

Long Branch West Hunting and Timber

00 Ben Williams Rd, Preston, Georgia 31824

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PROPERTY OVERVIEW



Sale Price

\$190,000

Offering Summary

Acreage:	39 ± Acres
Price / Acre:	\$4,872
City:	Preston
County:	Webster
State:	Georgia
Property Type:	Timberland, Farms and Cropland, Hunting and Recreational Land

Property Overview

This rare offering is a smaller tract with big potential in today's land market. The 39 ± acre Long Branch West Hunting and Timber tract was previously a part of our 652 ± acre listing, which is now mostly under contract - leaving this excellent smaller tract available. Located in desirable southern Webster County, Georgia, this area offers an ideal mix of row crops and timber, providing the resources needed for quality bucks and turkeys.

The property features two ages of planted loblolly pine — 30.5 ± acres established in 2011 and 6.6 ± acres planted in 2017 — along with 1.2 ± acres of natural upland and 1 ± acre of established food plots. Additional highlights include excellent homesite potential, paved road frontage along Ben Williams Road (0.6± mile), and power along the road.

Property Highlights

- Excellent homesite potential
- 2011 planted loblolly, ± 30.5 acres
- 2017 planted loblolly, ± 6.6 acres
- Natural upland, ± 1.2 acres
- Food plots (2), ± 1.0 acre
- Paved road frontage on Ben Williams Rd (± 0.6 mi)
- Power along Ben Williams Rd

SPECIFICATIONS & FEATURES



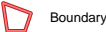
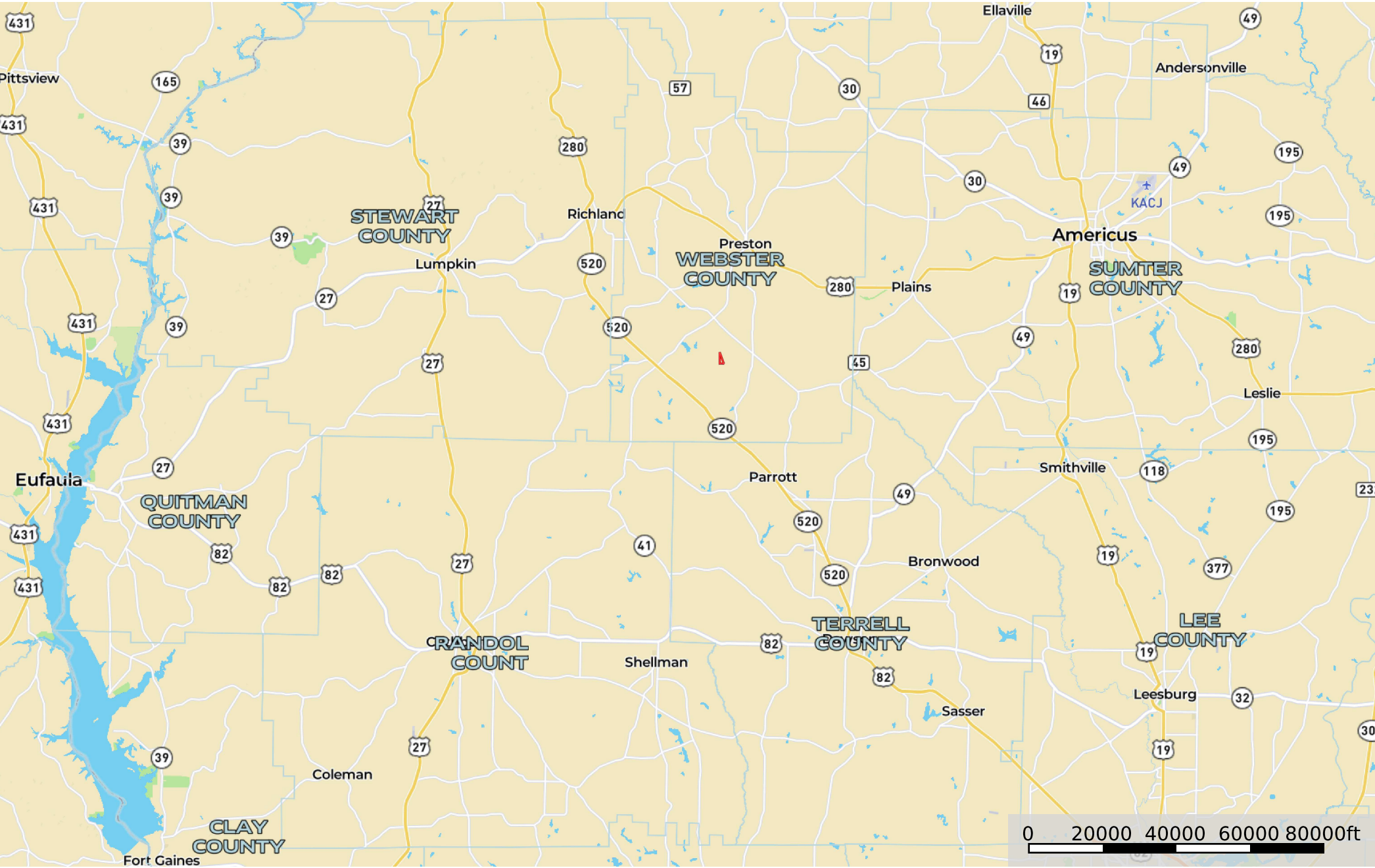
Specifications & Features

Land Types:	Timberland
Uplands / Wetlands:	± 100% Uplands (based on soil map)
Soil Types:	Mostly loamy sands
Taxes & Tax Year:	± \$327 per year. Enrolled in the 10 year Conservation Use Value Assessment program (CUVA) in 2017.
Zoning / FLU:	Ag
Road Frontage:	Paved Ben Williams Road (± 0.6 mi)
Survey or Site Testing Reports:	A new survey is in progress as of 9/10/2025
Age of Stages of Timber:	See timber map

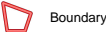
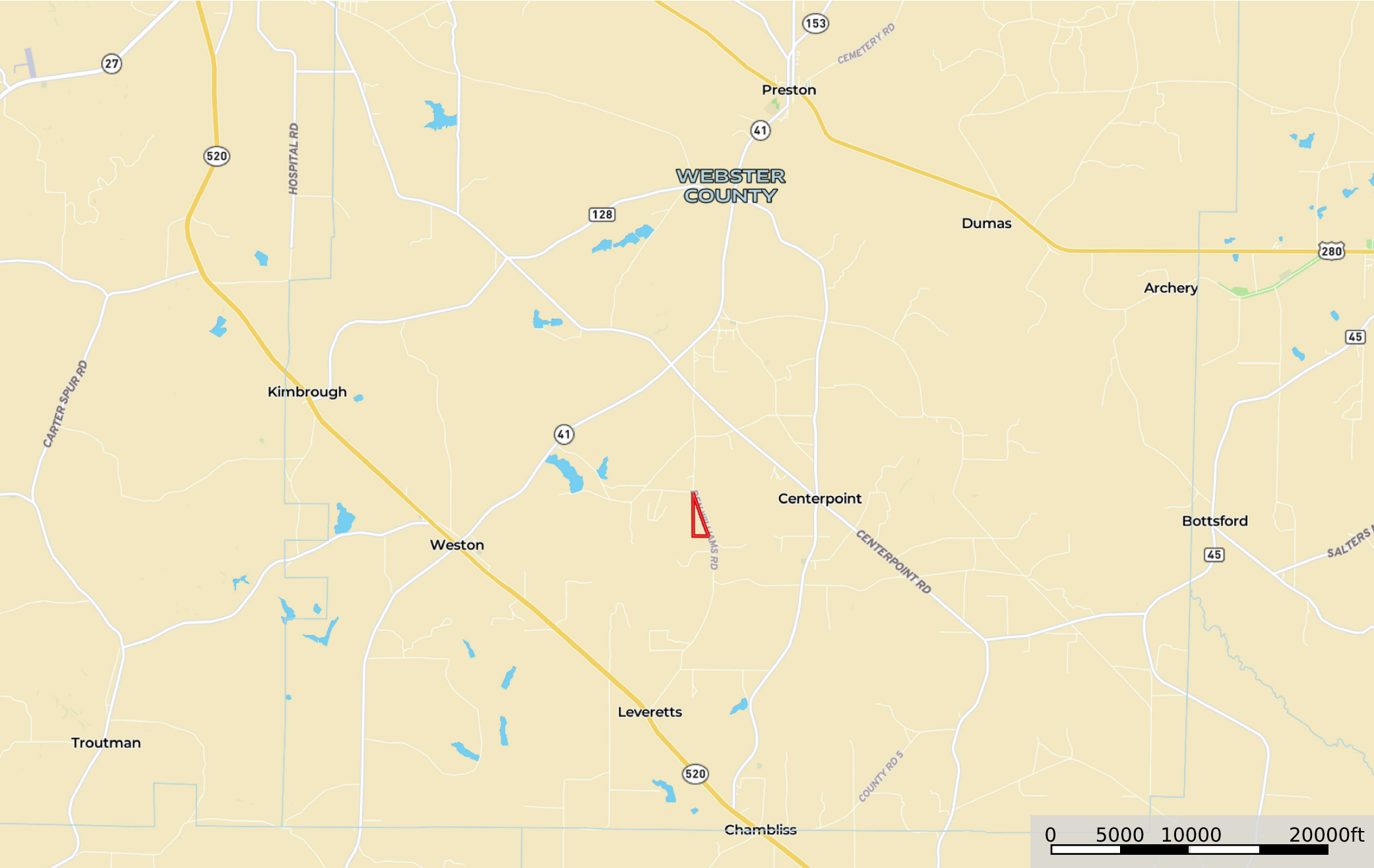


Long Branch West Hunting and Timber

Webster County, Georgia, 39 AC +/-



Long Branch West Hunting and Timber
Webster County, Georgia, 39 AC +/-



Boundary



Long Branch West Hunting and Timber

- County
- Tract
- Comparable Parcel • Numbers
- Comparable Parcel

Webster County GA
± 39.2 acres



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Soils

- County
- Tract
- Comparable Parcel - Numbers
- Comparable Parcel
- Soils

MUID	COMPONENT NAME	ACRES
NcF	Nankin	8.07
OeB	Orangeburg	7.72
OgC2	Orangeburg	7.41
GsB	Greenville	6.45
TrB	Troup	5.37
BeB	Benevolence	3.93
GsC	Greenville	0.27
TOTAL		39.22

Webster County GA
± 39.2 acres



Long Branch West Hunting and Timber

-  County
-  Tract
-  Elevation
-  Comparable Parcel • Numbers
-  Comparable Parcel

Webster County GA
± 39.2 acres

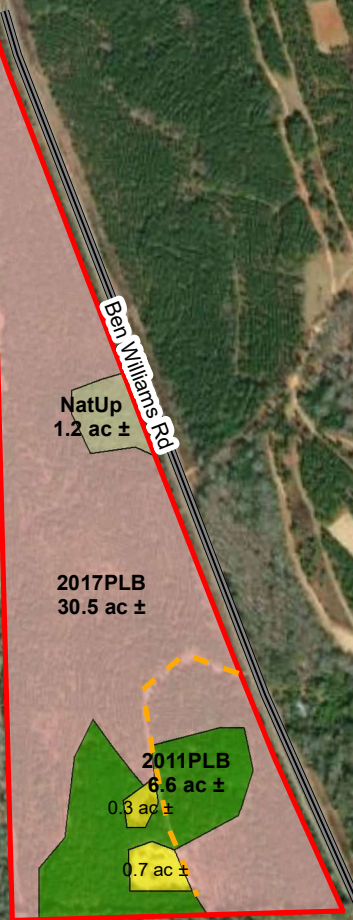


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Long Branch Farm, West Webster County GA 39.2 Total Acres \pm (GIS)

Legend	
Lines	
TractNum, Descrip	
1, Road County Paved, 0.6 mi \pm	
1, Road Private, 0.2 mi \pm	
TractNum	
1, Tract, 39.2 ac \pm	
Stands	
TractNum, StrataNum, Stratum	
1, 20, 2011 Planted Loblolly	
1, 40, 2017 Planted Loblolly	
1, 50, Natural Upland	
NonTimber	
TractNum, Descrip	
1, Food Plot, 1.0 ac \pm	



Disclaimer: Map information is not guaranteed.
Acreage estimates are based on GIS mapping,
and may differ from taxed, deed, and/or plat
acres. The map may not have been field checked.
Date: 9/9/2025

www.matreforestry.com
Albany GA 229-639-4973

0 330 660 1,320 Feet

1 inch equals 0.13 miles
1 in = 660 ft
1:7,920

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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 & Associate Broker at Saunders Real Estate in Thomasville, Georgia. 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.

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 is passionate about helping his clients achieve their land investment goals. On behalf of his clients, Mike has sold over 100 land transactions representing over \$65,000,000 in sales volume. He also actively manages clients' land properties in Georgia and Alabama.

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



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