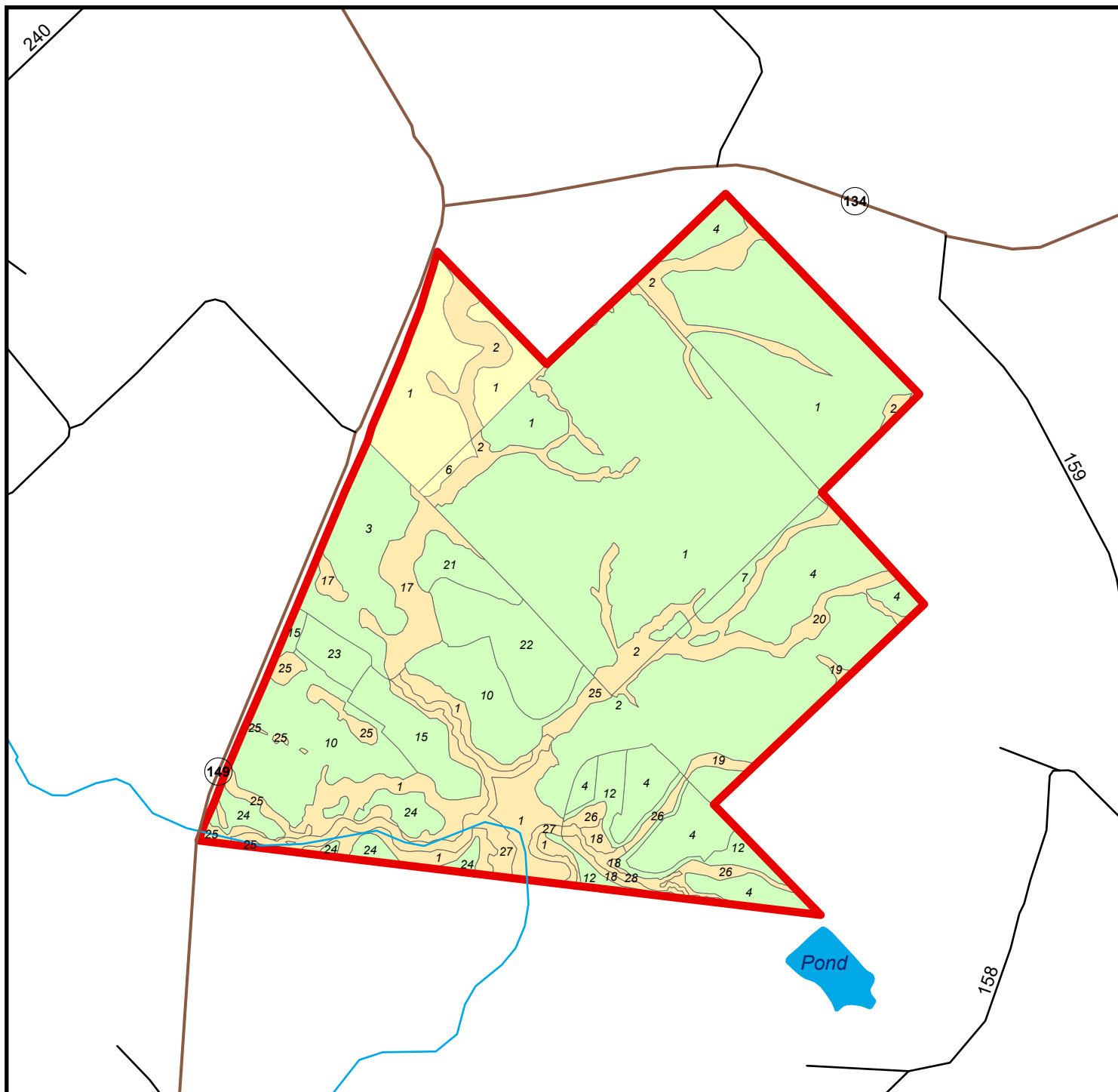


SCALE: 1:18,000

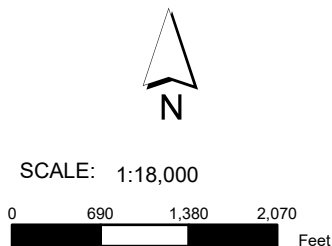
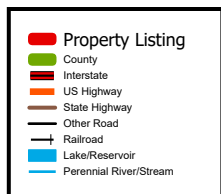


The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from routine maintenance of the inventory system. Neither the owner nor its officers, directors, employees or agents represent or warrant the accuracy or completeness of the ownership acreage, the cover type acreage, timber inventory species, grade or volumes, legal or practical access to the property, or operability.

3/20/2024



Horse Creek East - Stand Map
Horse Creek East
Parcel # 13271Hb0002
Telfair County, GA - approx. 778.9 acres +/-



Stand #	Cover Type	Age	Acres
1	Pine Plantation < 12 yr	3	182.7
1	Pine Plantation < 12 yr	9	72.5
1	Hardwood	2	40.4
1	Open		39.3
2	Pine Plantation < 12 yr	2	70.6
2	Hardwood	74	20.9
3	Pine Plantation < 12 yr	4	31.4
4	Pine Plantation < 12 yr	10	56.2
10	Pine Plantation < 12 yr	9	57.9
12	Pine Plantation < 12 yr	10	15.0
15	Pine Plantation < 12 yr	9	17.3
17	Hardwood	74	18.0
20	Hardwood	74	16.4
22	Pine Plantation < 12 yr	2	25.1
27	Hardwood	74	16.9

Smaller stands have been excluded to fit in the allowable space

The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from routine maintenance of the inventory system. Neither the owner nor its officers, directors, employees or agents represent or warrant the accuracy or completeness of the ownership acreage, the cover type acreage, timber inventory species, grade or volumes, legal or practical access to the property, or operability.

3/20/2024