



Centerpoint Longleaf Farm with House

3176 East Centerpoint Rd, Preston, Georgia 31824

Mike Matre, ALC, RF, ACF
229-869-1111
mikem@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$480,000

Offering Summary

Acreage:	69 ± Acres
Price / Acre:	\$6,957
City:	Preston
County:	Webster
Property Type:	Timberland, Farms and Cropland, Hunting and Recreational, Acreage and Estates

Property Overview

The 69 ± acre Centerpoint Longleaf Farm with House is not only an aesthetic property with a quaint farmhouse and paved road frontage, it is also a significant income producer. The 57 ± acre stand of old-field longleaf, planted around 2011, generates \$14k per year via an established pine straw lease, which is comparable to irrigated farm income in the area! The healthy stand of longleaf should be a good straw income producer for many years to come. Eventually, you can lightly thin the longleaf and resume raking after a few years; or clearcut the stand and return the fields to row crops, plant another stand of pines, establish a pecan grove, create pastureland, or whatever use best suits you at that time.

The nice mix of farmland and timber and creek bottoms throughout the area of southern Webster County makes the Centerpoint Longleaf Farm a good smaller hunting property. Southern Webster County boasts a healthy population of deer and turkey as a result of ideal habitat and the good land stewards common to the area.

The older farmhouse, built in 1945, was restored in the early 2000s shortly after the seller acquired the property. The house has 3 bedrooms, 1 bathroom, a large kitchen with breakfast area, dining room, living room, and mudroom. The house currently makes a great weekend getaway for the seller, especially during the hunting season, and is suitable as a primary residence as well. In the backyard is a barn/shed perfect for parking vehicles and/or equipment and storing supplies. The well maintained yard has mature pecan trees and fruit trees.

There is an overseer that has maintained the property for years, and is available to continue in that role if needed. The Centerpoint Longleaf Farm was part of a 652 acre listing, and as a result of selling the majority of it, we are now offering this great 69 acre remaining portion. Contact us today to schedule your showing.

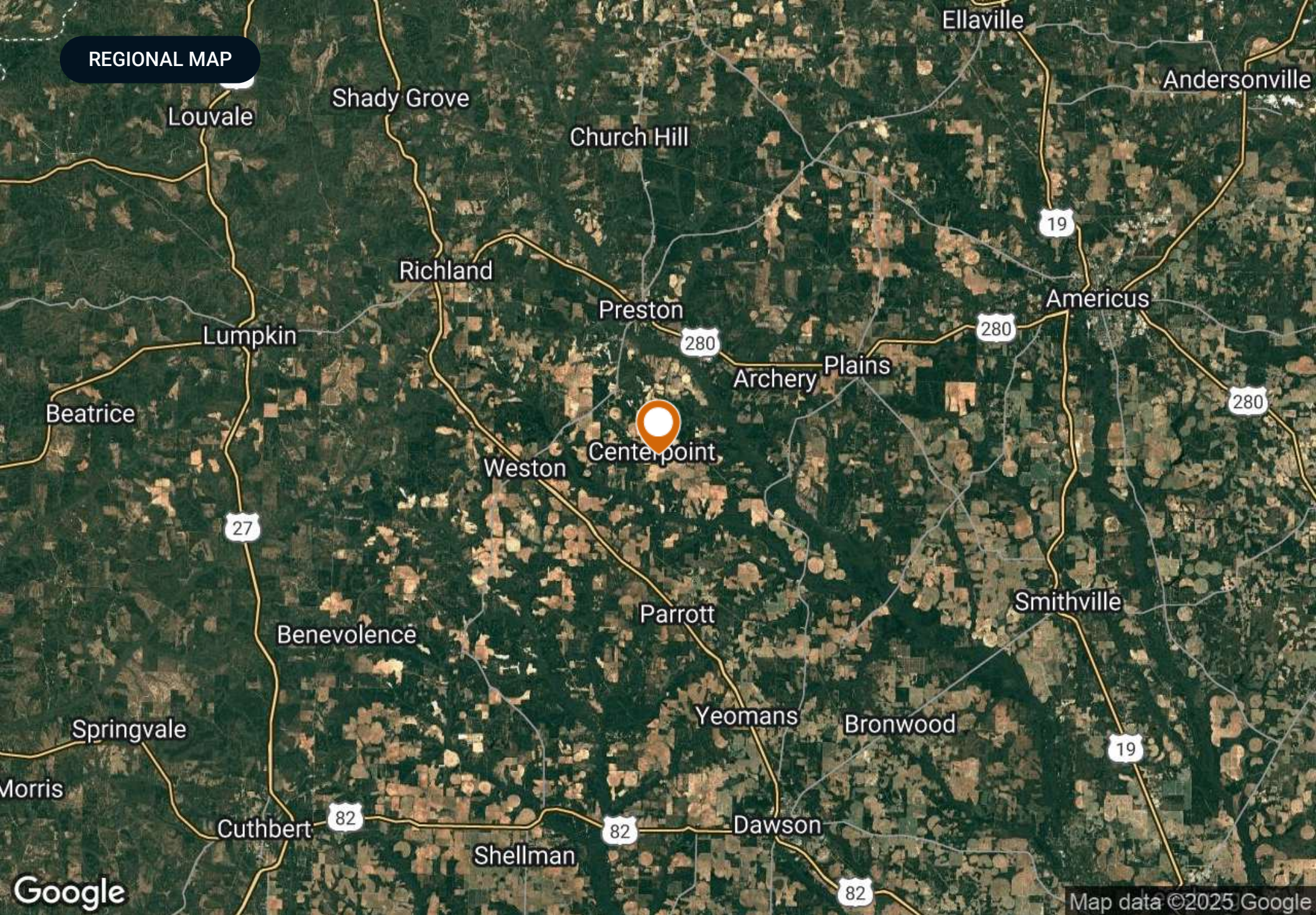


SPECIFICATIONS & FEATURES

Specifications & Features

Uplands / Wetlands:	± 100% Uplands <ul style="list-style-type: none">• Mostly Orangeburg loamy sand
Soil Types:	<ul style="list-style-type: none">• Mostly 0 to 2 percent slope• 56.3 average NCCPI• 2.06 average capacity
Taxes & Tax Year:	± \$620.49 per year. Enrolled in the 10 year Conservation Use Value Assessment program (CUVA) in 2017.
Zoning / FLU:	Ag
Water Source & Utilities:	Well, septic, power on property
Road Frontage:	± 2910' Paved (± 1,590' Centerpiece Rd & ± 1320' Macedonia Church Rd) <ul style="list-style-type: none">• 1656 sqft house built in 1945 & remodeled/updated in early 2000s• 3 bedroom/1 bath
Structures & Year Built:	<ul style="list-style-type: none">• Spacious kitchen; dining room; and living room• Mud room/laundry room• Ample closet and storage space• Barn/shop







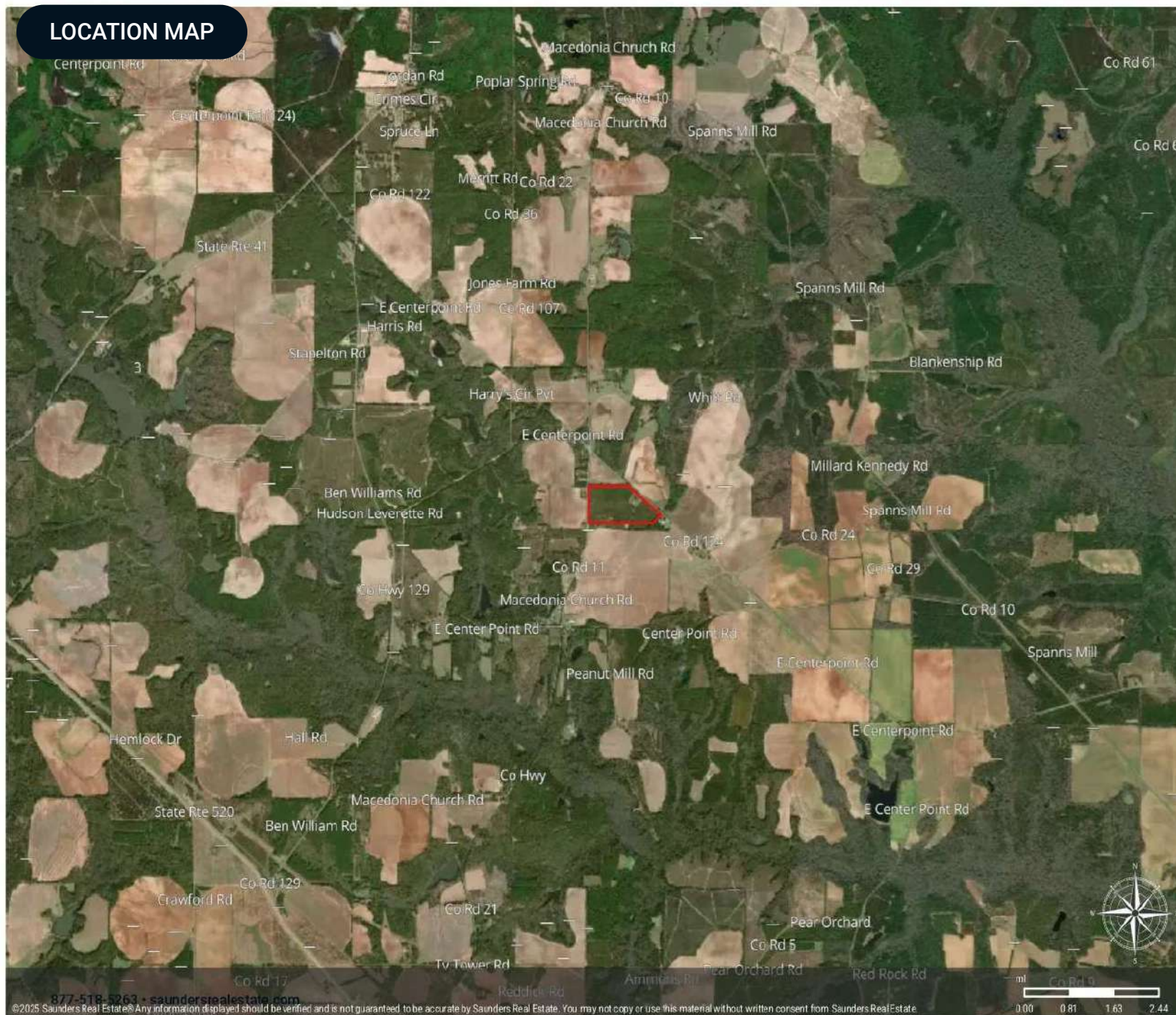
REGIONAL MAP

LOCATION MAP



Centerpoint Longleaf Farm

-  Polygon
 Census Roadways TIGER

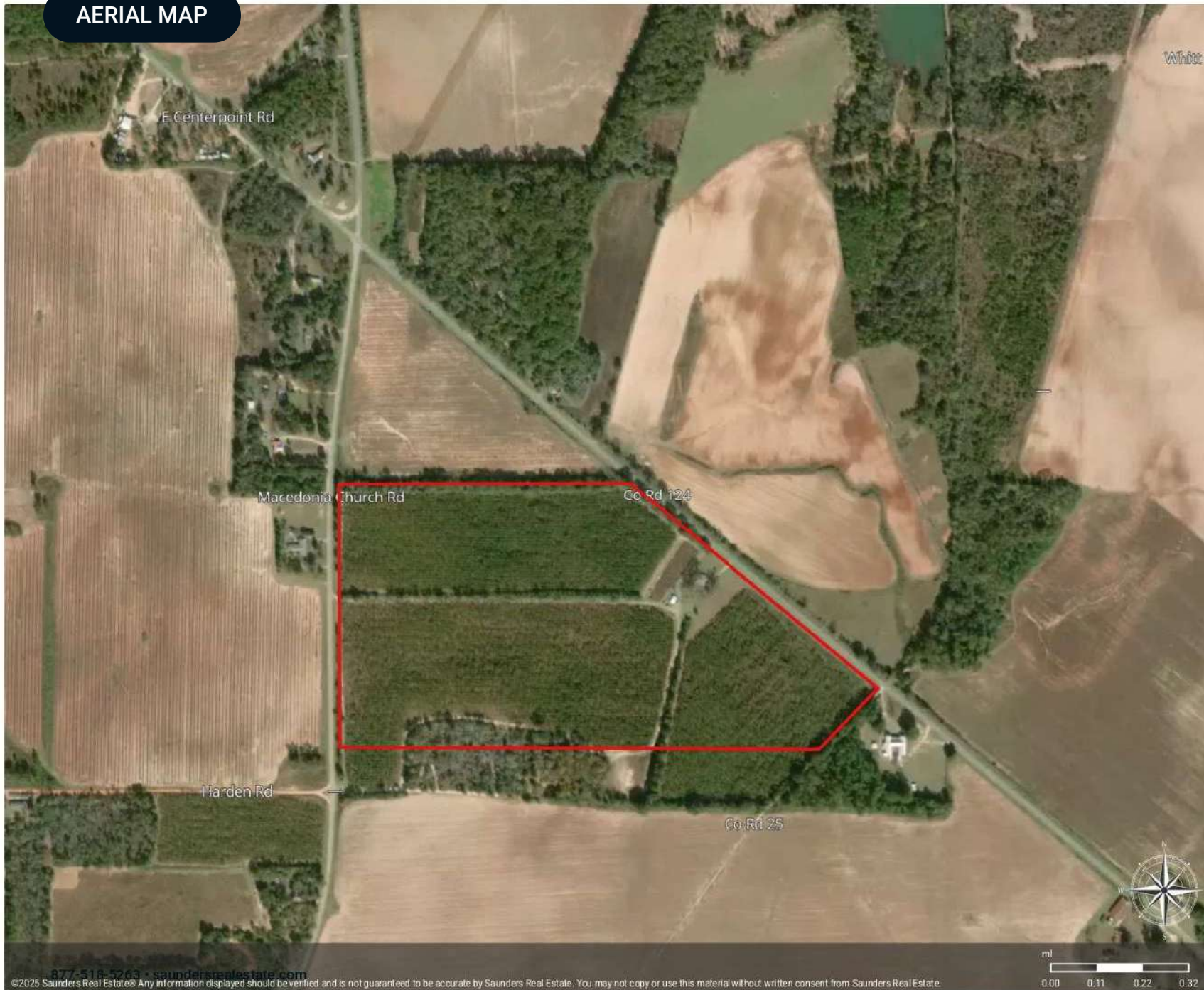


AERIAL MAP

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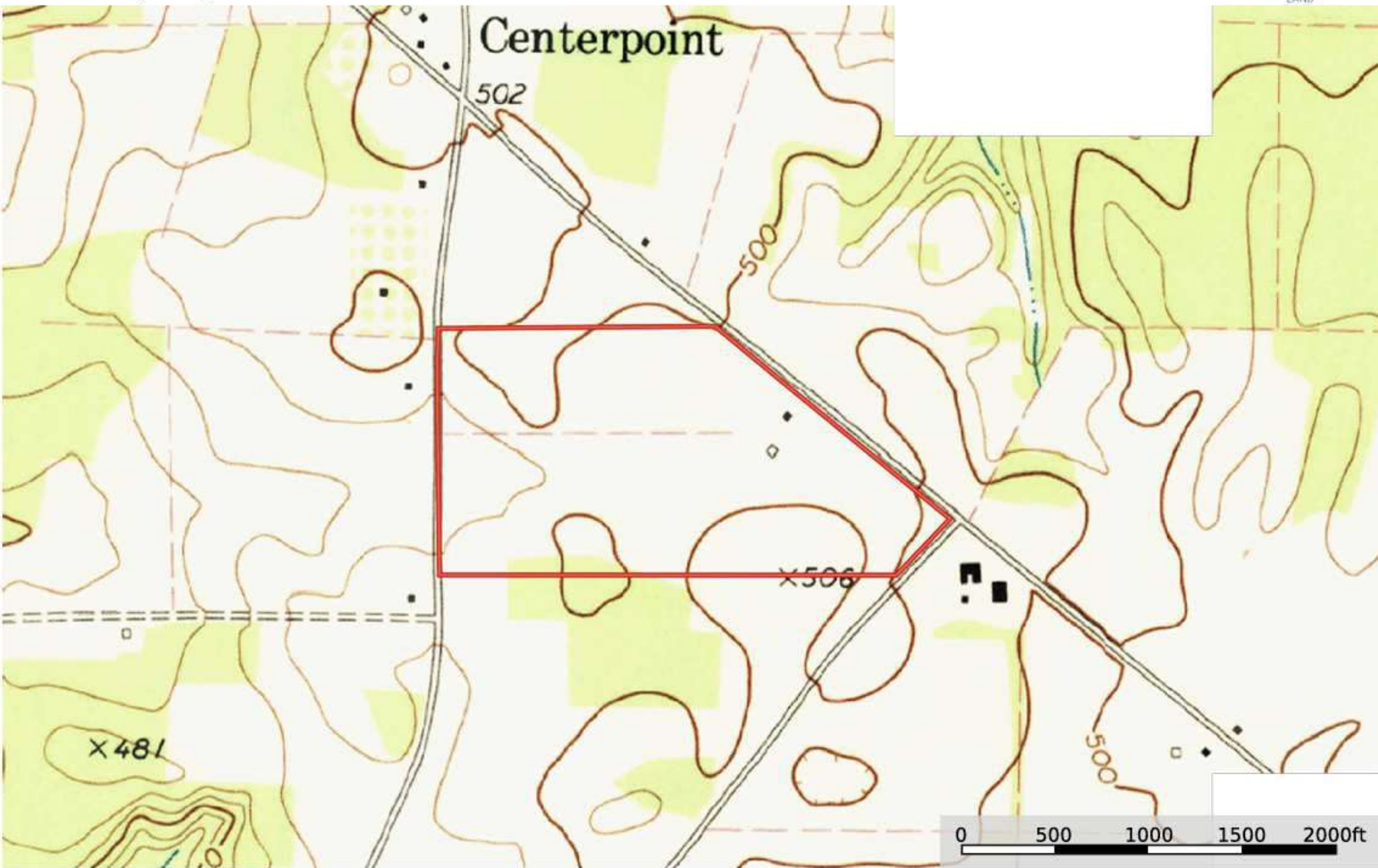
Centerpoint Longleaf Farm

- Polygon
- Census Roadways TIGER



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Centerpoint Longleaf Farm with House
Webster County, Georgia, 69 AC +/-



Boundary

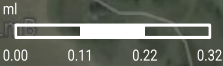
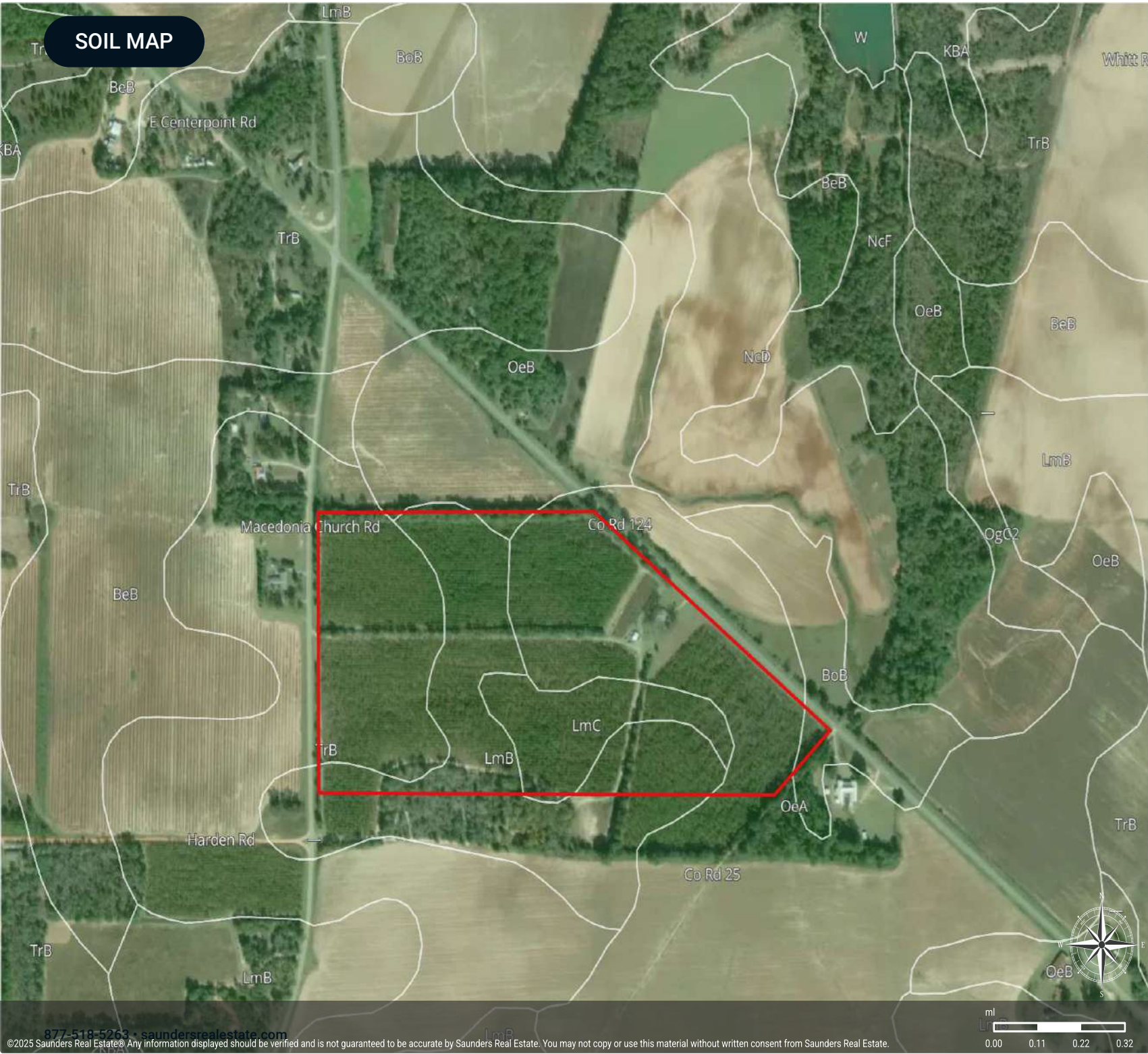


SOIL MAP

Soils

- Polygon
- Census Roadways TIGER
- Soils

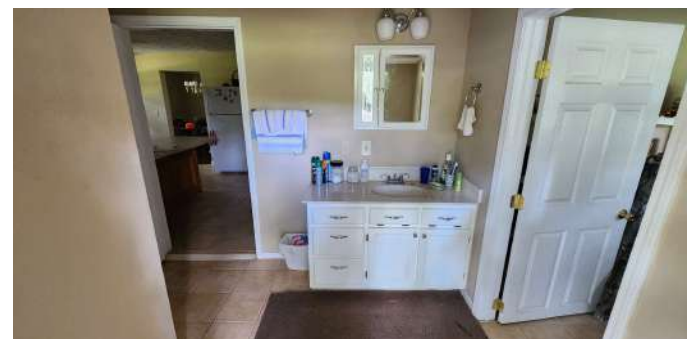
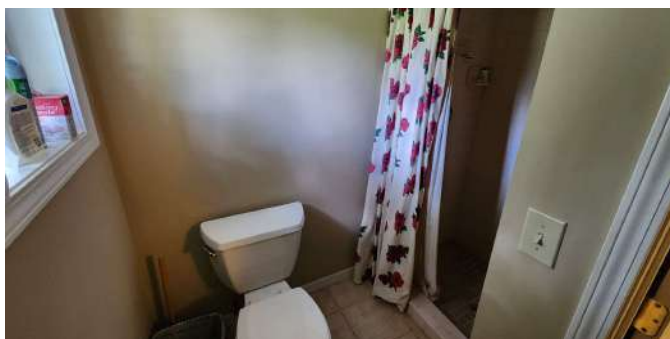
MUID	COMPONENT NAME	ACRES
OeA	Orangeburg	21.84
LmB	Lucy	18.21
TrB	Troup	16.94
LmC	Lucy	9.03
OeB	Orangeburg	0.57
BoB	Bonneau	0.53
TOTAL		67.11



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





Mike Matre, ALC, RF, ACF

Senior Advisor

mikem@saundersrealestate.com

Direct: **877-518-5263 x464** | Cell: **229-869-1111**

Professional Background

Mike Matre, ALC, RF, ACF is a Senior Advisor & Associate Broker at Saunders Real Estate in Thomasville, Georgia. Mike holds a real estate broker license and a forestry license in Georgia and Alabama. He is also an Accredited Land Consultant, a member of the Association of Consulting Foresters, and a member of the Society of American Foresters. Throughout his career, Mike has become a recipient of the Realtors Land Institute Apex Award, a recipient of the UGA Bulldog 100 Award, and a recipient of the Society of American Foresters Award of Excellence in Forestry. He has a Bachelor of Science in Forest Resources and a Minor equivalent in Real Estate/Business from the University of Georgia. Mike is also an officer at Americus Baptist Temple church.

Mike currently lives in Leesburg, Georgia with his wife, Joy, and their daughters. Leesburg is located in the heart of Southwest Georgia where land is always in high demand thanks to great wildlife, wildlife habitat, outdoor recreation opportunities, location near the Gulf & Atlantic coasts, soils, water, and markets for timber and agriculture products. Mike grew up in Southwest Georgia in the city of Albany.

Mike specializes in land sales, land acquisitions, land management, land development, land investment analysis, timber sales and appraisal, and complete forestry services. He also runs his own forestry business through Matre Forestry Consulting, Inc., which he founded in 1999. Mike is passionate about helping his clients achieve their land investment goals. On behalf of his clients, Mike has sold over 100 land transactions representing over \$75,000,000 in sales volume. He also actively manages clients' land properties in Georgia and Alabama.

Education

- 1996 Graduate of the University of Georgia Warnell School of Forestry (BSFR)
- Minor Equivalent in Business/Real Estate from the University of Georgia.
- 1990 Graduate of Westover High School in Albany, Georgia



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