



CALIFORNIA WOODS 1A

California Woods 1A, Lumpkin, GA 31821

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PROPERTY OVERVIEW

Sale Price	\$449,000
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OFFERING SUMMARY

Acreage:	227 Acres
Price / Acre:	\$1,978
City:	Lumpkin
County:	Stewart
Property Type:	Land Investment, Timberland

PROPERTY OVERVIEW (SEE MORE DETAIL AT OUR WEBSITE)

California Woods 1A tract provides \pm 226.8 acres of diverse timber types and habitat, and a sprawling network of both clear running creeks and improved woods roads. There are six existing food plots well placed throughout the tract. This is your opportunity to acquire affordable hunting and timber property. Additional contiguous tracts are available for a total offering \pm 803 acres (See California Woods 1B, 2A, & 2B in addition to 1A). Final Division lines are negotiable. The \pm 640 acre California Woods East tract (3A & 3B) recently sold in one transaction and is no longer available.

California Woods 1A has \pm 61.6 acres of loblolly pine planted in 2014. \pm 91.2 acres of the property is upland cutover that was harvested in 2022, providing a blank slate for you to grow natural hardwood and pine, plant pines, convert flatter areas to fields or food plots, or a combination of land uses. Many landowners can qualify for reforestation cost share programs such as EQIP to cover most or all your reforestation costs. Interspersed throughout the property are multiple aesthetic creek bottoms with mature hardwoods and clear running creeks. & several areas of mature upland pine and Oak/mixed hardwoods.



SPECIFICATIONS & FEATURES

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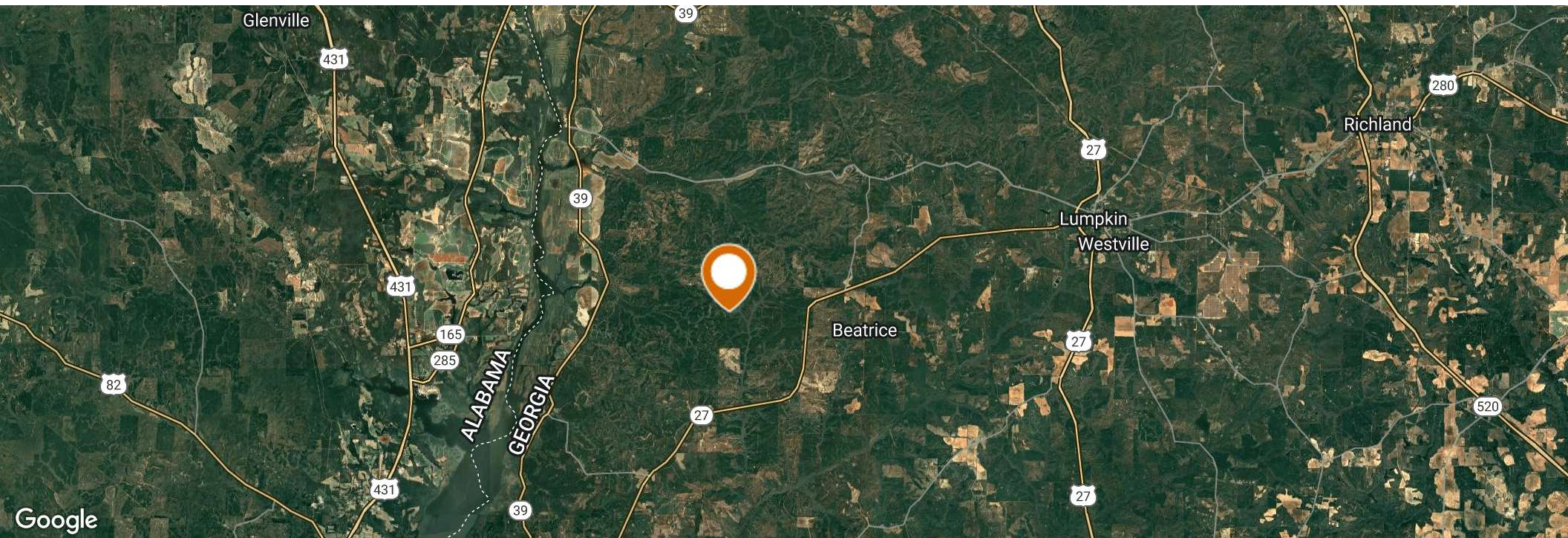
Land Types:	<ul style="list-style-type: none"> • Hunting & Recreation Properties • Land Investment • Timberland 	Potential Recreational / Alt Uses:	Timber & hunting, hunting preserve, off grid living, conversion to fields, conservation, carbon.
Uplands / Wetlands:	± 15 acres of wetlands (based on Federal Wetlands Map).	Land Cover:	Natural hardwood & pine, pine plantations, cutover, wildlife openings. See timber map.
Soil Types:	Mostly Nankin-Cowarts-Maubila complex & Ailey-Cowarts complex. Mostly 8 to 45 percent slopes.	Survey or Site Testing Reports:	Recent survey. Final division line will need surveyed.
Taxes & Tax Year:	± \$1,127. Property is in the Forest Land Protection Act, a temporary tax covenant.		
Zoning / FLU:	Ag		
Lake Frontage / Water Features:	Ichabuckler Creek (0.2 miles). In total there are 1.9 miles of clear running creeks and 0.8 miles of drains (smaller creeks) ±.		
Road Frontage:	California Woods Road (± 0.5 miles)		
Nearest Point of Interest:	Providence Canyon State Park (Little Grand Canton); Lake Eufaula; Hannahatchee Wildlife Management Area		
Current Use:	Timber & hunting.		

LOCATION



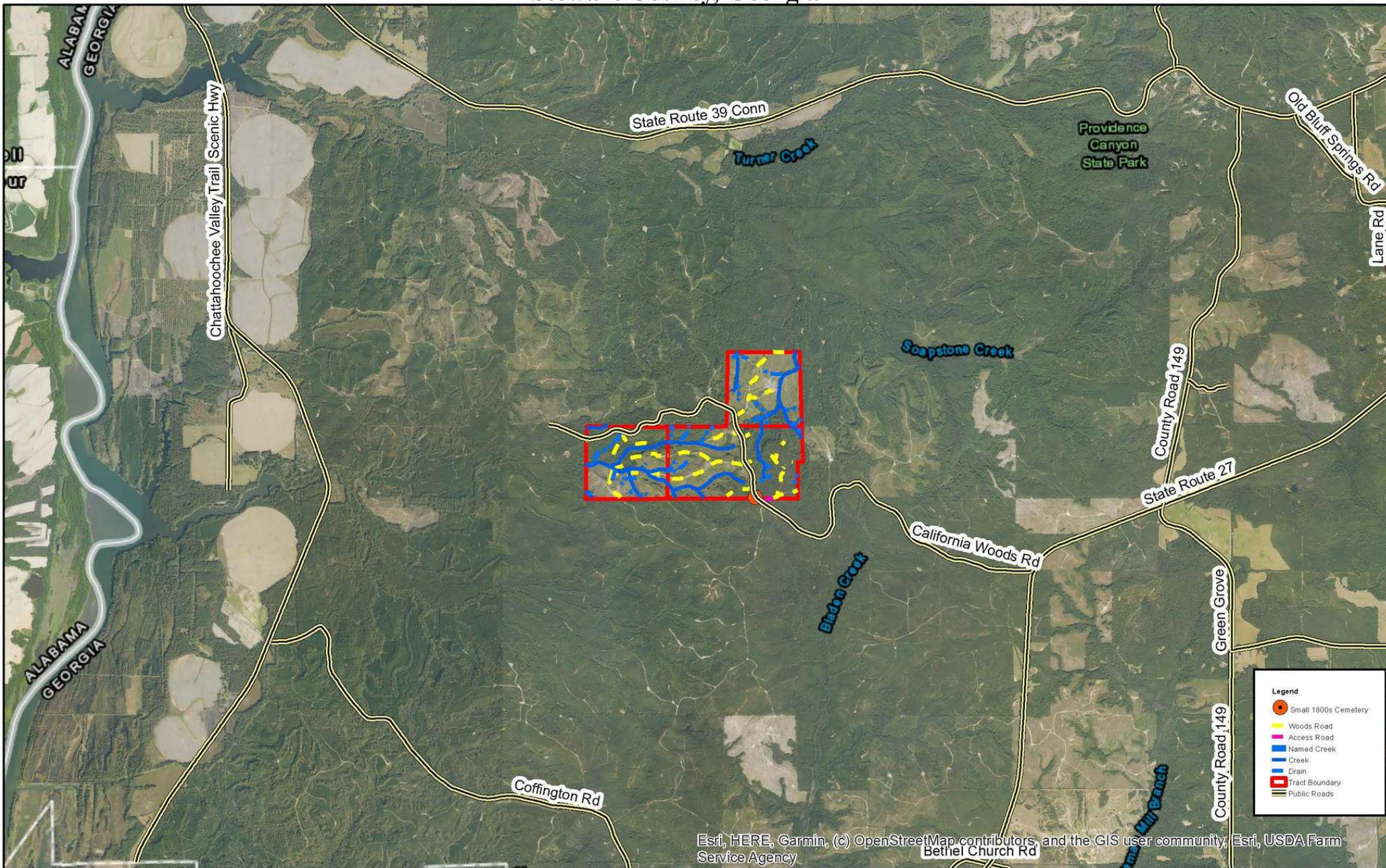
LOCATION & DRIVING DIRECTIONS

Parcel:	020 002
GPS:	32.0321421, -84.984863
Driving Directions:	From GA 27, travel 4.4 miles up California Woods Rd
Showing Instructions:	Contact the listing broker





California Woods West (Tracts 1A, 1B, 2A, & 2B) ± 803 Total Acres Stewart County, Georgia



Disclaimer: Map boundaries, acres, timber descriptions, and all other map data is not guaranteed. The map is not a survey plat. Mapped in ArcMap 10.5 GIS mapping software. Polygon (stand) acres are gross acres, unless otherwise indicated.

Pltn PreMerch = Planted Loblolly, Pre-Merchantable
Nat = Natural Timber
UPLb = Uland Planted Loblolly Pine
Stand Labels: Top Label is Year Established & Type,
Bottom Label is Acres ±. 1950 is an arbitrary estimate
of mature timber establishment date.

0 0.5 1 Miles

1 inch equals 1 miles
1:63,360
1 in = 5,280 feet

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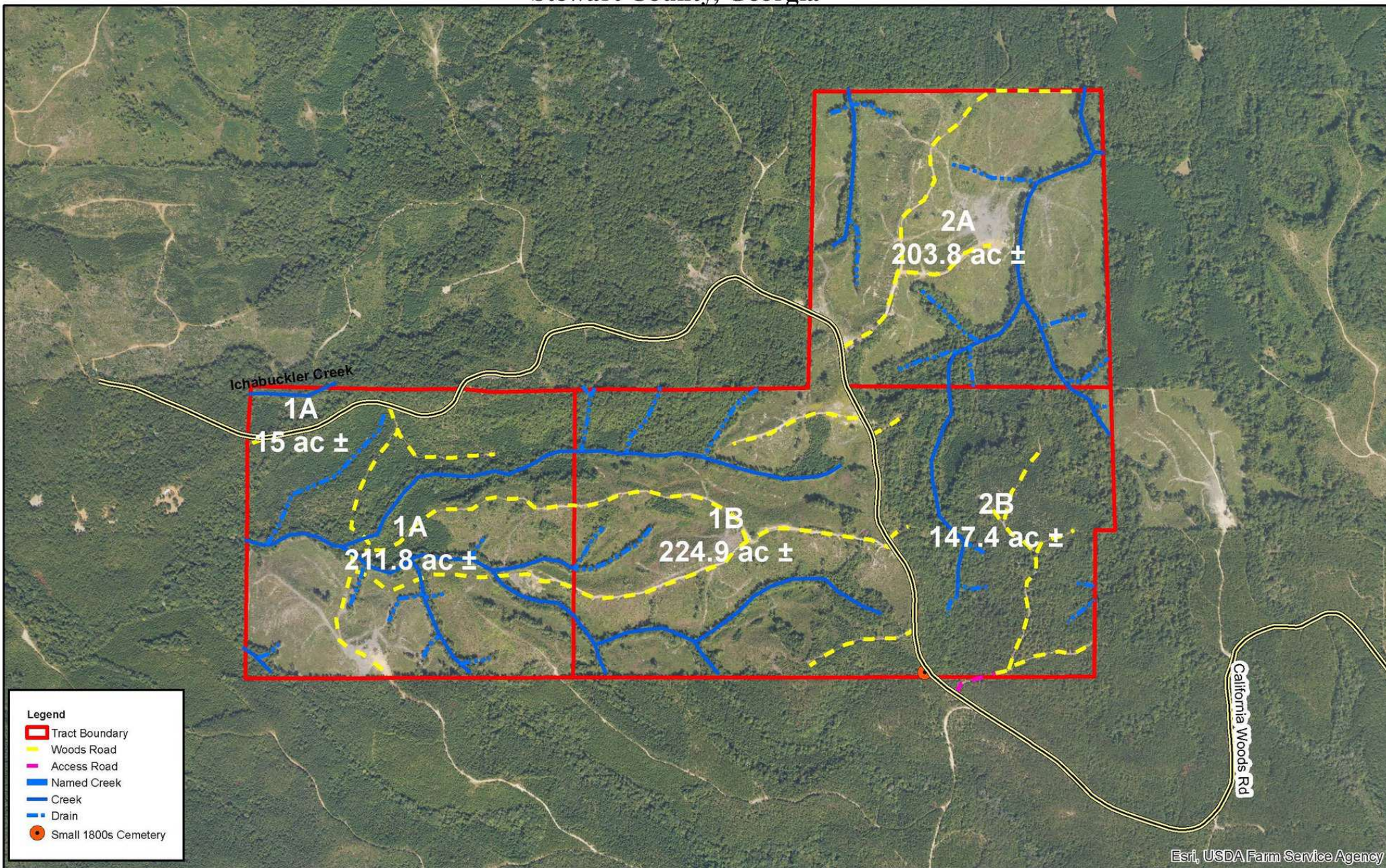
Date: 4/11/2025



California Woods West (Tracts 1A, 1B, 2A, & 2B)

± 803 Total Acres

Stewart County, Georgia



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0 660 1,320 Feet

1 inch equals 0.25 miles
1:15,840
1 in = 1,320 feet

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Date: 4/11/2025



Stream Road / Trail Tracts Stream, Intermittent River/Creek Water Body



California Woods West (Tracts 1A, 1B, 2A, & 2B) ± 803 Total Acres Stewart County, Georgia



Acres by Type

Type	Tract 1A	Tract 1B	Tract 2A	Tract 2B	Total	Percent
Planted PreMerch	61.6	16.5	3.8	44.0	125.9	15.7%
Natural PreMerch	91.2	144.4	153.1	2.0	390.7	48.7%
Natural Mature	68.2	60.8	45.4	98.0	272.4	33.9%
Non Timber	5.8	3.2	1.5	3.4	14.0	1.7%
Total	226.8	224.9	203.8	147.4	803.0	100.0%

*Planted is loblolly pine & Natural is oak/mixed hardwoods with some pine.

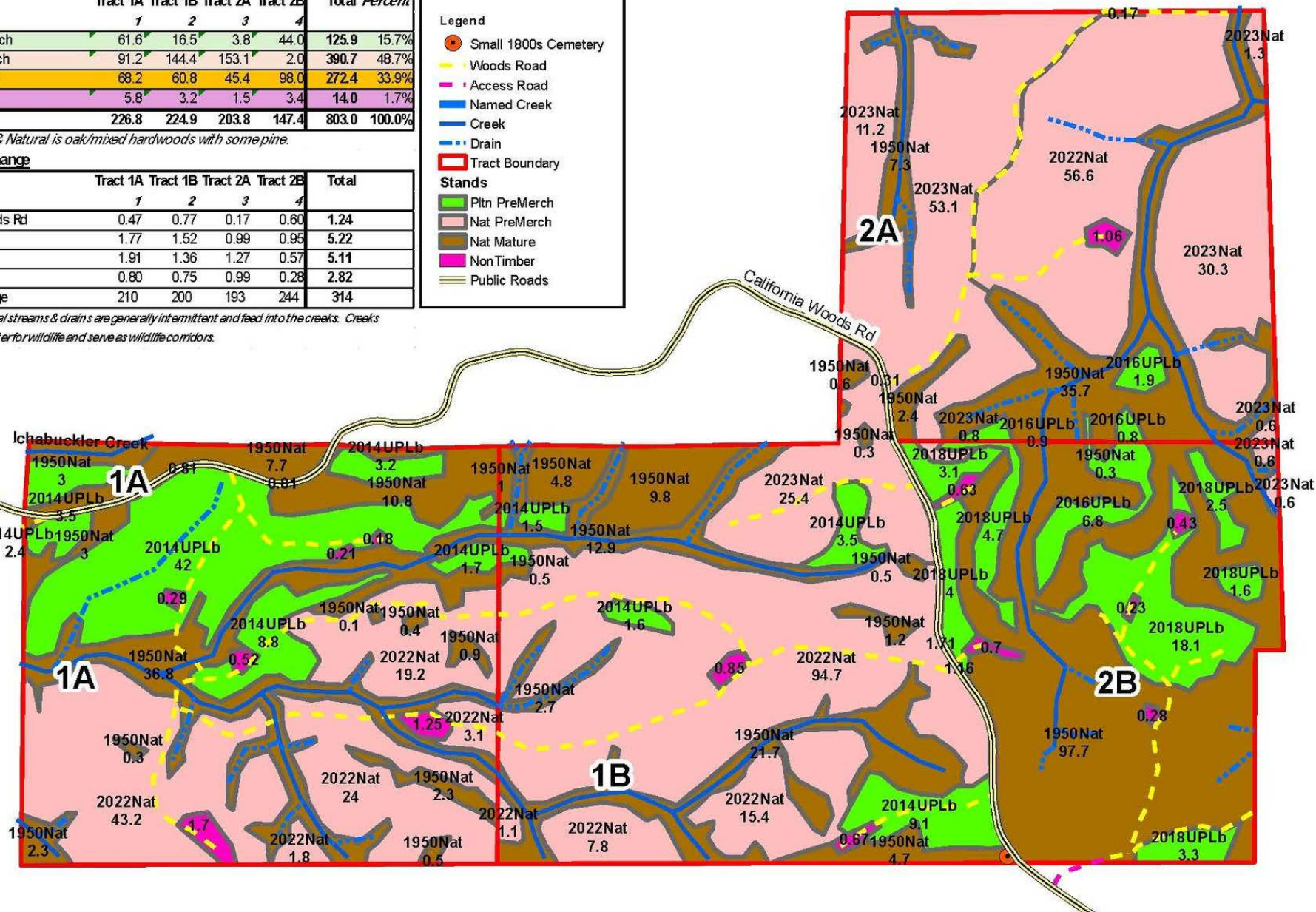
Frontage & Elevation Change

Units	Type	Tract 1A	Tract 1B	Tract 2A	Tract 2B	Total
Miles	California Woods Rd	0.47	0.77	0.17	0.60	1.24
Miles	Woods Road	1.77	1.52	0.99	0.95	5.22
Miles	Creek	1.91	1.36	1.27	0.57	5.11
Miles	Drain	0.80	0.75	0.99	0.28	2.82
Feet	Elevation Change	210	200	193	244	314

*Creeks are generally perennial streams & drains are generally intermittent and feed into the creeks. Creeks & drains provide essential water for wildlife and serve as wildlife corridors.

Legend

- Small 1800s Cemetery
- Woods Road
- Access Road
- Named Creek
- Creek
- Drain
- Tract Boundary
- Pltn PreMerch
- Nat PreMerch
- Nat Mature
- Non Timber
- Public Roads



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0 660 1,320 Feet

1 inch equals 0.19 miles
1:12,000
1 in = 1,000 feet

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DEMOGRAPHICS MAP & REPORT

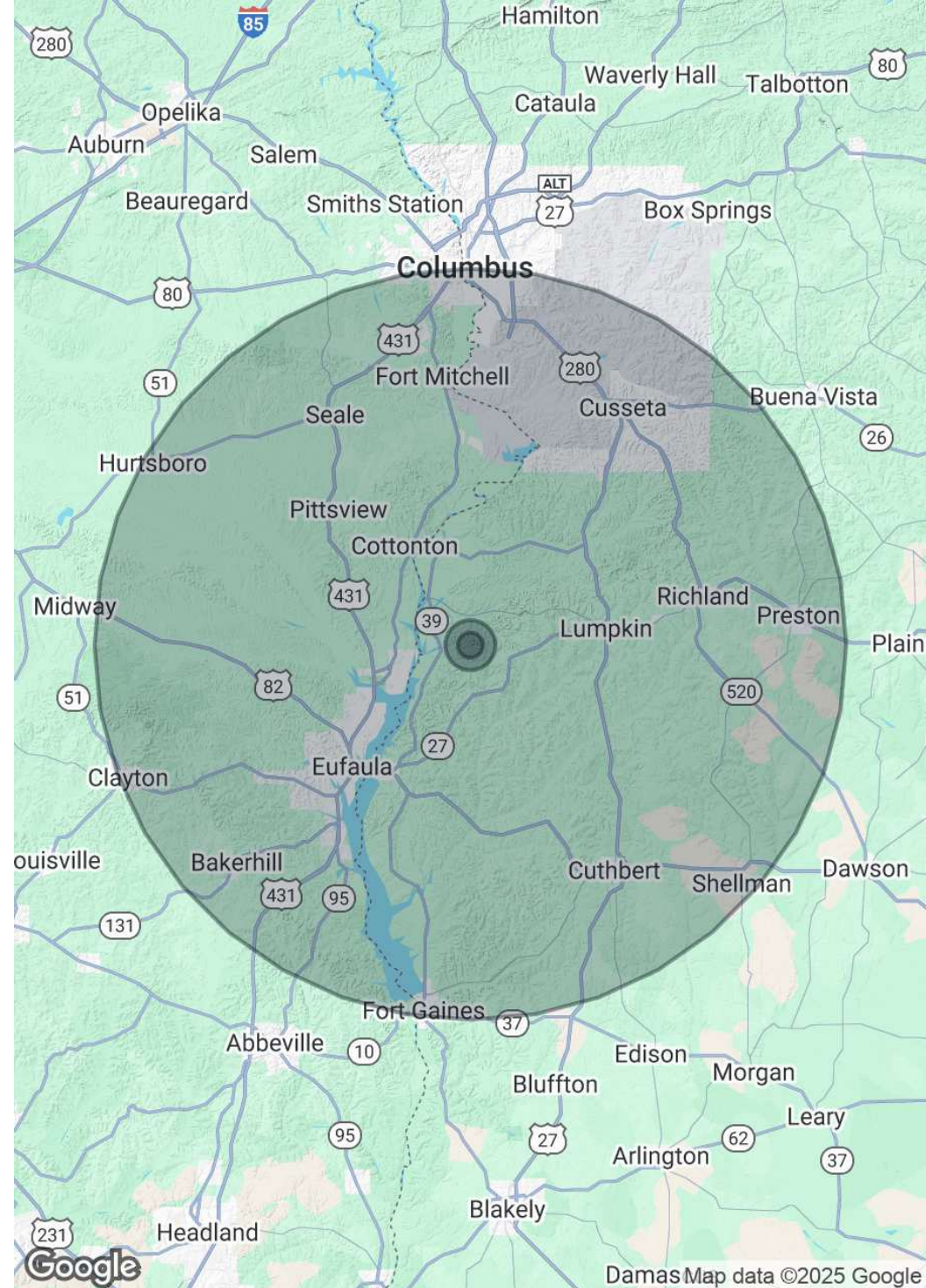
POPULATION

	1 MILE	2 MILES	30 MILES
Total Population	0	0	202,277
Average Age	0	40	39
Average Age (Male)	0	37	38
Average Age (Female)	0	47	40

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	30 MILES
Total Households	0	0	80,559
# of Persons per HH	0	0	2.5
Average HH Income	\$0	\$47,574	\$68,131
Average House Value		\$123,564	\$195,982

Demographics data derived from AlphaMap



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



MIKE MATRE, ALC, RF, ACF

Senior Advisor

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PROFESSIONAL BACKGROUND

Mike Matre, ALC, RF, ACF is a Senior Advisor at Saunders Real Estate in Thomasville, Georgia.

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 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.

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

MEMBERSHIPS

- The Association of Consulting Foresters
- The Society of American Foresters
- The Realtors Land institute – Accredited Land Consultant

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