

WEBB'S RETREAT

**A diverse tract with unparalleled recreation,
timber, and development potential
located in Troup County, Georgia.**



***538.57 Surveyed Acres
West Point, Troup County, Georgia***

Price: \$2,047,500

OVERVIEW

Located in one of the fastest growing areas in the country, Webb's Retreat is along the I-85 corridor between Atlanta, Georgia and Auburn, Alabama. Just minutes from the interstate, this tract is primarily located near the expanding Kia Plant and within easy driving range of Atlanta and Columbus, Georgia as well as Auburn, Alabama. A great location to feel like you are getting away, while still remaining close to many desired amenities.

Webb's Retreat is a rare find and has been used primarily as a recreational playground. It has an excellent layout of water resources, food plots, and diversity that adds to its wildlife value. The tract has even produced 190" plus non-typical white tailed deer. The tract is very close to Harris County, Georgia, which produces mid-west quality bucks. While offering excellent recreational potential, this tract provides even more value and potential in long-term development.

Highlights include:

- 2.5 miles from Exit 6 on I-85
- This stretch of the I-85 corridor is one of the fastest-growing in the country
- 2 miles "as the crow flies" from the expanding Kia Plant
- 2 miles from West Point and 10 miles from LaGrange, GA
- Existing timber resource
- Well-watered and diverse tract in a wildlife-rich area known for quality
- Close proximity to West Point Lake and the Chattahoochee River



Recently thinned 27-year-old loblolly pine.



There is approximately 651 ft of road frontage on Adams Rd.

LOCATION

Webb's Retreat is located in the piedmont region of mid-west Georgia, known for its rolling hills. The tract is adjoined by other timbered tracts, open pasture land, and some residences.

The town of West Point is just minutes away and provides grocery, gas, and a few dining options. The city of LaGrange is only 10 minutes away. LaGrange offers hotels, multiple dining options, a major hospital, and a small-scale airport. West Point Lake, which is a nearly 26,000-acre reservoir, is just 15 minutes away and offers incredible boating, fishing, and camping opportunities. This property is just minutes off I-85 and Atlanta's Hartsfield-Jackson International Airport is just an hour away.

ACCESS

Webb's Retreat has served as a timber resource for most of the last 40 years, so it features a reasonably well-developed system of interior woods roads and suitable routes from the public roads to timber markets. The tract features approximately 3,250 feet of road frontage on Shoemaker Road and about 651 feet on Adams Road; both are paved and county-maintained. Each road has a single driveway cut, and additional entrance points are possible along Shoemaker Road. The tract has direct access to power.

ACCESS (Continued)

Internal access to the tract is provided by a system of logging roads and trails, which are largely suitable for 2x4 vehicles with good ground clearance but may require 4x4 when wet. There are about 2.5 miles worth of logging roads and at least that much of ATV trails.

From Exit 6 (on I-85) head southeast on Kia Blvd (this will be heading away from the Kia Plant). You will come to a "T" intersection, turn right (south) onto Warner Rd. Follow Warner Road for just over a mile, where you will come to another "T" intersection. Take a left (east) onto Webb Bartley Road. Follow Webb Bartley for just about half a mile and turn right (south) onto Shoemaker Rd. Follow Shoemaker for just under a mile, the primary entrance to Webb's Retreat will be on the left. Look for



The tract has a gated access point on Shoemaker Road.

Follow Shoemaker for just under a mile, the primary entrance to Webb's Retreat will be on the left. Look for a double gate with our "For Sale" sign on the post.

SITE DESCRIPTION

Webb's Retreat features gently rolling terrain with elevation ranges from about 610 to 770 feet above sea level. The soils are well drained and very productive for timber.

Big Branch, a large creek, runs the length of the tract in its interior from north to south. The creek is a major drainage for this locality and holds water even during the driest periods. There are also two smaller, yet well-watered creeks on the tract. Also, the hunting group has established a pole barn and several shooting houses.



A low water crossing for the creek that runs through the property.

This tract's stretch along Shoemaker Road lays very well and is potentially well suited for lots or other types of development. Its access points on both county roads also open up its potential for ranchettes.

Recently thinned pine plantations, large creeks and well-maintained food plots only add to the beauty of this tract. Its proximity to West Point Lake and the Chattahoochee River only add to its recreational value.

TIMBER

Merchantable timber in this report was inventoried by F&W Forestry Services, Inc. in July of 2020. An approximate 95 acres of 27-year-old loblolly plantation was thinned in the fall of 2020. Harvest volumes from the thinning were removed from the volumes presented in this property report.

Merchantable Timber Summary	
<i>Product Class</i>	<i>Tons</i>
Pine Pulpwood	2,781
Pine Chip-n-Saw	14,873
Pine Large Sawtimber	3,335
Hardwood Pulpwood	5,828
Hardwood Sawtimber	3,541
Total Tons	30,358

TIMBER (Continued)

The thinning improved the overall growth potential of this area by redistributing site resources to the remaining trees, and the remaining trees were selected as those with the best form for reaching higher class products such as sawtimber or poles.

A herbicide treatment is recommended for the recently thinned area in the near term to help keep the developing understory at bay. This would help maintain the aesthetics and add to the growth of the crop trees. Additionally, conducting a prescribed burn in this area would also aid in improving aesthetics and enhance wildlife value. If managing strictly for timber, this area should be ready for final harvest in 5 to 7 years.



There are over 100 acres of hardwood dominated areas.

There are approximately 175 acres of 20-year-old loblolly pine stands. Many of the areas planted at this time were on old pastures and had wildlife management in mind. You may notice on aerial photos that these areas have distinct patterns when compared to other plantations. These have numerous “wildlife” strips left between the pines that can be planted with browse or mowed to create and maintain wildlife openings. This enhances “edge effect” which many species such as turkey and quail benefit from. These loblolly plantations were thinned in 2016 and could be thinned again within the next year or two. It is recommended to follow the thinning with a herbicide treatment and prescribed burn as describe for the other loblolly plantation above. If your objective is more closely tied to timber production over recreation, these areas should reach full financial maturity in 8 to 12 years.



The 20-year-old loblolly are ready for a second thinning.

There are an approximate 136 acres that were harvested in 2020. This fresh harvest allows a “clean-slate” for a new owner to create their own vision for this portion of the property. New roads and trails can more easily be made for better access. New food plots can be installed to improve the wildlife opportunities.

From a timber production standpoint, the most productive option would be to plant the recently harvested areas in genetically improved loblolly pine. This process usually includes a herbicide treatment in the summer months to help deter naturally occurring competing vegetation and then a burn to follow in the fall of the year to prepare the tract for planting. The planting occurs during the winter months while the seedlings are dormant. Depending on the steps taken to prepare the tract, level of genetics used and the method of planting, the total cost of this process ranges from about \$200 to \$280 per acre.

Once planted, it is typical to have thinnings at or around the ages of 15 and 22. These thinnings do provide some timber income, but their primary purpose is to keep the timber healthy and growing well by removing some pressure off the site.



A food plot large enough for multiple plantings.

TIMBER (Continued)

Final harvest (the final clear-cut providing the largest income) can be done at any age past about 15 but is usually most valuable between the ages of 26 and 33 when the timber reaches "sawtimber" size.

Another species choice for planting would be longleaf pine. Longleaf is native to this region and is well suited for the soils on this tract. It may not prove to be as fast growing as loblolly but once established is a very hardy species that can provide more management options, such as burning, that are particularly wildlife friendly. Also, cost share assistance is usually available for longleaf establishment through the USDA/NRCS's EQIP program. If successful in acquiring this cost-share, it can cover 80 to 100 % of the establishment cost.



Approximately 136 acres were harvested in 2020.

This tract also has an approximate 115 acres of natural hardwood dominated bottomlands. These follow the run of the creeks that go through the property. Georgia Best Management Practices for Forestry do allow some limited harvests in these type areas if you wish to capture some timber value from them. Many landowners choose to leave these intact as they serve as wildlife travel corridors and possess hard mast producing species such as white oak. Having this timber type is also a value add in terms of diversity.



The hardwood bottom has hard mast producing species like white oak.

TAXES & TITLE

The property is owned jointly by Webb Family Properties, LLC and Grady Webb Jr. Marital Deduction Trust. The property is recorded in the Troup County Courthouse Deed Book 2020 Page 670. The annual property taxes for 2020 were \$5,261.

The property was surveyed in 1979 by J. Hugh Camp & Associates. Most of the boundaries have old fence or paint.

The tract was enrolled in Conservation Use Covenant for tax savings in 2017. This is a 10-year covenant.

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.

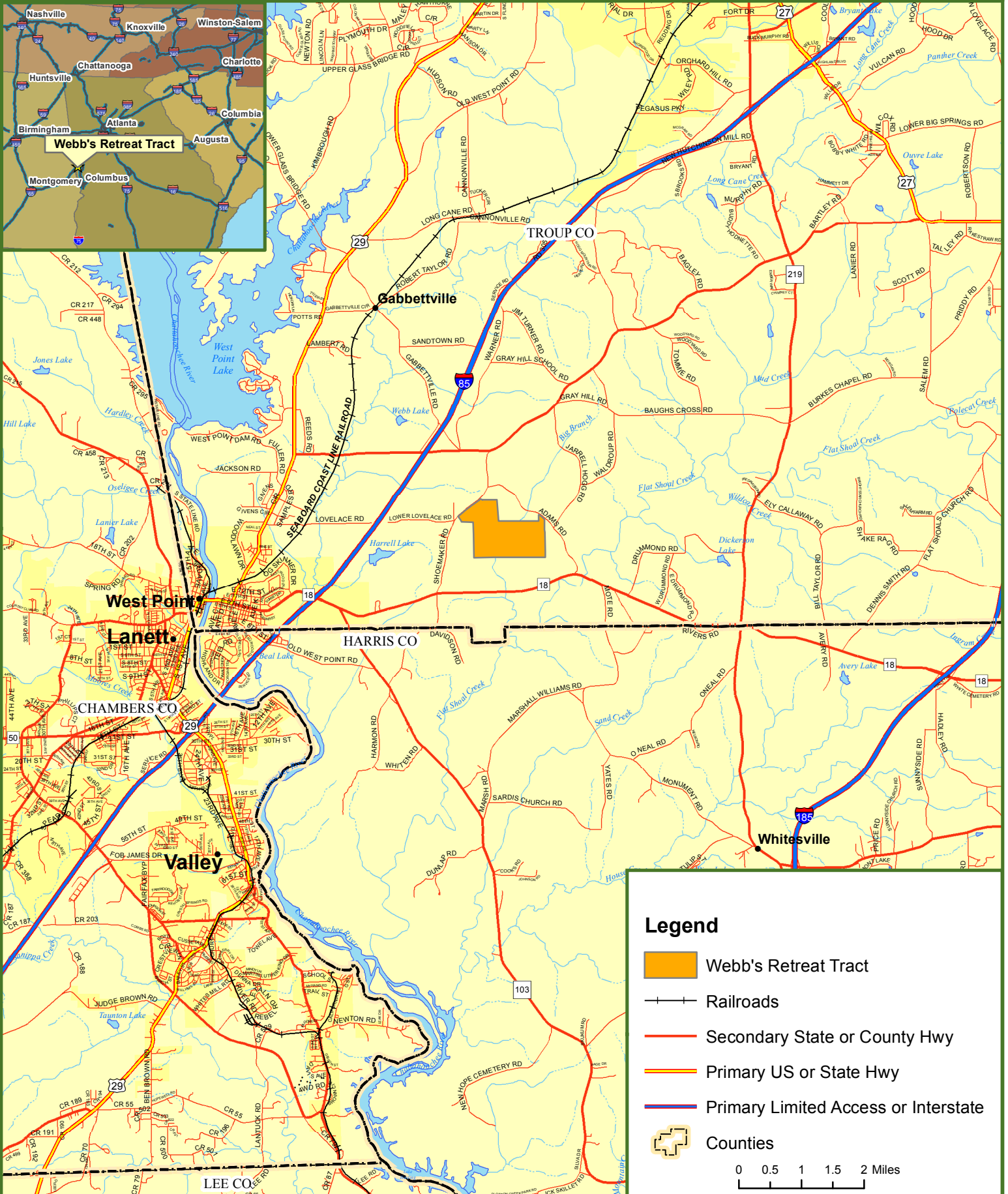


Locus Map







Webb's Retreat Tract

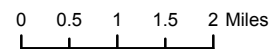
Troup County, GA

539 +/- Acres



Legend

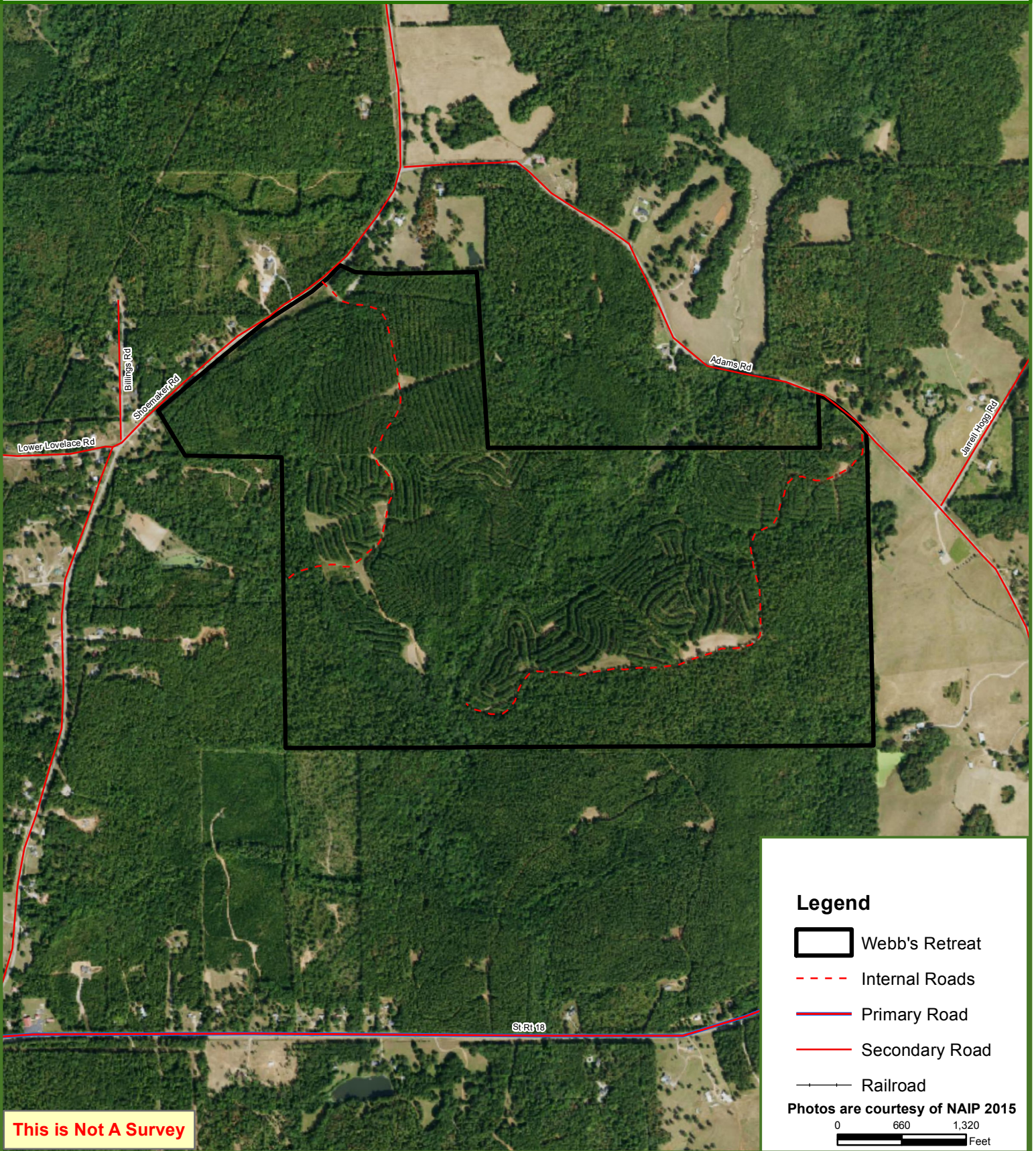
-  Webb's Retreat Tract
-  Railroads
-  Secondary State or County Hwy
-  Primary US or State Hwy
-  Primary Limited Access or Interstate
-  Counties





Webb's Retreat

539 +/- Acres
Troup County, GA

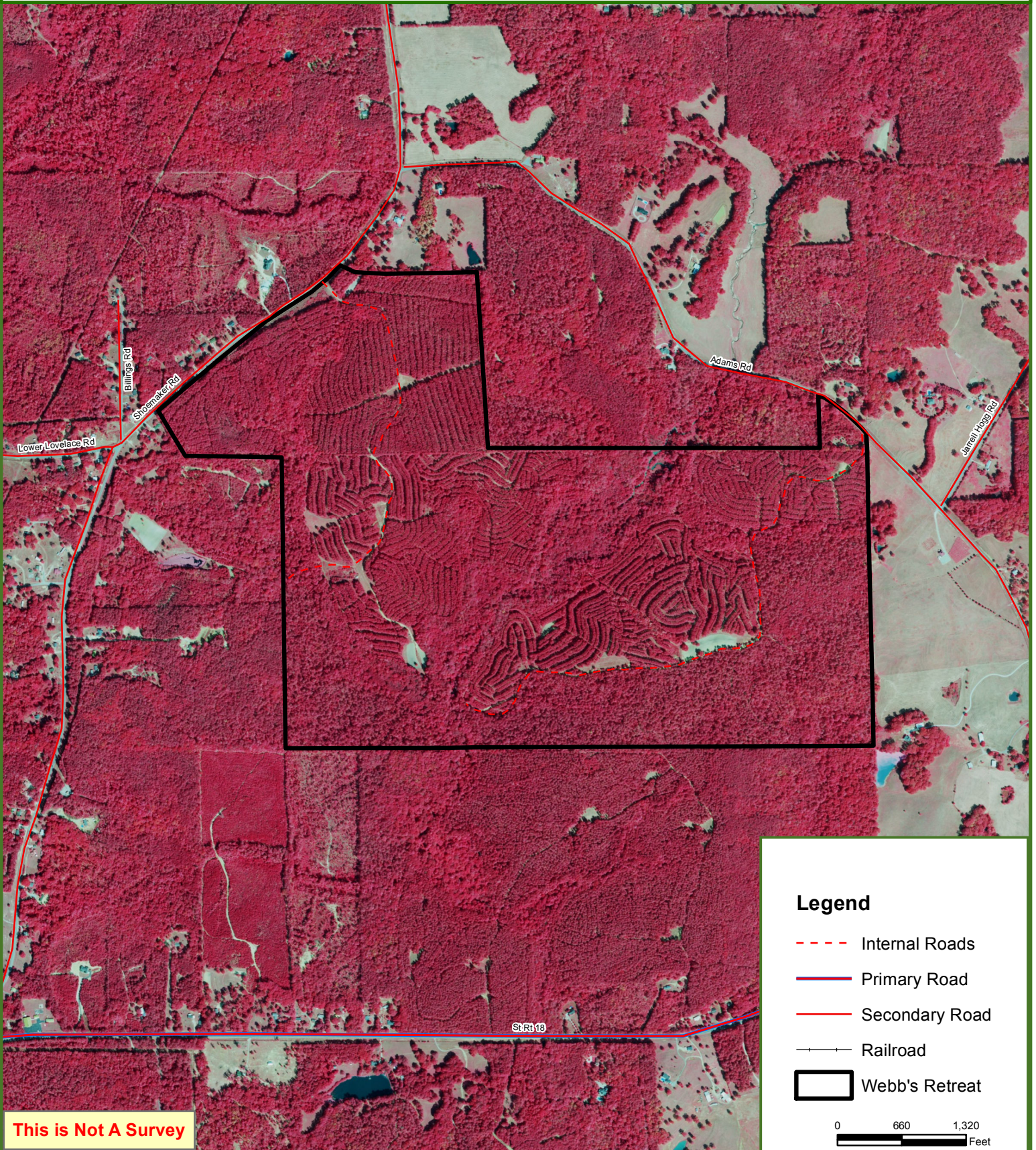


This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Webb's Retreat

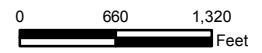
539 +/- Acres
Troup County, GA



This is Not A Survey

Legend

- - - Internal Roads
- Primary Road
- Secondary Road
- Railroad
- ▭ Webb's Retreat

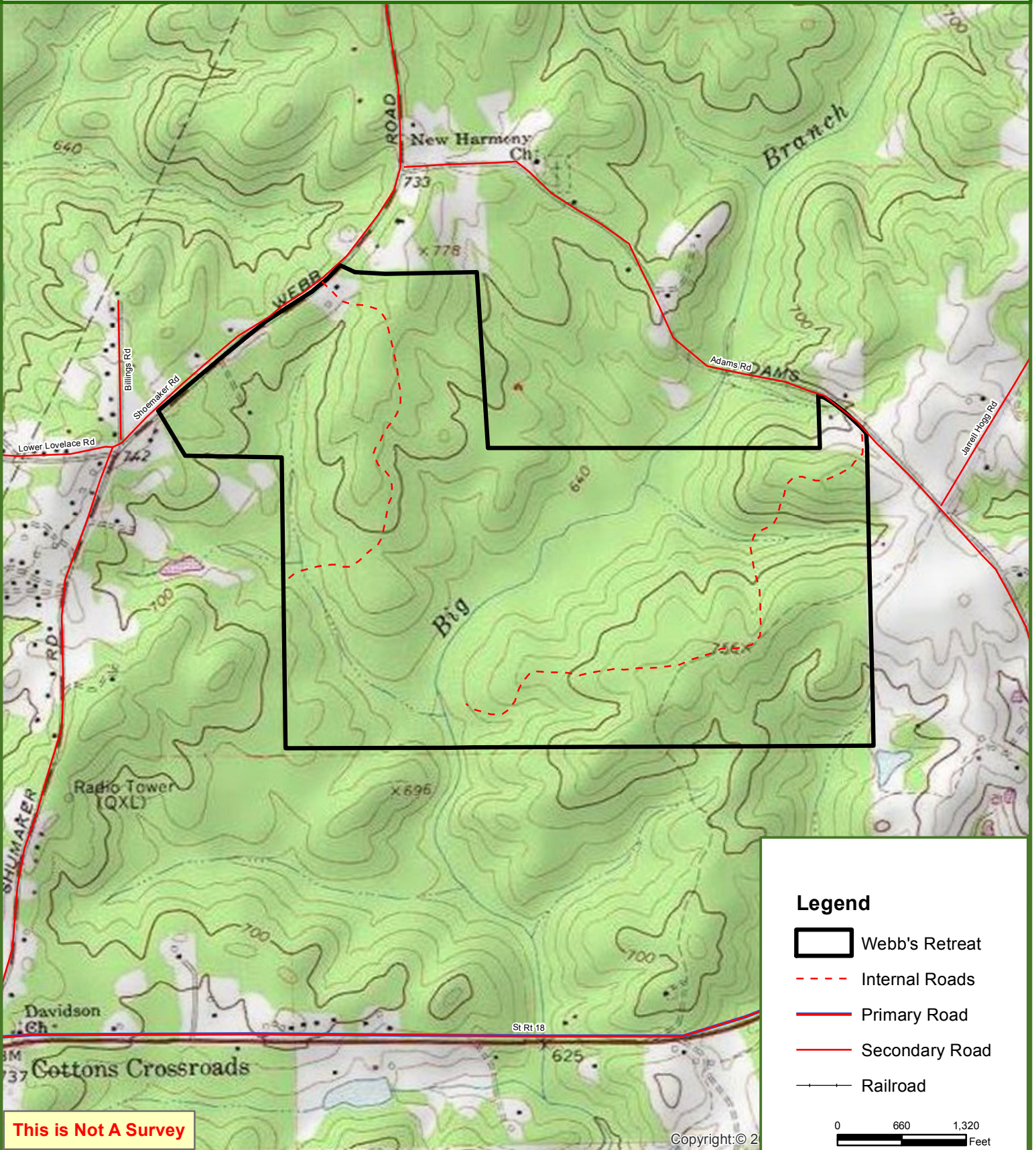


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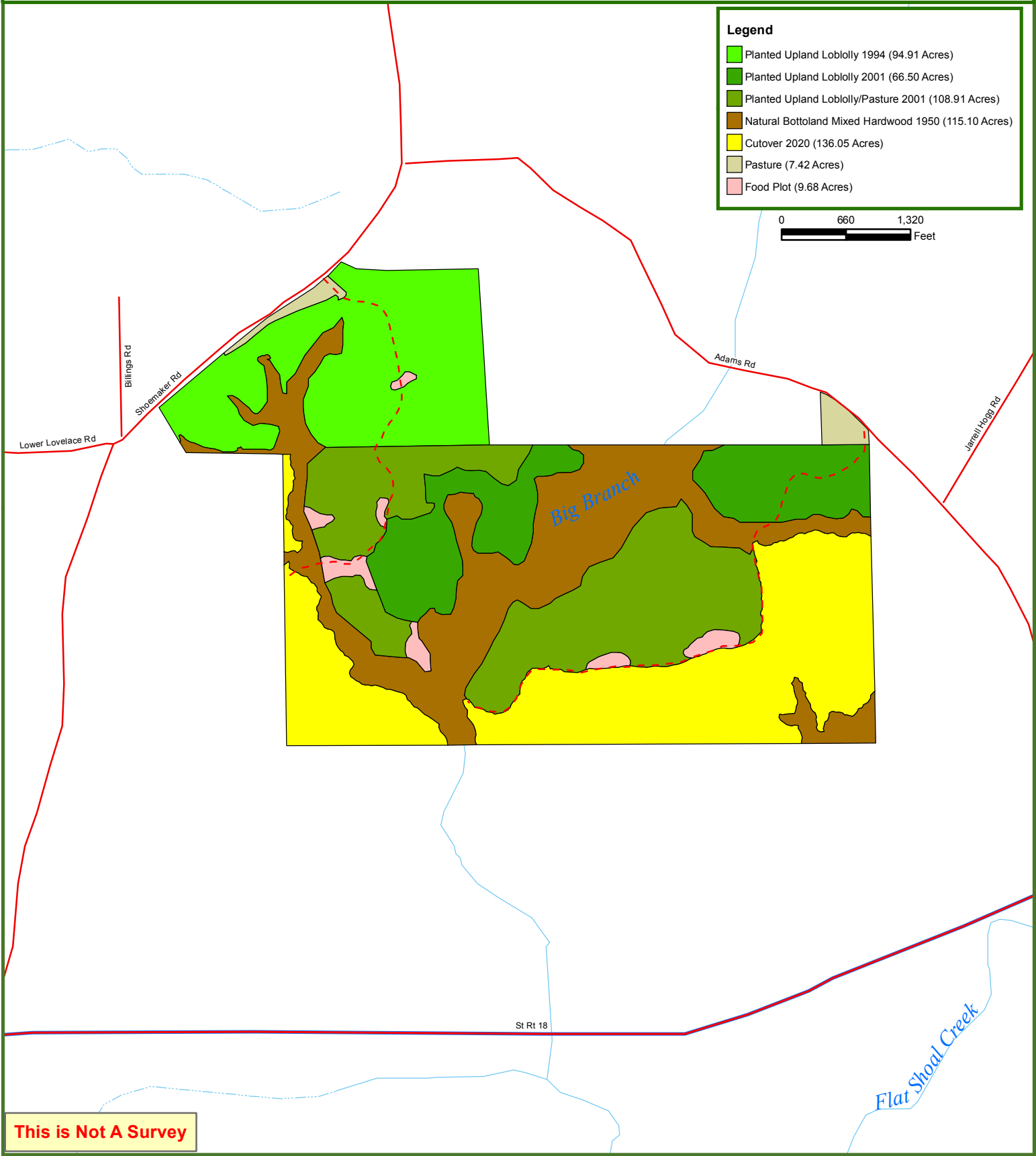
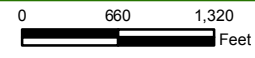
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Legend

- Planted Upland Loblolly 1994 (94.91 Acres)
- Planted Upland Loblolly 2001 (66.50 Acres)
- Planted Upland Loblolly/Pasture 2001 (108.91 Acres)
- Natural Bottoland Mixed Hardwood 1950 (115.10 Acres)
- Cutover 2020 (136.05 Acres)
- Pasture (7.42 Acres)
- Food Plot (9.68 Acres)



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