



# FEATHERFIELD — FARMS —



1337 +/- 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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- 1337 +/- 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 Dirt 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

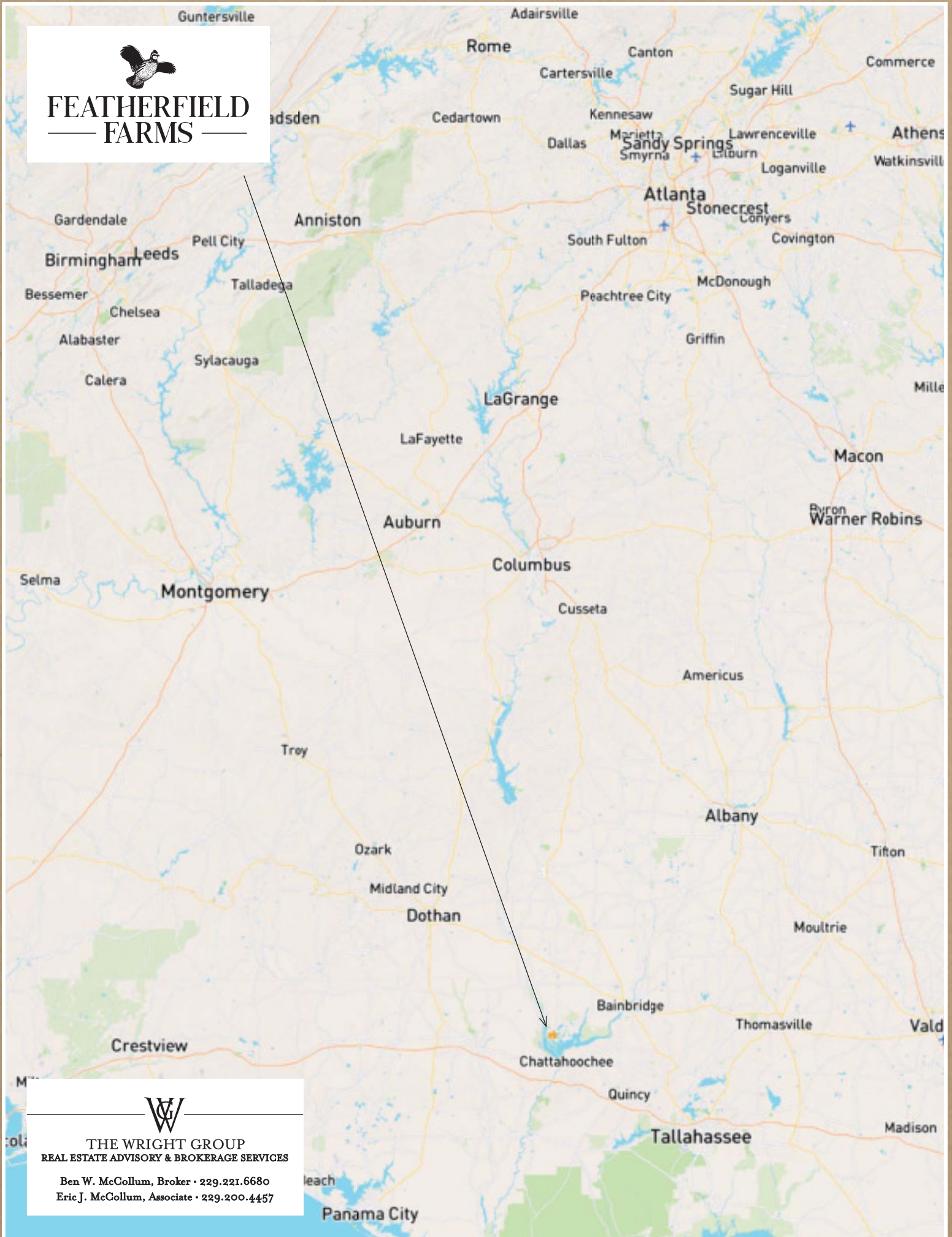
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- Multiple Age Classes of Planted Pines and Natural Timber
- 405 Acres of Merchantable Planted Pine
- 219 Acres of Natural Longleaf Pine
- 56 Acres of 2014 Planted Slash Pine
- 271 Acres of 2020 Planted Slash Pine
- 105 Acres of 2021 Planted Slash Pine
- 2021 Property Taxes: \$12,879.65
- 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: \$3,943,914 as a Whole or \$2950/Acre





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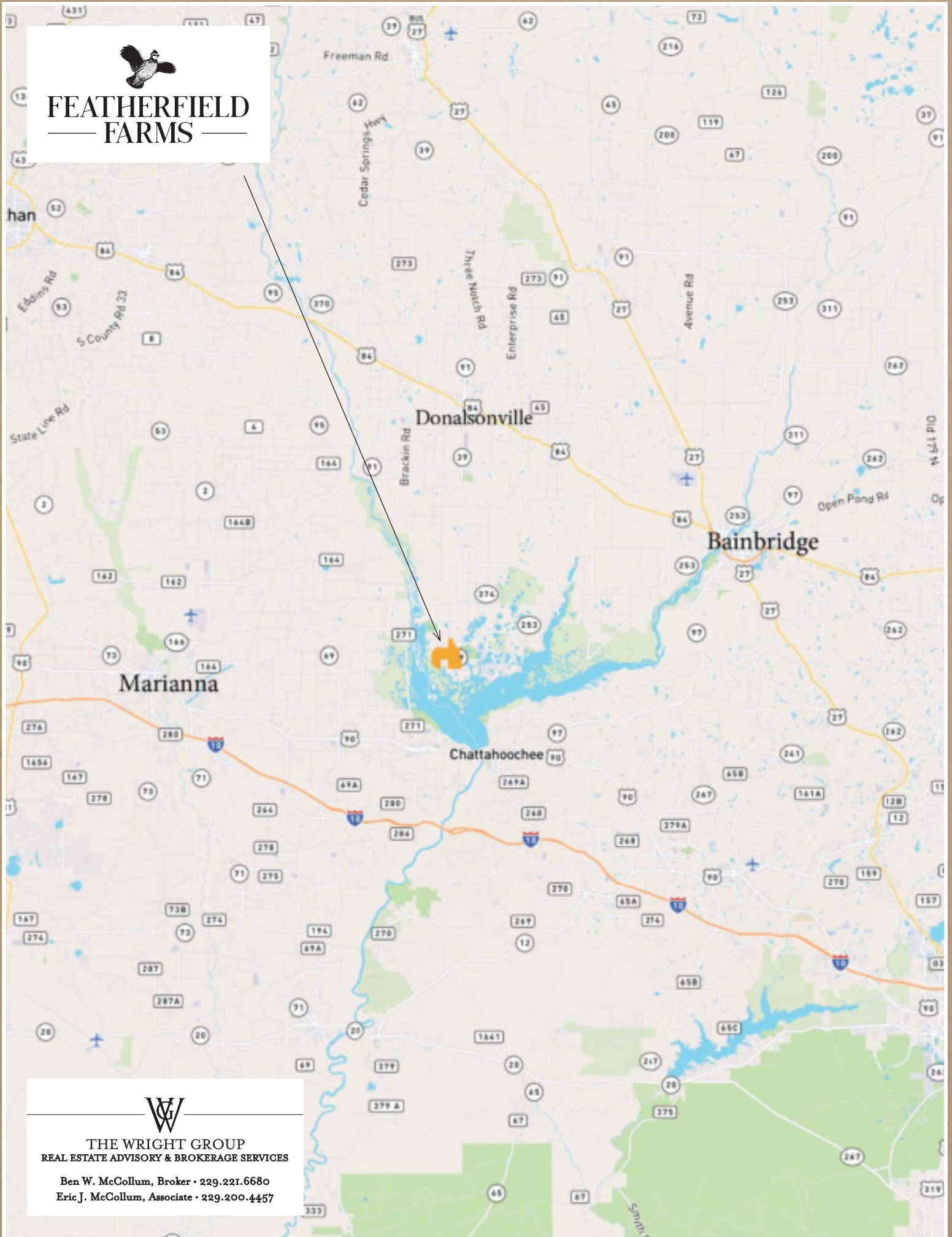
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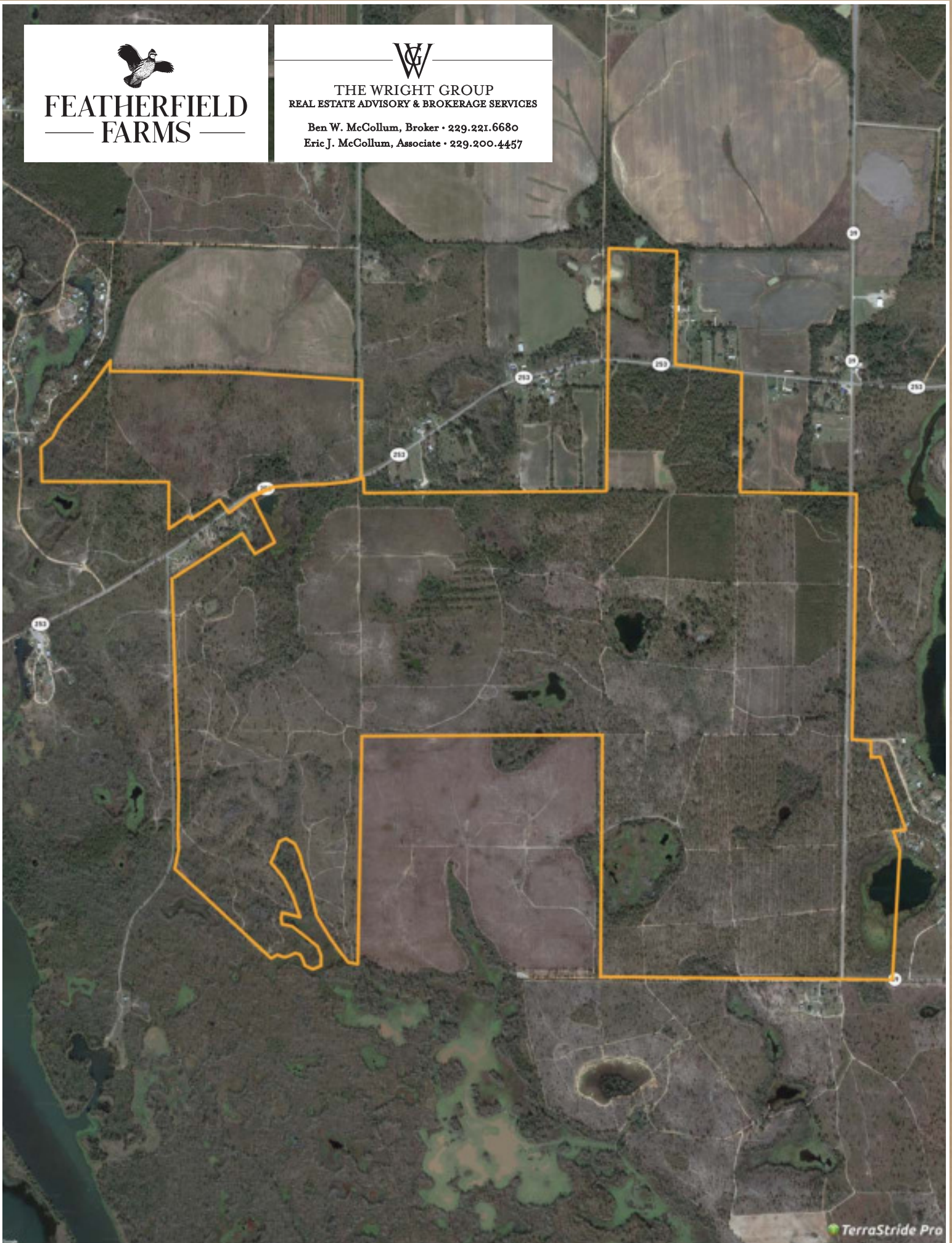


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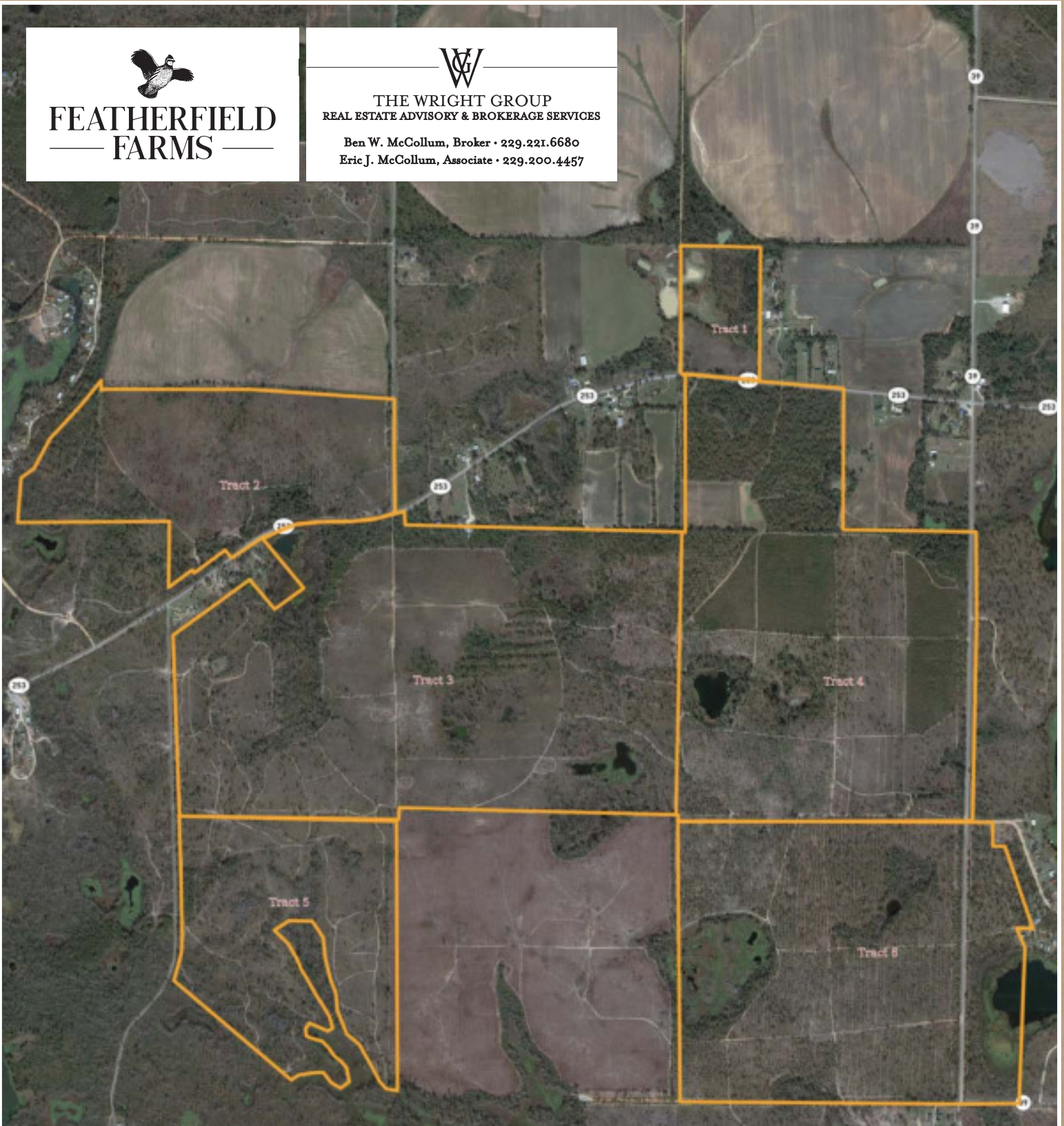


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### SUBDIVIDED

Tract	Acres	List Price/Acre	Total List Price
1	25	\$2,760.00	\$69,000
2	147.84	\$3,250.00	\$480,480.00
3	409	\$2,970.00	\$1,214,730.00
4	331.3	\$3,850.00	\$1,275,505.00
5	145.5	\$3,382.00	PENDING
6	278.28	\$3,800.00	PENDING

**1336.92**

**\$4,589,260.00**

### AS A WHOLE

Tract	Acres	List Price/Acre	Total List Price
Whole	1336.92	\$2,950.00	\$3,943,914.00






STAND TYPE	ACREAGE
2020 Planted Slash	271
2014 Planted Pine	56
2021 Slash Pine	105
Merchantable Planted Pine	405
Natural Longleaf	219
Cutover/Scrub	79
Agricultural Field	10



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N  
W  
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S

2021 Planted Slash

2020 Planted Slash

2014 Planted Pine

Merchantable Planted Pine

Natural Longleaf

Cutover/Scrub

Agricultural Field

Wright

WRIGHT SA.JPG

WRIGHT CA.JPG



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



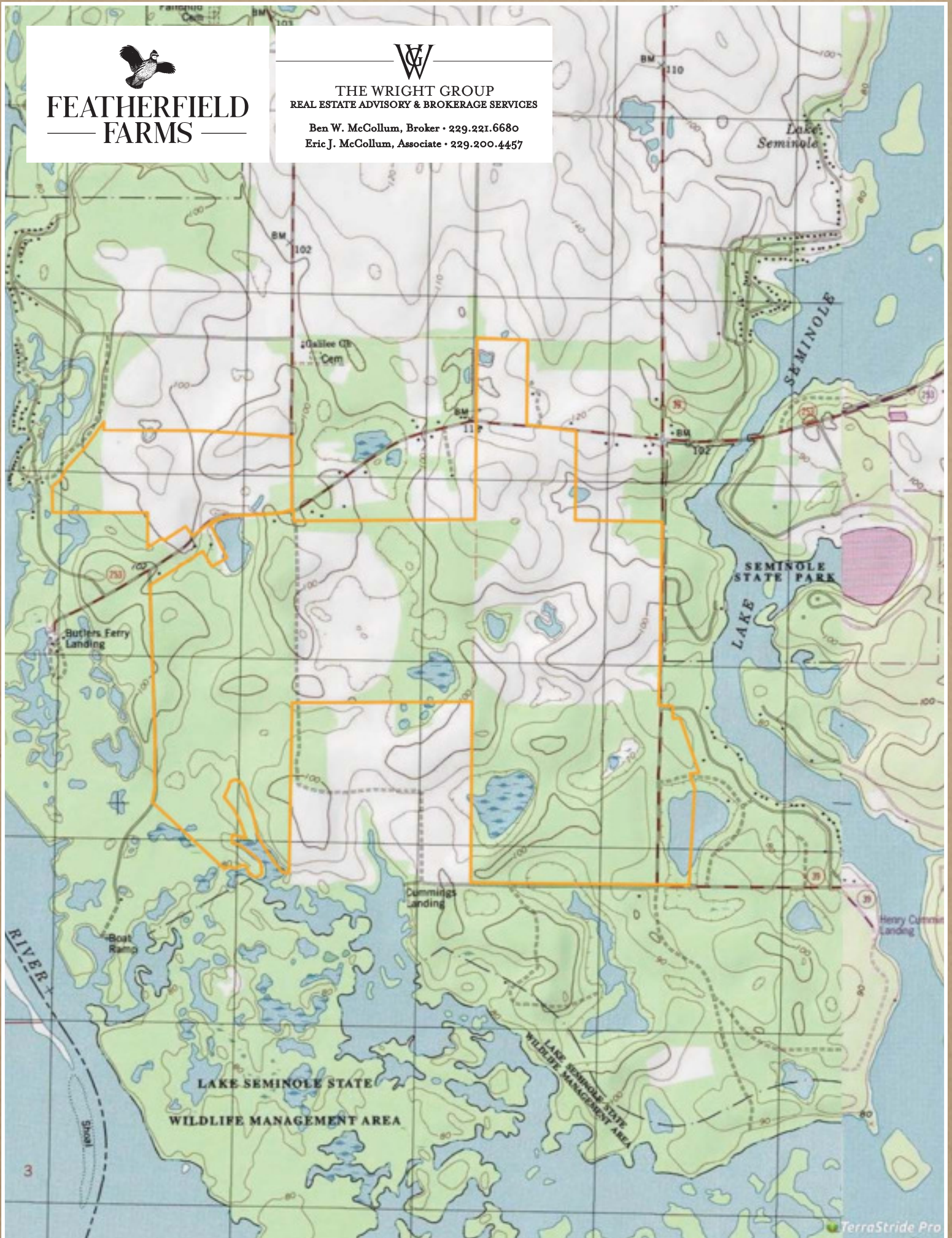


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