

Hahira Transitional Timberland

Old Valdosta Road North, Hahira, Georgia 31632

Mark Wirick
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PROPERTY OVERVIEW



Sale Price

\$1,200,000

Offering Summary

Acreage:	164.29 Acres
Price / Acre:	\$7,304
State:	Georgia
City:	Hahira
County:	Lowndes
Property Type:	Land: Timberland

Property Overview

Hahira Transitional Timberland is the perfect property for either the timberland investor or someone positioning themselves for the growth of the North Lowndes County area. The land is 164 acres with 88% of it consisting of uplands. It has 131 acres of four year old planted pines that will provide future income. For the development minded individual, it is located 1.25 miles from I-75 and boasts a half mile of paved road frontage on GA Hwy 122. While currently zoned Ag-5 it is adjacent to a parcel zoned R-1 on the North East corner and lies less than a half mile from a planned development which is nearly at capacity. The potential for rezoning to residential is possible.

SPECIFICATIONS & FEATURES

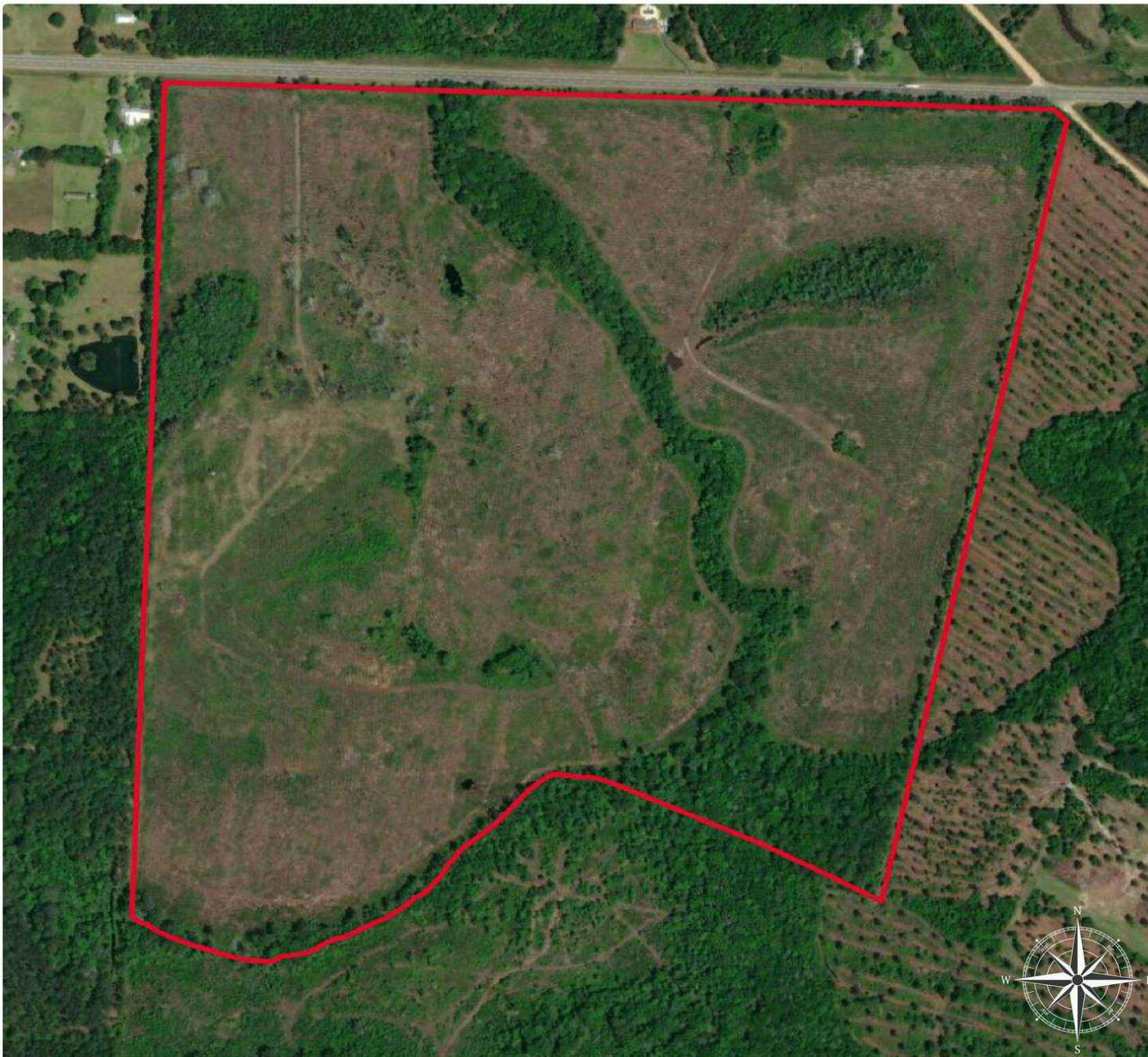


Specifications & Features

Land Types:	Timberland
Uplands / Wetlands:	88% Uplands
Soil Types:	Predominately Pelham and Leefield
Taxes & Tax Year:	2024- \$3107.56
Zoning / FLU:	Zoning- E-A, Land Use A-5
Road Frontage:	2,800' on Hwy 122
Nearest Point of Interest:	Hahira, GA
Current Use:	Timberland
Land Cover:	Planted pine and Hardwood Drains
Age of Stages of Timber:	131 acres of 4 year old planted pine

Hihira Transitional Timberland

 Polygon



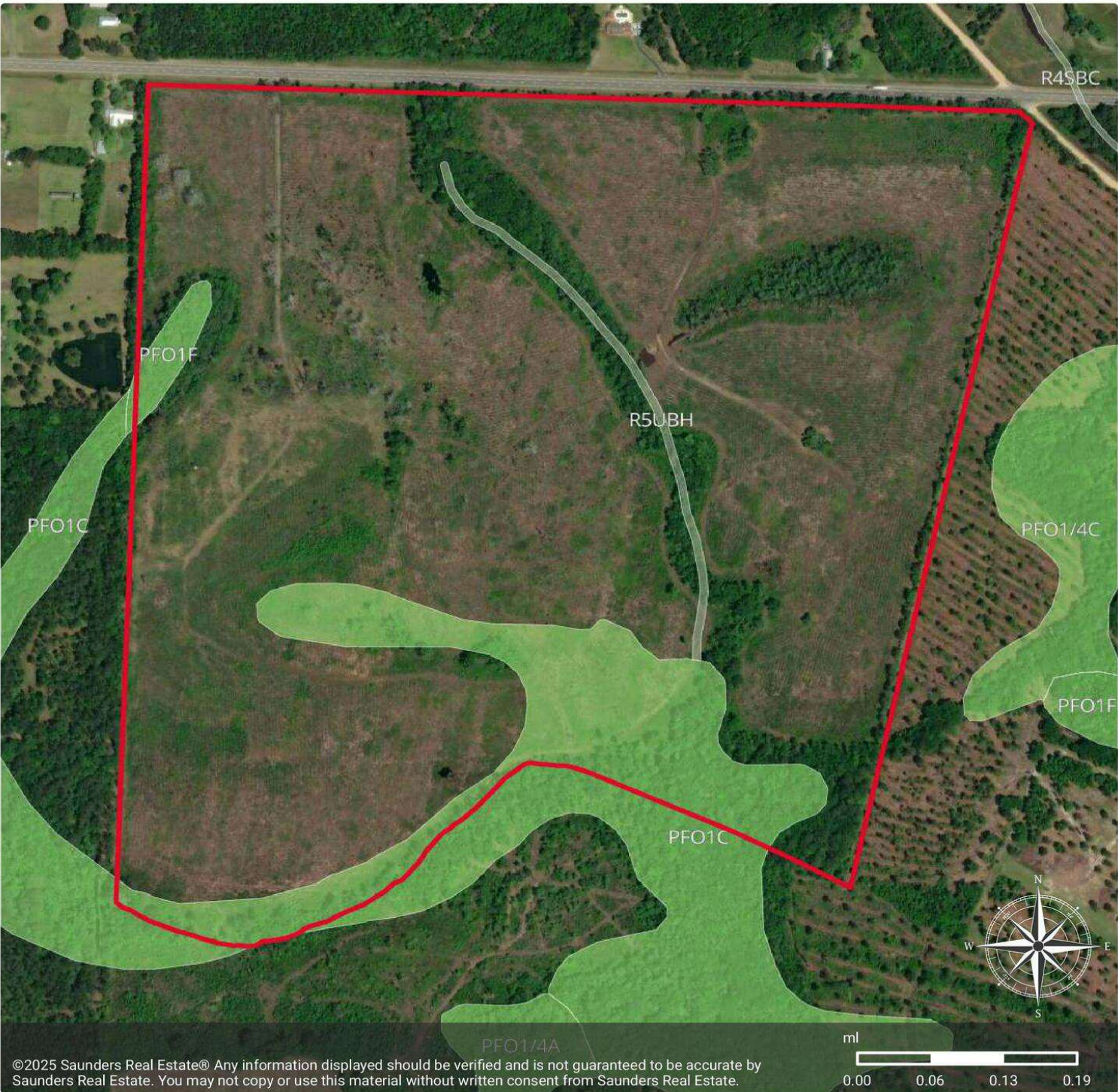
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Wetlands NWI

- Polygon
- Wetlands NWI: Palustrine
- Wetlands NWI: Riverine

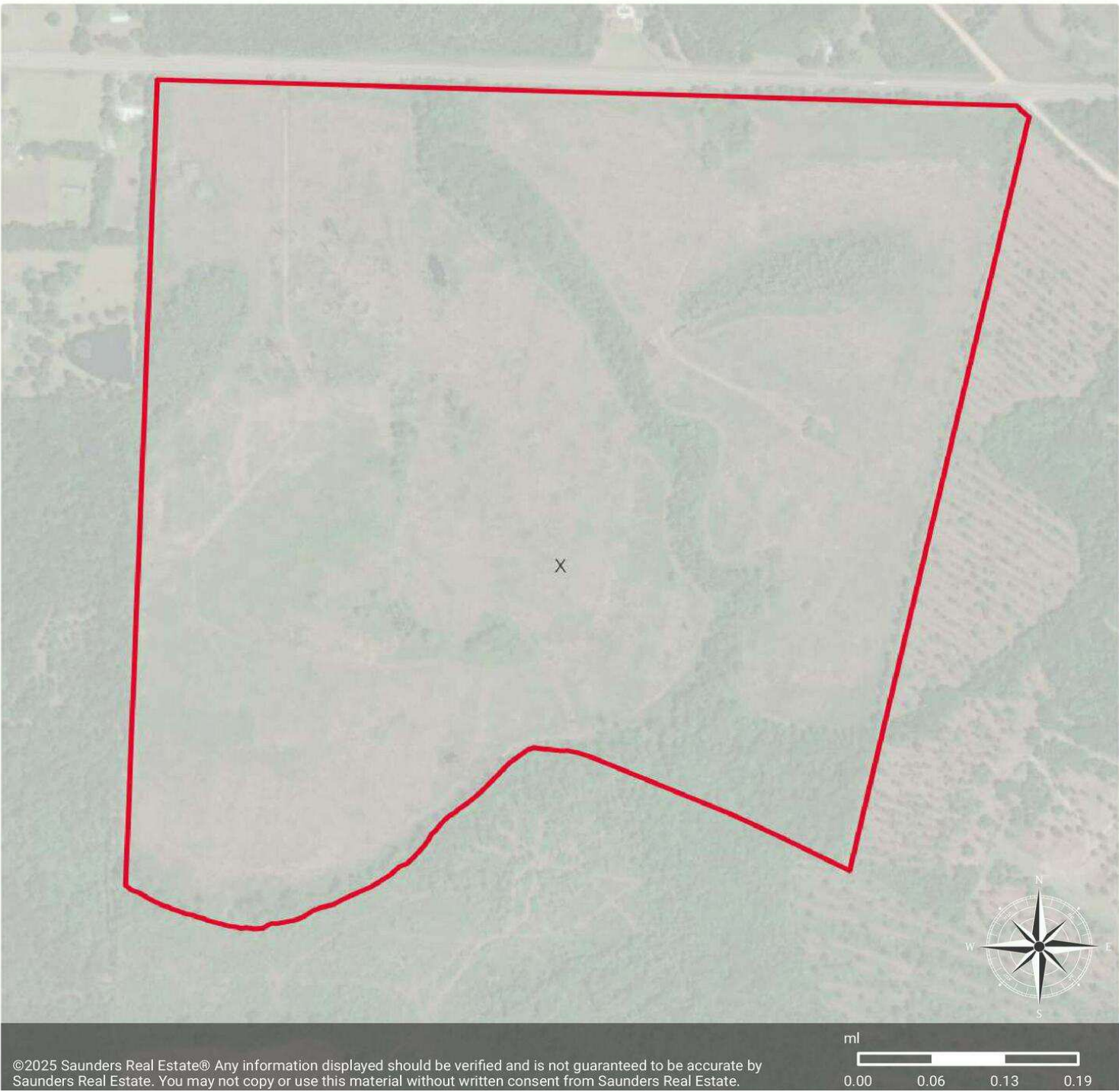
CODE	DESCRIPTION	ACRES
PFO1C	Freshwater Forested/Shrub Wetland	16.53
R5UBH	Riverine	1.24
PFO1F	Freshwater Forested/Shrub Wetland	1.22
TOTAL UPLAND		145.15
TOTAL WETLAND		18.98
TOTAL		164.13



FEMA Flood Zones DFIRM

- Polygon
- FEMA Flood Zones DFIRM: Outside any floodplains

ZONE	DESCRIPTION	ACRES
X	OUTSIDE FLOODPLAIN	164.13
TOTAL		164.13



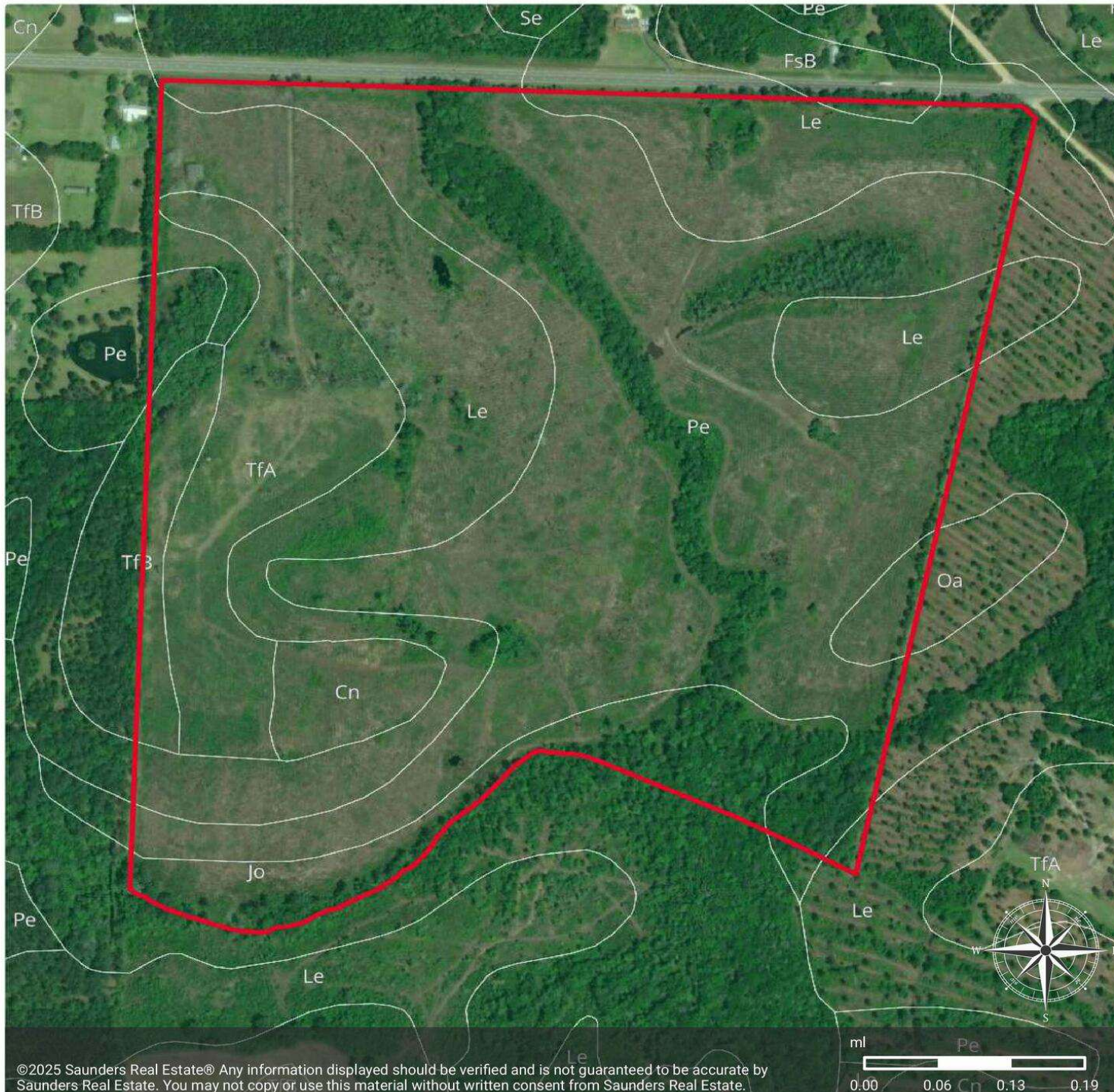
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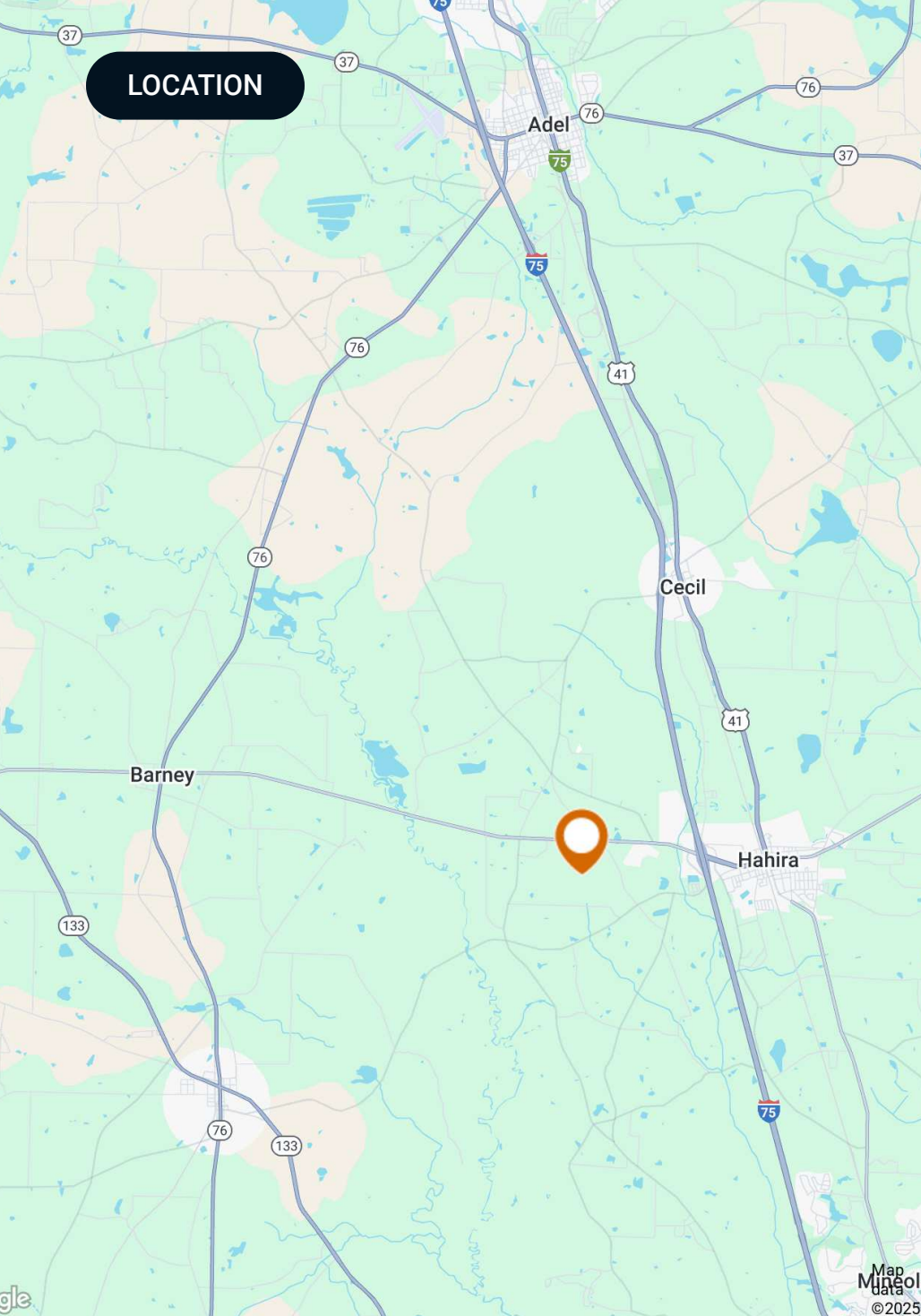
Soils

 Polygon
 Soils

MUID	COMPONENT NAME	ACRES
Pe	Pelham	75.98
Le	Leefield	48.79
TfA	Tifton	16.68
Jo	Johnston	11.75
Cn	Clarendon	4.35
TfB	Tifton	4.23
Oa	Olustee	1.91
FsB	Fuquay	0.42
TOTAL		164.13



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Location & Driving Directions

Parcel:

GPS: 30.9947689, -83.4157758

**Driving
Directions:**

- Travel West on Hwy 122 from the intersection of I-75 and Hwy 122 for 1.25 miles
- Property is on the South side of Hwy 122

**Showing
Instructions:**

Contact listing agent

ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Mark Wirick

Advisor

mark@saundersrealestate.com

Direct: **877-518-5263 x466** | Cell: **850-545-6598**

Professional Background

Mark Wirick is an Advisor at Saunders Real Estate.

Mark brings his clients over 35 years of forest industry experience in a variety of areas, ranging from timber cruising and estimation to tract procurement and silviculture consulting. The breadth of his involvement in the industry has allowed him to gain experience from, and share insight with, numerous landowners and property management teams across North Florida and South Georgia. His background as a small business owner in the realms of natural resource consulting, as well as product retail sales, has allowed Mark to gain valuable insight into financial management as both a buyer and as a seller.

As a 5th-generation Jefferson County, Floridian. Mark's roots run deep in North Florida. He was born, raised, and would go on to rear his own family in Monticello, Florida where he still resides with his wife, Brenda. Mark received his B.S. degree in Forest Management from the University of Florida in 1988 and is a current member of the Florida Forestry Association.

Passion for the outdoors is an understatement for Mark who is an avid outdoorsman. His cherished experiences involving outdoor pursuits serve as a foundation for his belief in the value of preservation and use of recreational timber property. Mark's recreational time is not fully spent in the woods, however, as his free time is often enjoyed on the coastal waters of Florida's Big Bend in the pursuit of saltwater species of fish or drifting down the numerous pristine rivers the area has to offer. His deep love and appreciation for the outdoor experiences has provided clients with first-hand knowledge and insight into the intrinsic values that can be associated with investment properties.

Mark specializes in:

- Timberland
- Recreational Land
- Agricultural Land

ADVISOR BIOGRAPHY



John A. "Tony" Wallace, CF

Senior Advisor

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Direct: **877-518-5263 x336** | Cell: **352-538-7356**

Professional Background

Tony Wallace, CF, ACF is a Senior Advisor at Saunders Real Estate.

Tony is the Chief Operating Officer and a principal of Natural Resource Planning Services, Inc., (NRPS) a forestry consulting firm operating in Florida and Georgia. Learn more at NRPSforesters.com.

Tony is a Florida Certified General Real Estate Appraiser, a Georgia Registered Forester, a Certified Burn Manager in Georgia, a Certified Forester through the Society of American Foresters, as well as a member of the Association of Consulting Foresters. He has over 30 years of experience providing a full range of forestry and land management services to clients throughout Florida and Georgia.

Tony holds a Bachelor of Science degree in forestry from Mississippi State University.

Tony is a member of the Society of American Foresters, a past member of the board of directors, and has held past offices for the Florida Forestry Association. He has also served on the land management advisory committee of the Suwannee River Water Management District and on the technical committee for the Florida Department of Agriculture and Consumer Services.

Tony lives in Fort White, Florida with his wife.

Tony specializes in:

- Timberland
- Agricultural Land
- Recreational Land
- Conservation Easements



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