



**Fountains
Land**
AN F&W COMPANY

The Hodges Tract

A southwest Georgia property offering a blend of income-producing pecan orchard, premerchantable timber, and outstanding hunting opportunities with excellent access.

The Hodges Tract is a rare opportunity to own 489 acres in the heart of southwest Georgia's farm and timber country. With a producing pecan orchard, merchantable pine stands, and prime hunting for deer, turkey, hogs, and ducks, this property offers both income potential and recreation. Convenient access along Highway 19 and Stage Coach Road makes it easy to enjoy all the benefits of this diverse investment. Property highlights include:

- 🌳 Productive pecan orchard with irrigation system and electricity on-site.
- 🌳 Merchantable pine and hardwood timber for current and future income.
- 🌳 Excellent hunting opportunities for deer, turkey, hogs, and waterfowl.

Property Highlights

💰 \$3,425,800

📏 489 Acres

📍 Baconton, GA

🏠 Multiple Use



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LOCATION



The tract is located in the heart of one of Georgia's most productive agricultural regions.

The Hodges Tract is ideally situated in southwest Georgia's upper coastal plain, placing it in the heart of one of the state's most productive agricultural regions. Just 10 miles south of Albany, the property benefits from proximity to a thriving city with excellent amenities, including Phoebe Putney Memorial Hospital, a regional airport, and a wide selection of restaurants, hotels, and services.

The tract lies within the Baconton community, a small town recognized for its highly regarded charter school and strong local identity. To the west, the Flint River flows just two miles away, offering both natural beauty and recreational opportunities. A short drive further west leads to the 20,000-acre Chickasawhatchee Wildlife Management Area, a state-owned property renowned for its abundant hunting, fishing, and outdoor recreation.

Access is exceptional, with the property fronting both sides of Highway 19, a major north-south corridor connecting Georgia to Florida. Additionally, a paved county road runs along the tract's eastern boundary, further enhancing convenience and connectivity. This central location provides an excellent balance of rural charm, agricultural character, and easy access to regional resources.



The productive pecan orchard.



Healthy stand of merchantable pine timber.

PROPERTY DESCRIPTION



The productive pecan orchard is set up with a well, irrigation system, and access to electricity.

The Hodges Tract offers a diverse mix of land and resources, making it well-suited for both income production and recreation. The property features a productive pecan orchard supported by a well and irrigation system, along with access to electricity. Merchantable planted pine provides immediate and long-term timber value, while areas of wetland create excellent habitat for wildlife and the potential for quality duck hunting.

Soils range from well-drained uplands to low-lying wetland areas, supporting a wide variety of land uses. The tract is rich in wildlife, offering outstanding hunting opportunities for deer, turkey, hogs, and waterfowl. With its combination of income-producing orchards, timber resources, and recreational features, the Hodges Tract presents an attractive investment with year-round enjoyment.

ACCESS



The tract features great road access.

The Hodges Tract offers excellent accessibility with over 2,000 feet of frontage along U.S. Highway 19, a major north-south transportation route, and an additional 750 feet of frontage along Stage Coach Road, a paved county road. Power is available on-site, and an internal woods road system allows for efficient management and easy recreational access throughout the property.

TIMBER RESOURCE



The merchantable timber offers future income potential.

The Hodges Tract offers a well-balanced timber resource with strong income potential and long-term growth. The property is heavily stocked with pine, including a solid base of pulpwood and sawtimber that provides both immediate harvest opportunities and future returns. In addition, scattered hardwoods add diversity and enhance the overall wildlife habitat. With nearly 200 acres of merchantable timberland, the tract combines current value with excellent potential for continued management, making it an attractive investment for both timber production and recreational enjoyment.

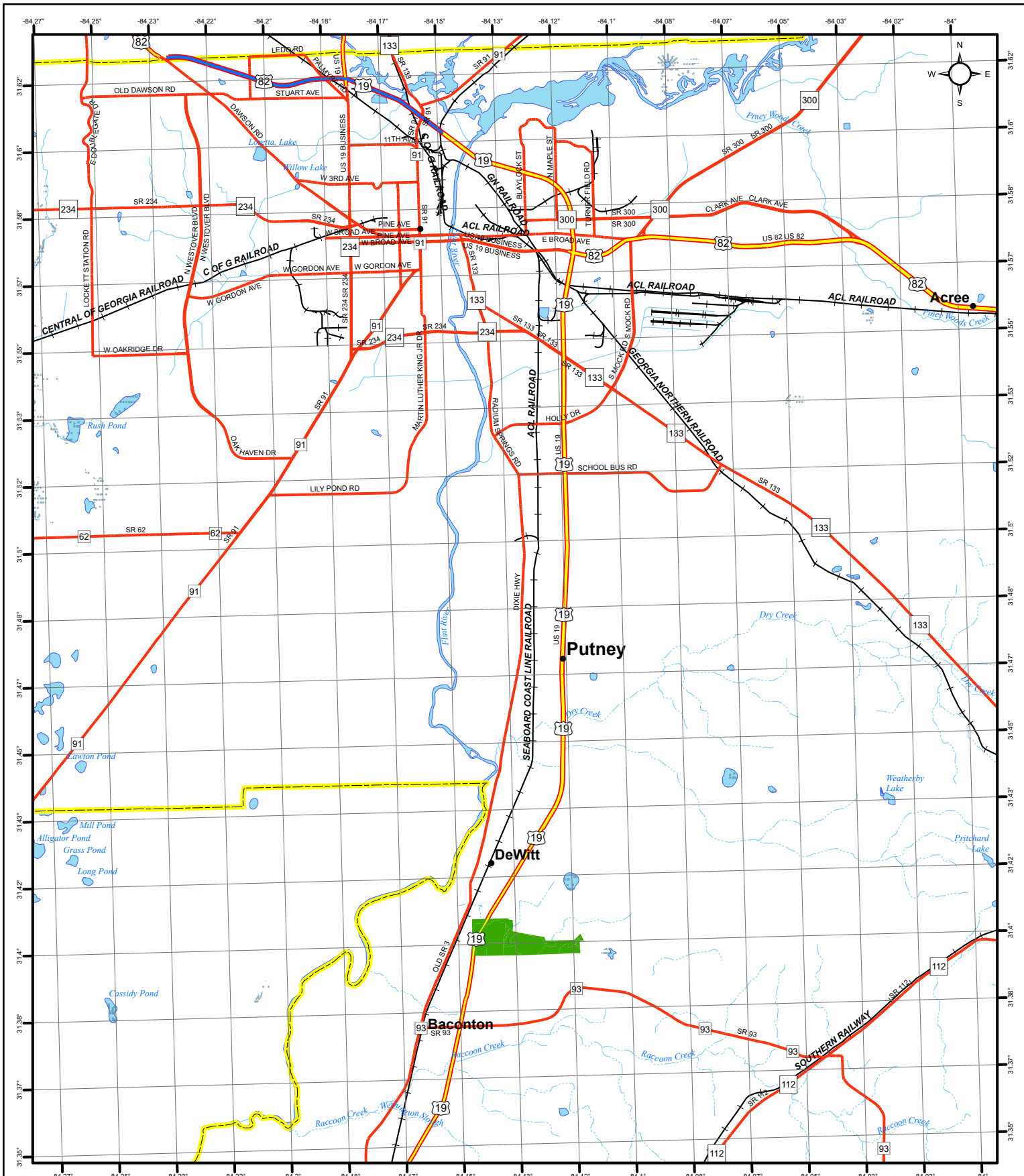
TAX & TITLE



The wetland areas create an excellent habitat for wildlife, offering great hunting opportunities.

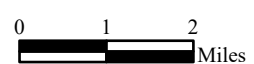
The Hodges Tract is owned by W and W Orchards, with title recorded in Deed Book 436, Page 282 of Mitchell County records. The property is currently enrolled in the Mitchell County Land Covenant program through 2028, offering favorable tax benefits to the landowner.

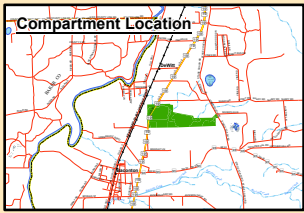
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**Tract # 002256 The
Hodges Tract
Compartment 000001
Mitchell County, GA
489.40 Acres**

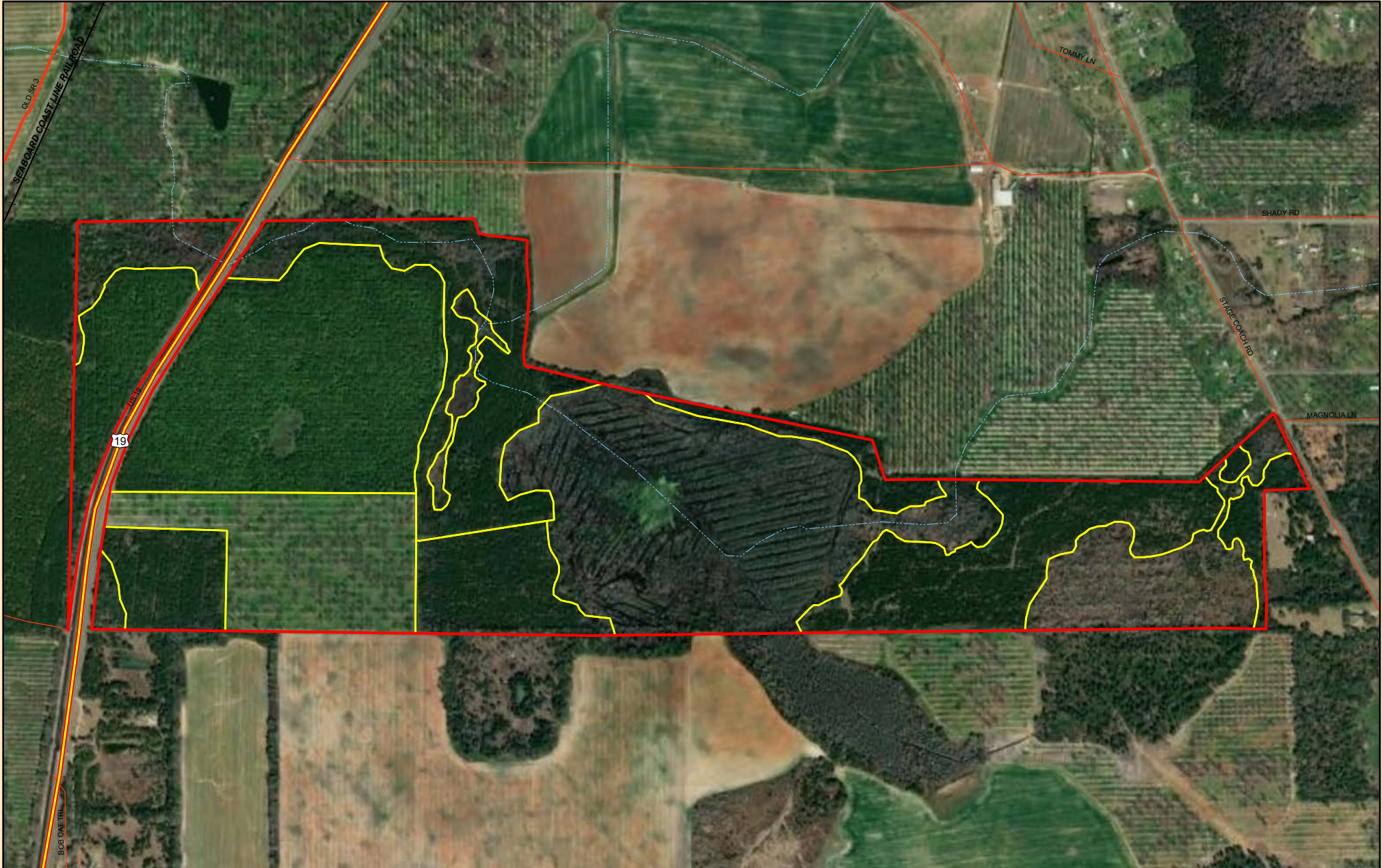
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 - Local Paved or Unknown
 - Secondary State or County Hwy
 - Primary US or State Hwy
 - Primary Limited Access or Interstate
 - Counties
 - Cities

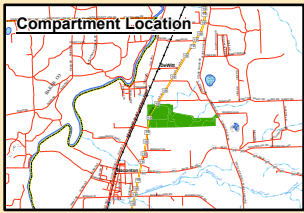




Tract # 002256
Roland Wetherbee
The Hodges Tract
Compartment 000001
Mitchell County, GA
489.40 Acres

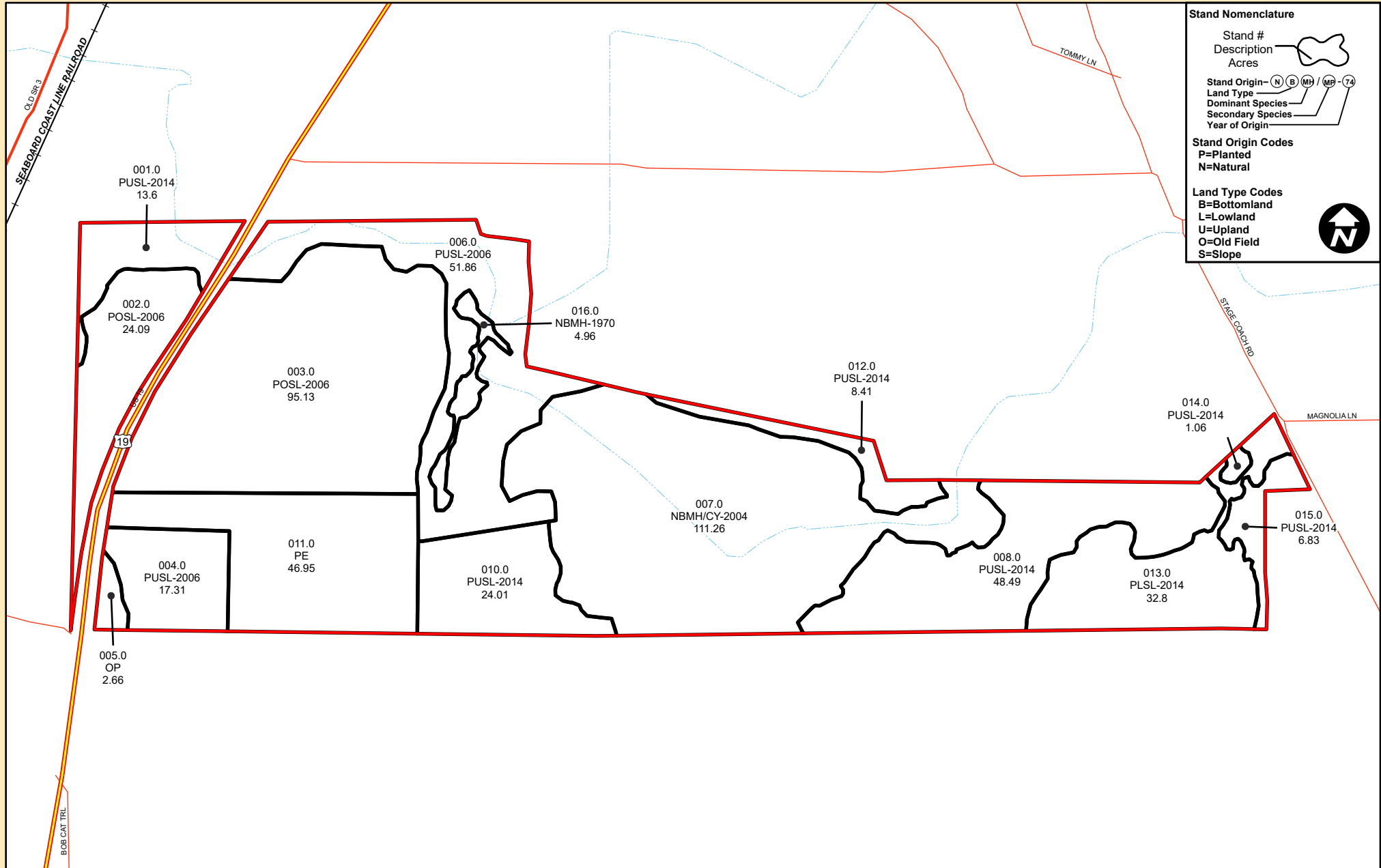
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Stand Date: 9/26/2025





Tract # 002256
The Hodges Tract
Compartment 000001
Mitchell County, GA
489.40 Acres

Mapper: dtodd
Stand Date: 9/26/2025



Volume Estimates for Tract 002256 by Species and Product Groups

The Hodges Tract
Mitchell County, GA
August 08, 2025

195.9 Merchantable Acres

Product Description	Tract Total					Tract Statistics						
	Trees	Cubic Feet	Tons	Cords	MBF	Log Rule & GFC*	Trees per Cord	Bd. Ft. per Tree	Pounds per Unit	Pounds per Tree	Avg DBH	Avg TotalHt*
PINE PRODUCTS:												
Pine Pulpwood	13,952	131,327.9	3,595.5	1,344.1			10.38		5350/cd	515	8.3	51
Pine Small Sawtimber	11,212	156,324.5	4,268.6	1,595.7			7.03		5350/cd	761	10.1	56
Pine Large Sawtimber	556	9,796.5	255.7	95.6	43.8	Scribner - 78	5.81	78.0	11673/MBF	920	13.2	58
Pine Topwood		4,960.8	150.3	56.2								
Total	25,720	302,409.6	8,270.0	3,091.6	43.8							
HARDWOOD PRODUCTS:												
Hard Hardwood Pulpwood	1,241	7,623.9	242.2	86.5			14.34		5600/cd	390	7.7	22
Total	1,241	7,623.9	242.2	86.5								
Soft Hardwood Pulpwood	1,458	11,099.4	331.9	118.5			12.30		5600/cd	455	8.0	29
Soft Hardwood Large Sawtimber	35	1,134.5	35.7	12.8	3.3	Doyle - 76	2.78	92.0	21705/MBF	2014	16.0	55
Soft Hardwood Topwood		434.6	14.2	5.1								
Total	1,493	12,668.4	381.8	136.4	3.3							
Tract Total	28,454	322,701.9	8,894.0	3,314.5	47.1							

1) Cruise Information: Fixed Plot Radius, 0.03 Acres, 23 Samples

2) All Volume and weight estimates represent outside bark units

3) Board foot volumes are based on Mesavage and Girard volume tables

4) Minor differences between summary reports may occur due to rounding.

* GFC: Girard Form Class

* Average total height values for hardwoods represent height to a 4-inch dob top diameter