



**REID PLACE
FARM**

640 +/- ACRES
UPSON COUNTY, GEORGIA



THE WRIGHT GROUP



ABOUT THE AREA

Reid Place Farm is located in desirable Upson County, GA just minutes from downtown historic Thomaston. This highly sought-after area is the foothills of the Pine Mountain range and is known as the Piedmont Region of Georgia in the upper Flint River basin. This region is a distinct landscape characterized by rolling topography, changing elevations, mixed pine and hardwood forests, and water resources similar to mountain streams. Reid Place Farm is easily accessible, yet private, at the end of a county road that is centrally located between Atlanta, Columbus, and Macon.



REID PLACE FARM

Stewardship is an ethic that embodies the responsible planning and management of natural resources. No other place quite like Reid Place Farm exemplifies this philosophy and level of stewardship. This 640-acre private nature preserve has been intensively managed to showcase the best that Mother Nature has to offer. With 1.75 miles of frontage on pristine Potato Creek and 1.5 miles of Jerry Reeves Creek, traversing the property, Reid Place Farm provides water resources with shoals, waterfalls, and live water that rivals the best mountain streams in the entire Piedmont region. The rolling topography consists of mixed pine timber, massive mature hardwood ridges, and pristine hardwood bottoms. Access is extremely good with miles of interior roads and trails.



The property itself has been uniquely managed for an incredible deer and turkey population and features multiple established wildlife food plots and perennial clover patches as part of the on-going wildlife management plan. Improvements include a very quaint cabin, guest cottage, bunkhouse with indoor and outdoor shower, equipment barn, and a storage container.





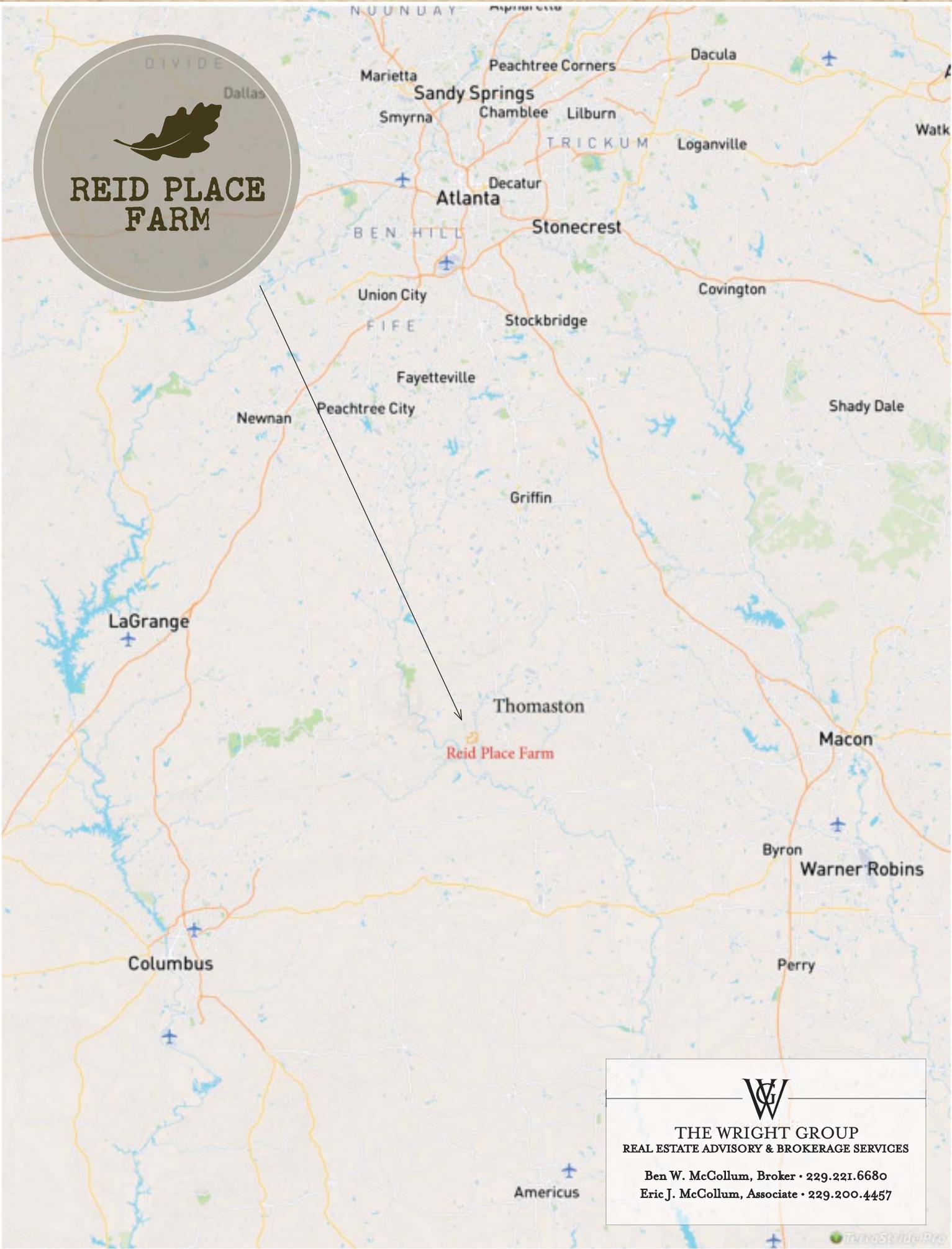
REID PLACE QUICK FACTS

- 640.60 Acres in Upson County, GA
- Located 6 Minutes from Historic Downtown Thomaston
- 1.75 Miles of Frontage on Scenic Potato Creek
- Jerry Reeves Creek traverses the Property for 1.5 Miles and Features Multiple Waterfalls and Mountain Laurel
- Beautiful Rolling Topography with Mature Hardwoods and Pine Forest
- Incredible Deer and Turkey Population; No Deer Harvested in Last Three Years
- Excellent Shoal Bass Fishing in Potato Creek
- On-Going Wildlife Habitat Development Program
- Very Quaint 816 Sq. Ft. Cabin Overlooking Established Food Plot Valley
- Additional 476 Sq. Ft. Guest Cabin and 168 Sq. Ft. Bunkhouse with Outdoor Shower
- New Well, Septic, and Water Distribution System



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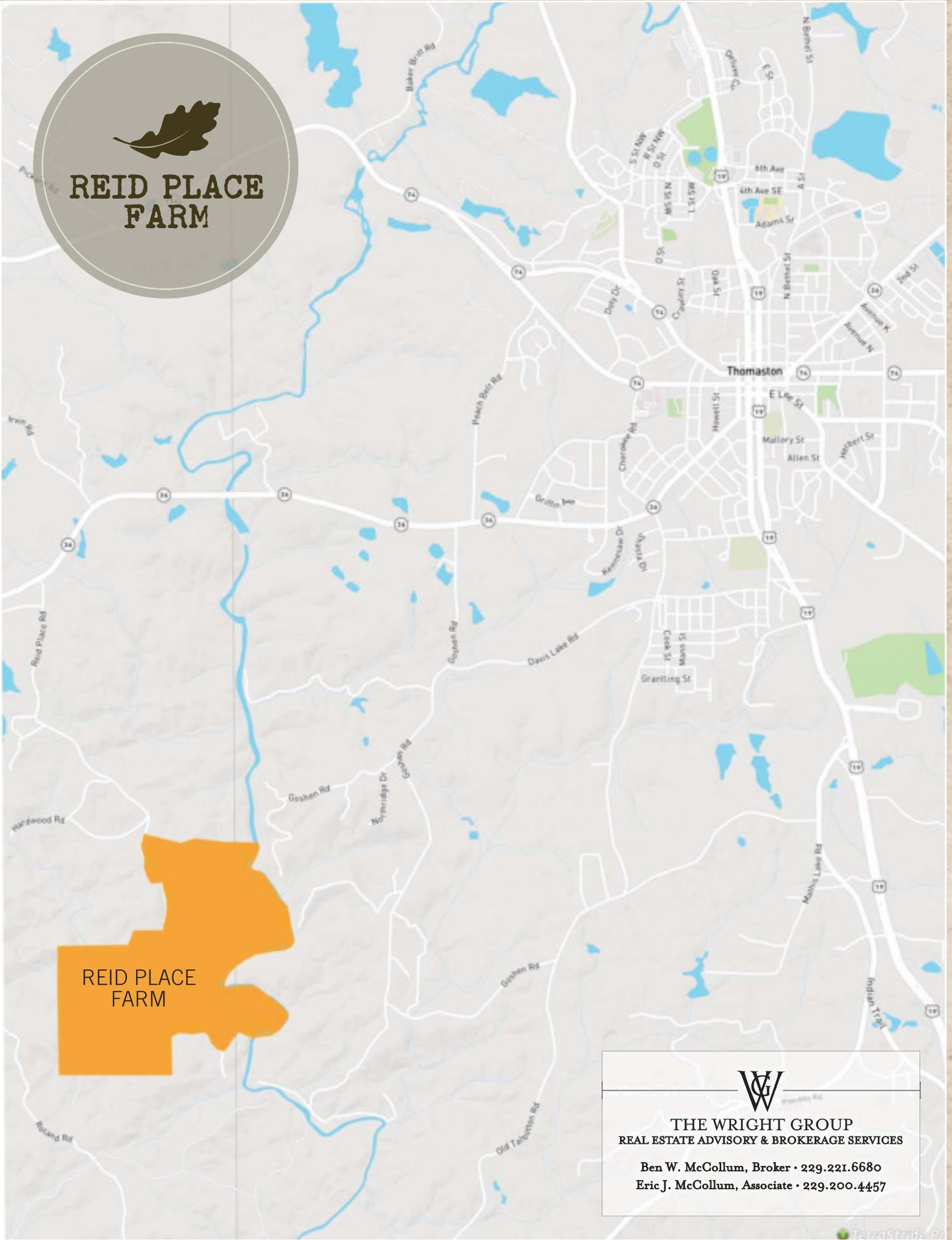
- Well Established Wildlife Food Plots; 10 acres in 6 Fields and 16 Perennial Clover Plots
- 40 x 50 Ft. Pole Barn
- Large 45 x 8 Ft. Enclosed Metal Storage Container
- Very Quiet Setting; Located at the End of a Gated County Road
- Well-Developed Internal Road System and Trails Throughout
- All Farm Equipment Needed Included in Sale
- 2021 Property Taxes: \$4367.02 – Enrolled in Conservation Use
- No Conservation Easement on the Property
- Thomaston, GA: 6 Miles | Columbus, GA: 45 Miles | Macon, GA: 50 Miles
ATL Airport- 1.5 hrs
- Price: \$2,428,190.00




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