



# FEATHERFIELD — FARMS —



888 +/- ACRES  
SEMINOLE COUNTY, GEORGIA



THE WRIGHT GROUP





## ABOUT THE AREA

Featherfield Farms is located in Seminole County in the southwestern corner of the state of Georgia. This fertile region is known as the Lower Chattahoochee sub-basin of the ACF River Basin, which consists of the Apalachicola, Chattahoochee, and Flint Rivers that come together to form prestigious Lake Seminole. This amazing reservoir, which Featherfield Farms practically adjoins, is known for its world-class bass fishing and phenomenal winter duck hunting. A boat ramp to access the lake is adjacent to Featherfield Farms. Lake Seminole State Park and Spring Creek, which is also directly across the road from Featherfield Farms, offers additional amenities and recreational opportunities.







## FEATHERFIELD FARMS QUICK FACTS

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- 888 +/- Acre Recreational Timberland Investment Property
- Located in Desirable Seminole County, Georgia Adjacent to Lake Seminole
- Joins Lake Seminole State Wildlife Management Area
- Minutes from Seminole State Park
- Extensive Paved Highway and County Road Frontage
- Well Developed Internal Road System
- Established Wildlife Food Plots
- Multiple Stocked Ponds Throughout the Property
- Excellent Deer, Turkey, Duck, Dove and Wild Quail Hunting
- No Conservation Easement on the Property
- Property has been Owned and Managed by the Same Family for Multiple Generations





## FEATHERFIELD FARMS QUICK FACTS

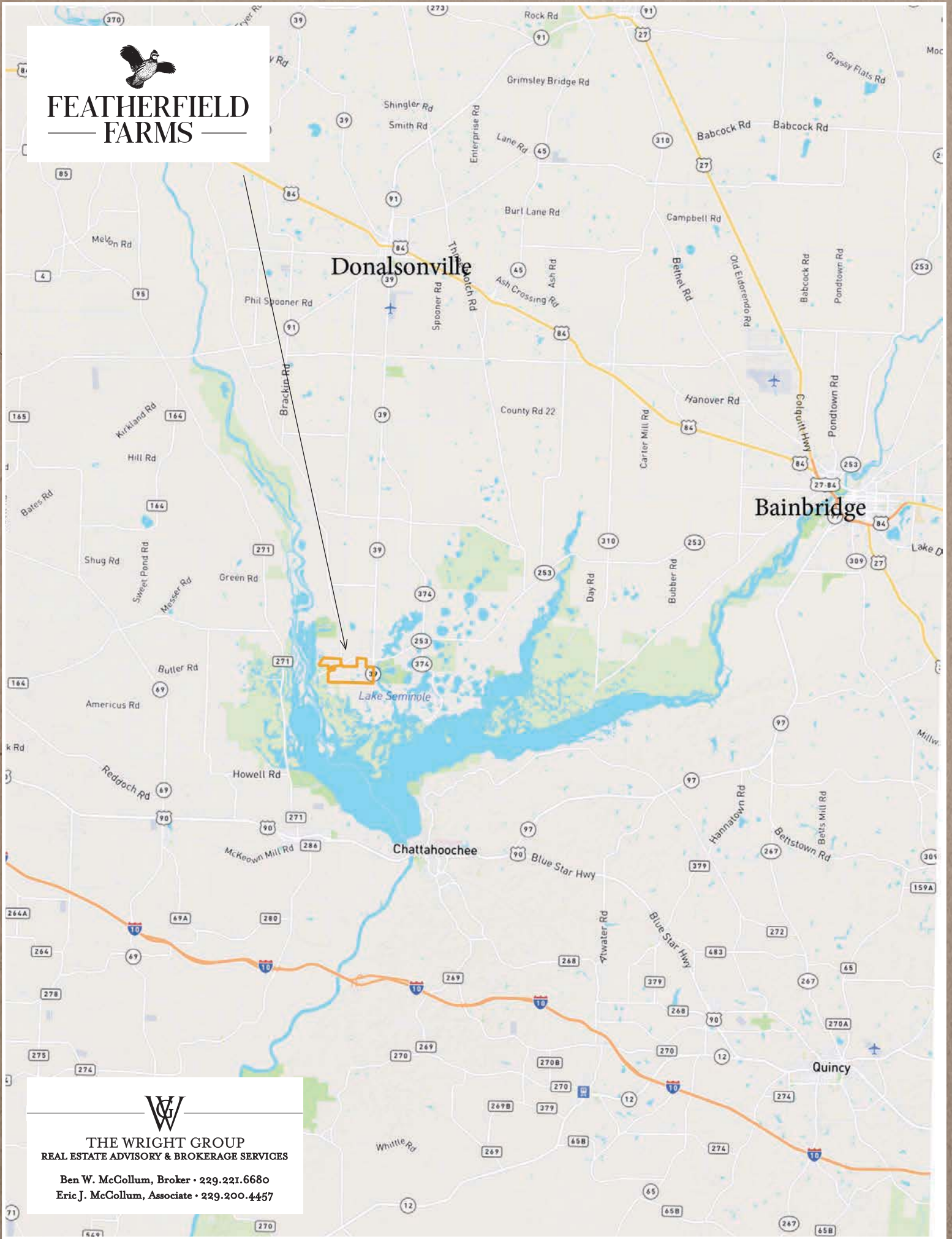
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- Multiple Age Classes of Planted Pines and Natural Timber
- 126 Acres of Merchantable Planted Pine
- 96 Acres of Natural Longleaf Pine
- 56 Acres of 2014 Planted Slash Pine
- 271 Acres of 2020 Planted Slash Pine
- 105 Acres of 2021 Planted Slash Pine
- 57 Acres Planted Longleaf Pines
- 10 Acre Dove Field
- Enrolled in Forestland Protection Act Program and Conservation Use Covenant
- Bainbridge, GA: 25 Minutes, Dothan, AL: 50 Minutes, Thomasville, GA 1 Hour
- Will Consider Subdividing the Property in Smaller Parcels
- Price: \$2,970,715 as a Whole or \$3345/Acre





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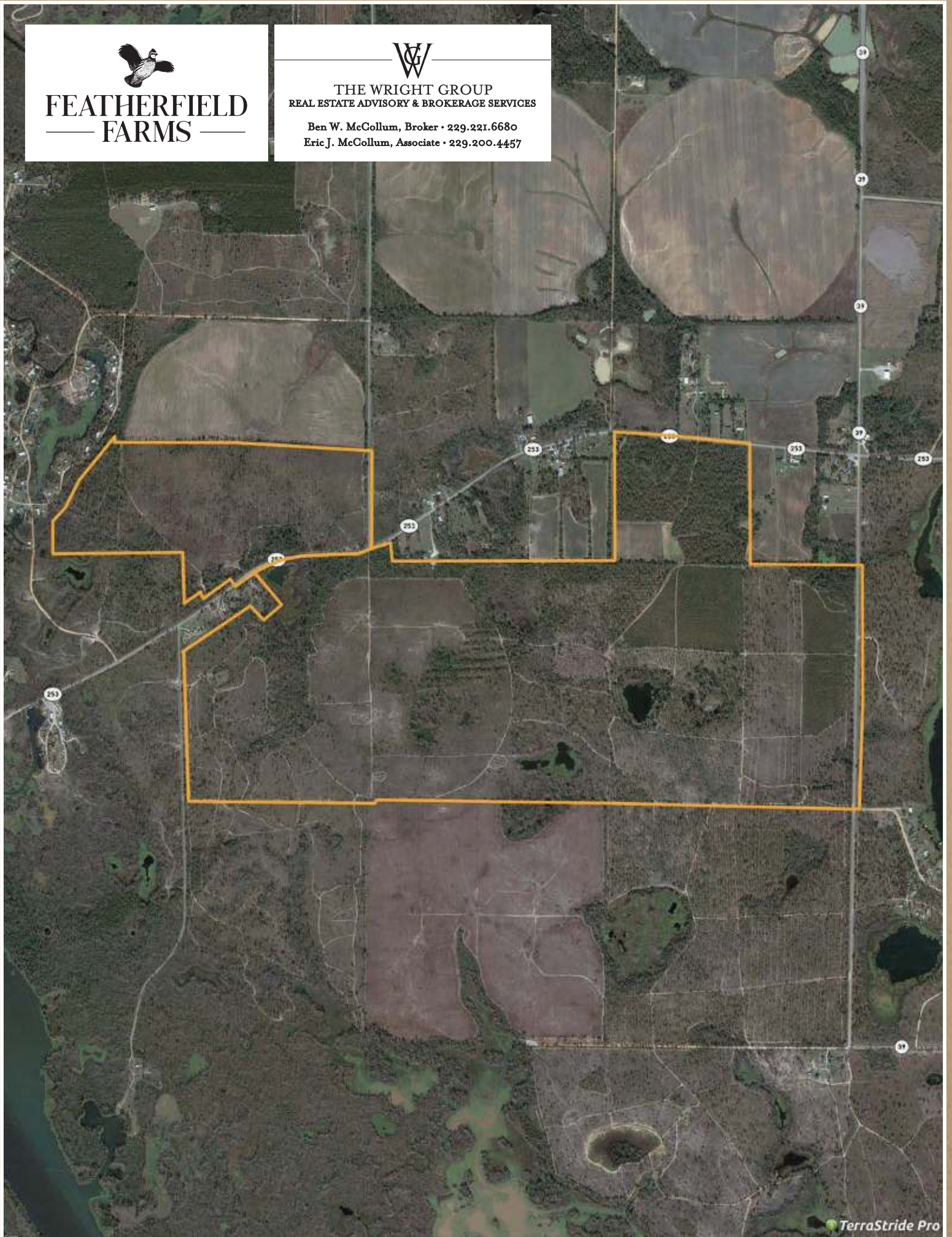


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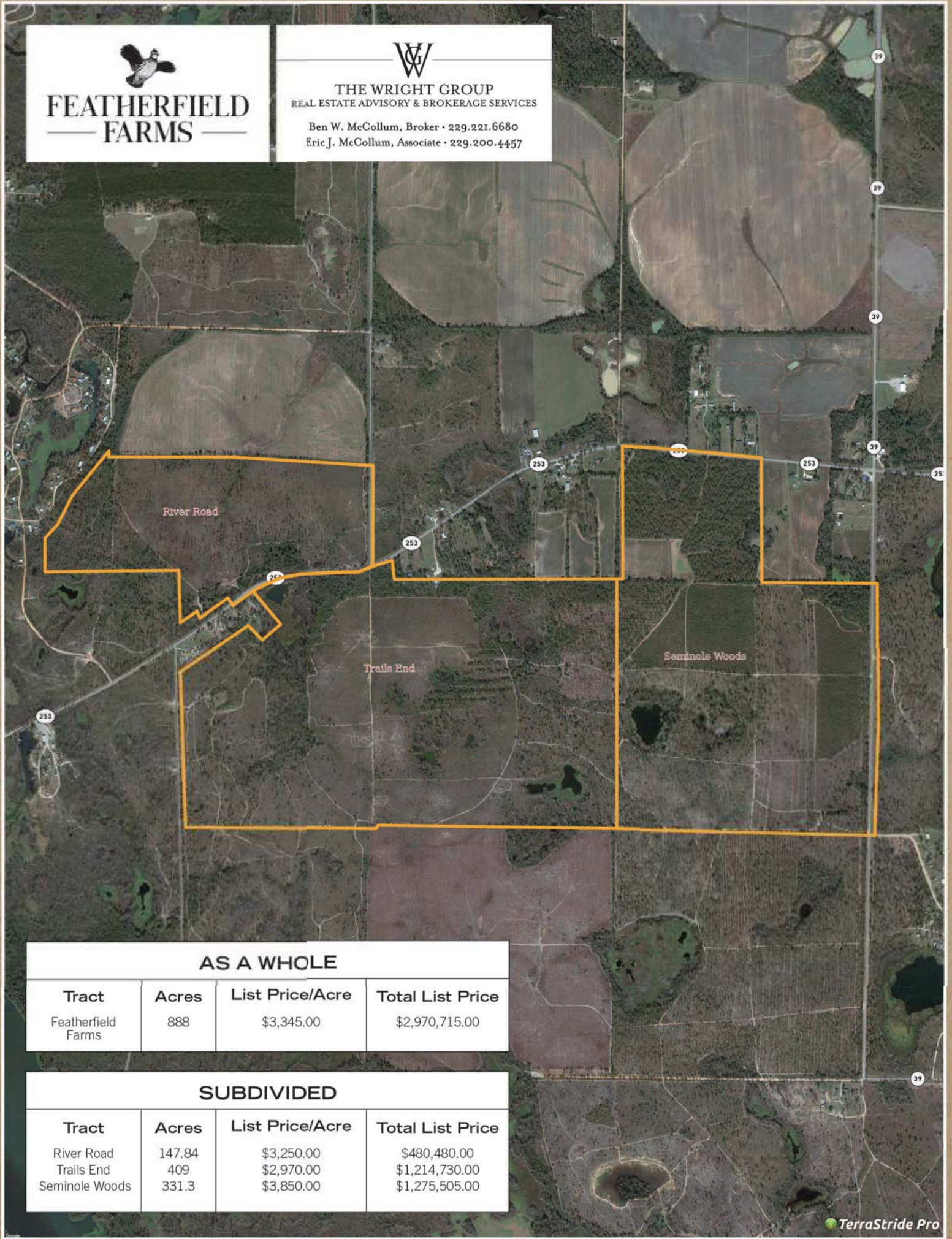


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**AS A WHOLE**

Tract	Acres	List Price/Acre	Total List Price
Featherfield Farms	888	\$3,345.00	\$2,970,715.00

**SUBDIVIDED**


Tract	Acres	List Price/Acre	Total List Price
River Road	147.84	\$3,250.00	\$480,480.00
Trails End	409	\$2,970.00	\$1,214,730.00
Seminole Woods	331.3	\$3,850.00	\$1,275,505.00






STAND TYPE	ACREAGE
2020 Planted Slash Pines	271 Acres
2014 Planted Pines	56 Acres
2021 Planted Slash	105 Acres
Merchantable Planted Pines	126 Acres
Natural Longleaf Pines	96 Acres
Planted Longleaf Pines	57 Acres
Cutover/Scrub	69 Acres





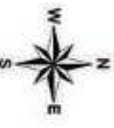
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- 2021 Planted Slash
- 2020 Planted Slash
- 2014 Planted Pine
- Planted Longleaf
- Merchantable Planted Pine
- Natural Longleaf
- Cutover/Scrub
- Agricultural Field
- Wright



*This map not intended to represent a survey. All acreages and designations are approximate.*





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