



SOLD · SET PRICE

Dillman Estate

± 262 Acres | Baker County | Georgia | Near Arlington

Baker County, Georgia

PRICE	PRICE / ACRE	ACREAGE
\$954,475	\$3,650	± 262

PROPERTY OVERVIEW

AFM Real Estate is pleased to present the exclusive offering of the Dillman Estate, a diverse 261.5± acre timber and recreational property located in Baker County, Georgia, approximately 7± miles southeast of Arlington. This well-positioned tract offers an excellent combination of timber investment potential, wildlife habitat, and recreational opportunities in a desirable Southwest Georgia location. The property is divided by Hamill Road, with approximately 101± acres located on the east side of the road and approximately 161± acres located on the west side. The northern boundary of the property fronts along Patmos Milford Highway, providing convenient access to the tract. The Dillman Estate features a highly diversified timber profile, including approximately 30± acres of 2015 planted pin...

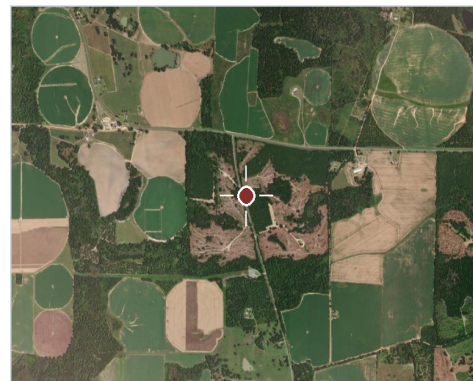
PROPERTY DETAILS

TYPE	ACCESS
Acreage Estates (Turkey)	Legal Access · Paved Road
UTILITIES	VIEWS
Electric	Timber

COUNTY TAX PARCEL IDS
00030-00000-007-000

DOCUMENTS INCLUDED
Location · Aerial · Topography · Stand

LOCATION



Baker County, Georgia



David Williamson

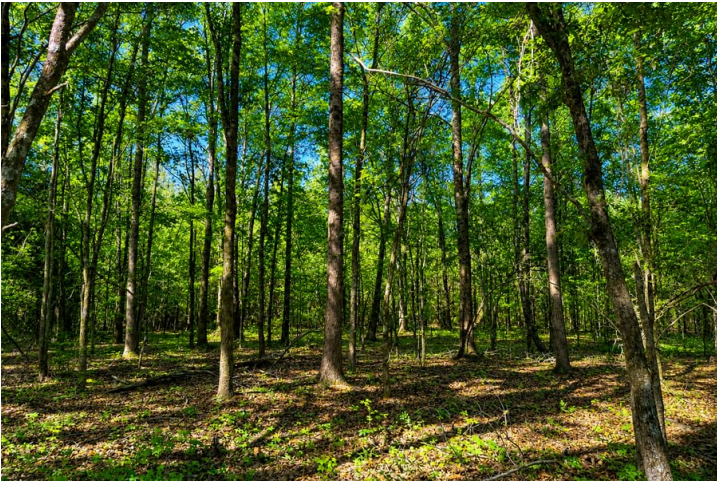
Real Estate Salesperson, AL, FL, GA
O: 850.545.8635 C: 850.545.8635
david.williamson@afmforest.com
Principal Broker: Nathan Greer (Georgia)

SCAN TO VIEW



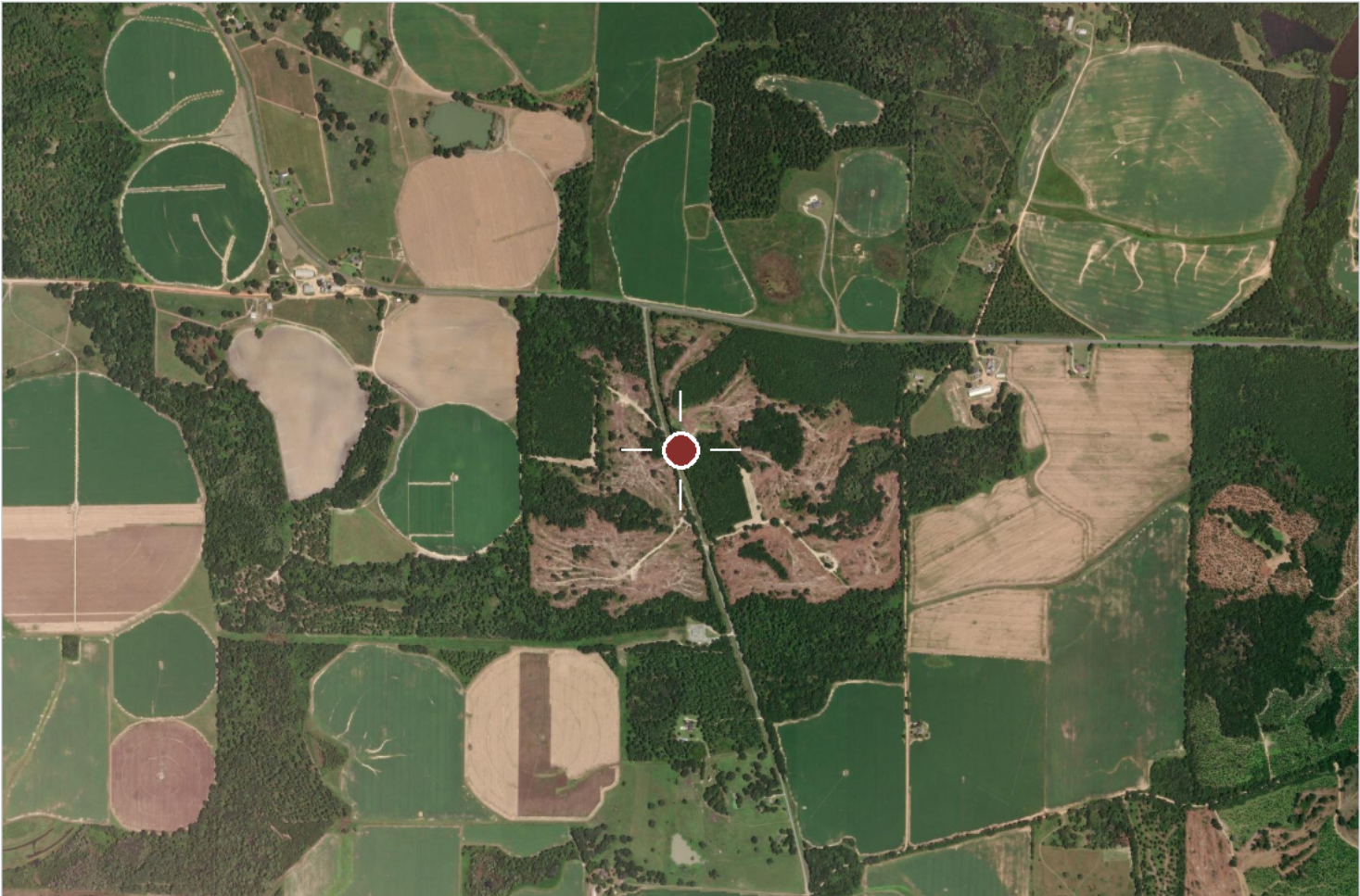
Property Photos

Dillman Estate · Baker County · Georgia · Near Arlington

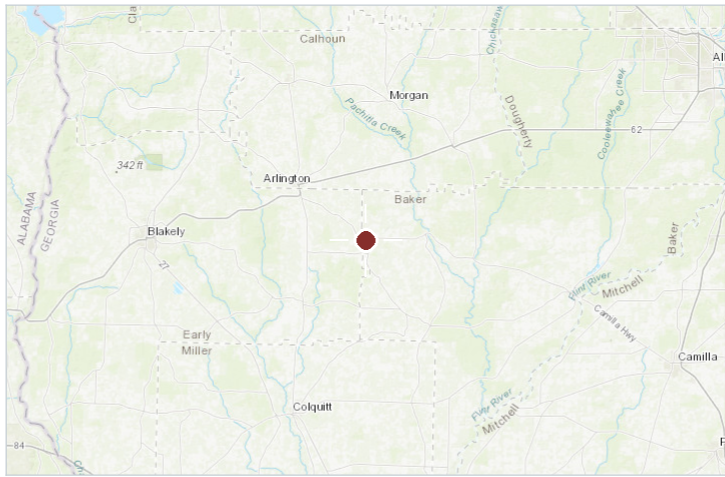


Location & Access

Dillman Estate · Baker County · Georgia · Near Arlington



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



Regional locator

COUNTY & STATE
Baker County, Georgia

NEAREST CITY
Arlington

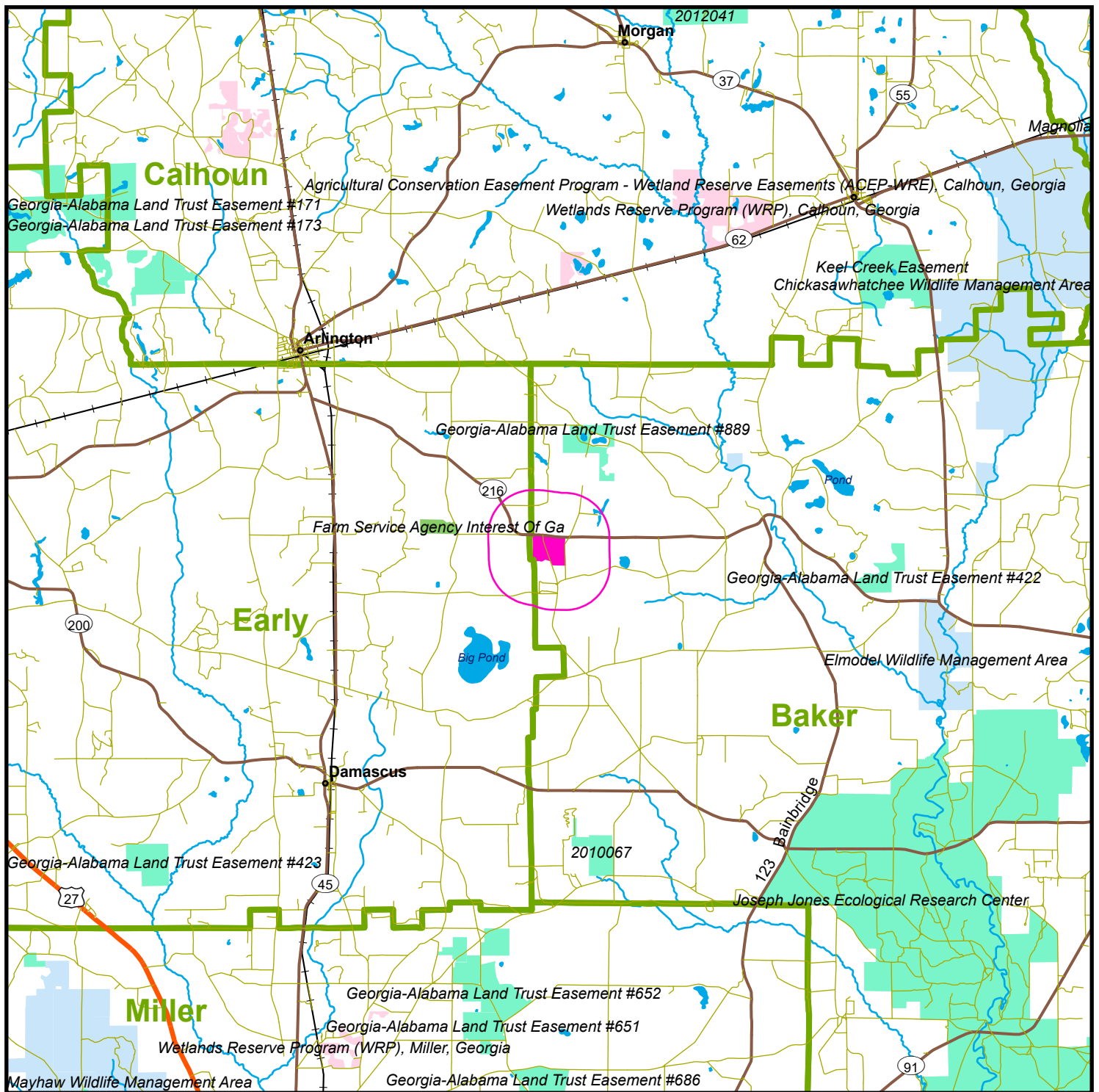
APPROXIMATE CENTRE
31.37432, -84.63324

COUNTY TAX PARCEL IDS
00030-00000-007-000

INTERACTIVE MAP



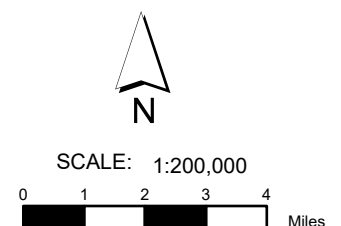
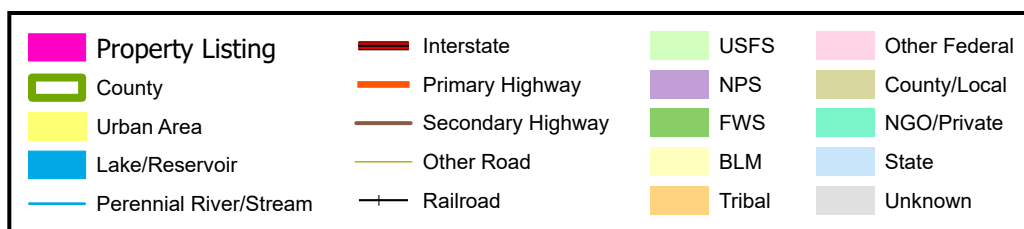
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657A - Dillman Estate - Location Map

Parcel # 13007Hb1000

Baker County, GA - approx. 261.5 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.

4/14/2026

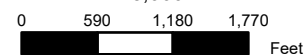


657A - Dillman Estate - Photo Map
Parcel #13007Hb1000
 Baker County, GA - approx. 261.5 acres +/-

Property Listing	Interstate	USFS	NGO/Private
County	US Highway	NPS	State
Lake/Reservoir	State Highway	FWS	Unknown
Perennial River/Stream	Other Road	BLM	
Intermittent Stream	Railroad	Tribal	
		Other Federal	
		County/Local	

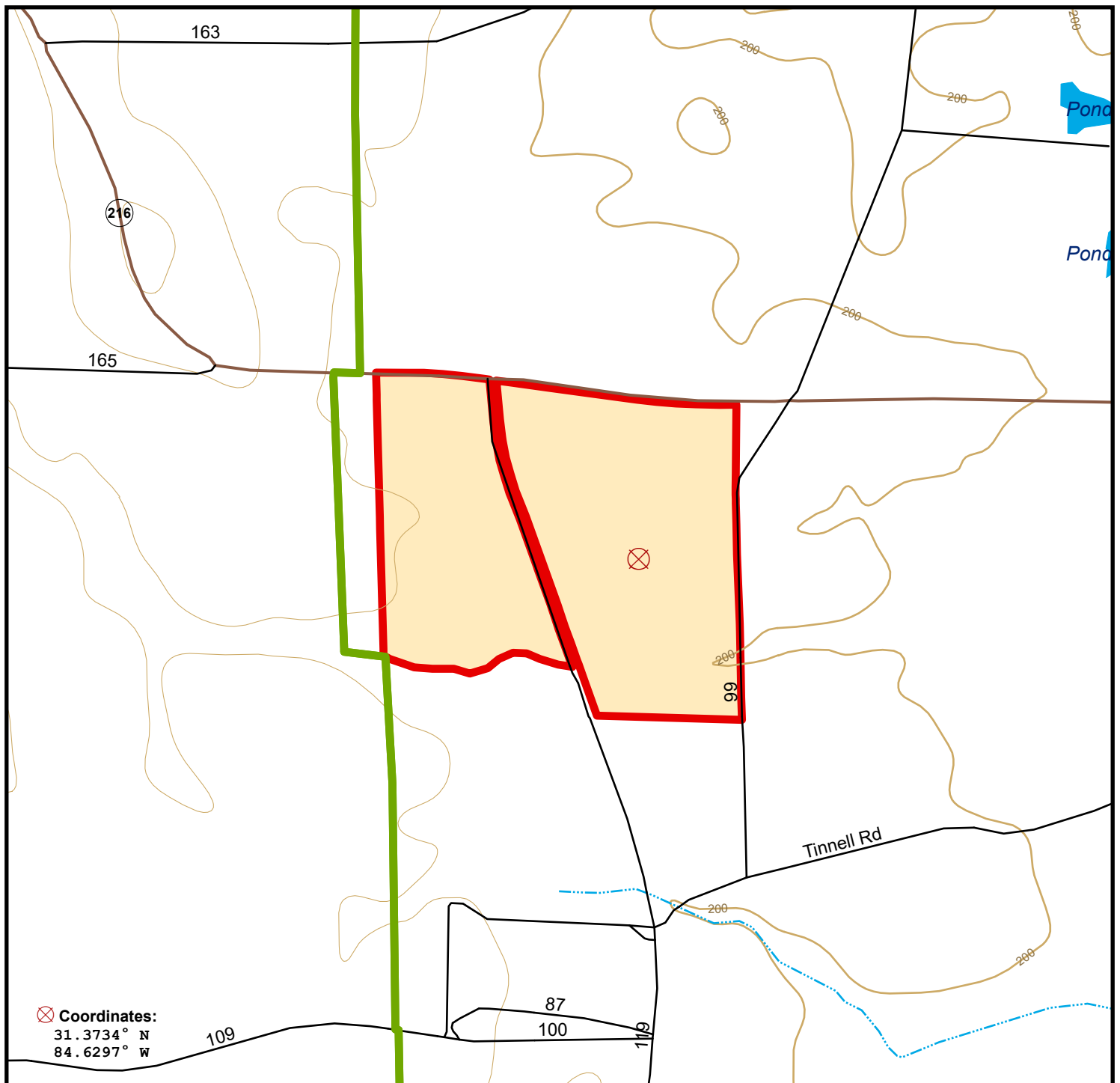


SCALE: 1:18,000



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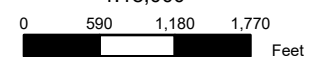
4/14/2026



■ Property Listing	— Interstate	— 100' Contour	■ USFS	■ NGO/Private
■ County	— US Highway	— 20' Contour	■ NPS	■ State
■ Lake/Reservoir	— State Highway	— Railroad	■ FWS	■ Unknown
— Perennial River/Stream	— Other Road		■ BLM	
- - - Intermittent Stream			■ Tribal	
			■ Other Federal	
			■ County/Local	

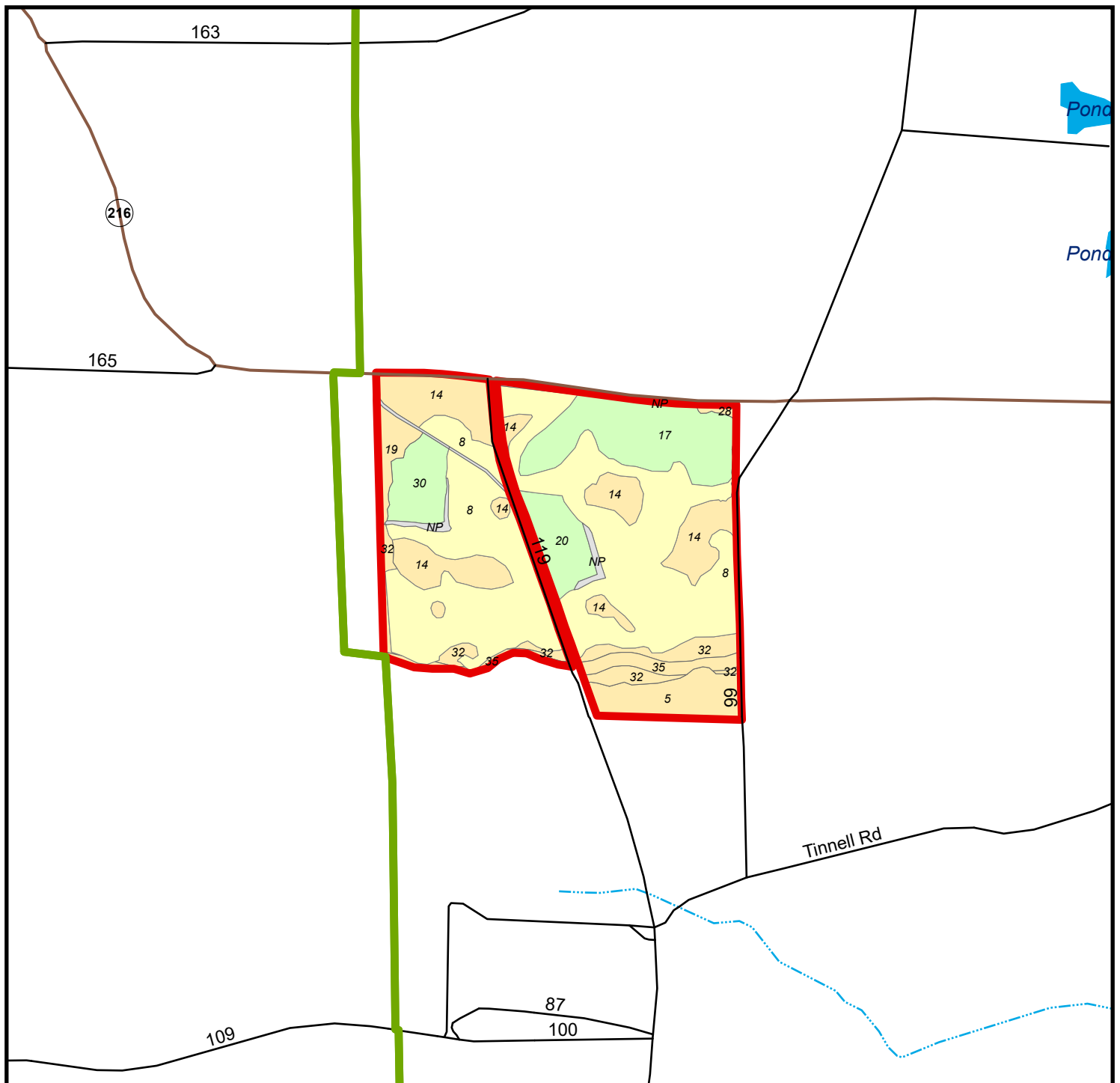


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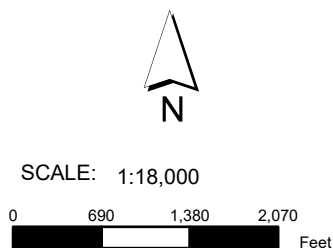
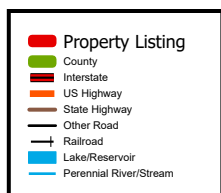


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657A - Dillman Estate - Stand Map
657A - Dillman Estate
Parcel # 13007Hb1000
 Baker County, GA - approx. 261.5 acres +/-



Stand #	Cover Type	Age	Acres
NP	Non Productive	NA	5.4
5	Hardwood	85	14.7
8	Open		119.7
14	Hardwood	76	41.3
17	Pine Plantation < 12 yr	11	30.1
19	Hardwood	60	5.5
20	Pine Plantation < 12 yr	8	11.8
28	Hardwood	76	1.0
30	Pine Plantation < 12 yr	8	10.8
32	Hardwood	60	13.6
35	Hardwood	60	7.7

Smaller stands have been excluded to fit in the allowable space

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