

SPANISH CREEK

1,968 ACRES | FOLKSTON, GA

\$8,364,000

NEW



PROPERTY SIZE:

1,968 Acres +/-

COUNTY:

Folkston, GA

PRICE:

\$8,364,000

CATEGORY:

Investment Timberland

PROPERTY TAX:

\$9,228.65 in 2023

Lying between the town of Folkston and the Okefenokee Wildlife Refuge along the Trail Ridge and Spanish Creek is 1,968 acres of exceptional investment timberlands. The property is 94% uplands and contains 1,839.8 acres of planted pine timber, primarily in two timber age classes, 2014 and 2020. This location is within convenient hauling distance to the 2 largest pulp mills on the east coast, which yields excellent pulpwood prices. Even more important to the investment is its all-weather harvestability, meaning due to its significantly higher elevation and quality soils it can be harvested even in exceptionally wet periods, yielding even higher prices during these times. An extensive interior road system and paved road frontage along Spanish Creek Rd. make for easy harvest and maintenance for all timber stands and make the property even more appealing from an investment standpoint.

Spanish Creek Timberlands lies just 3 miles from the town of Folkston making it ideal for residential development in the future. It also lies adjacent to 2 significant landholdings that adjoin the Okefenokee Refuge that have been placed under a conservation easement, making it attractive for connectivity purposes for a conservation easement.

This property is an excellent recreational property as well. Directly across Spanish Creek Rd lies the 850-acre Spanish Creek Land & Cattle Co. which is highly managed for quail, deer and turkeys. Directly to the west lies the Okefenokee Refuge. Lying between these 2 exceptional properties allows for excellent game movement, while its high-quality soils, topography and timber make it both aesthetically attractive and attractive to wildlife of all kinds. An extensive road system and existing food plots will make developing further wildlife habitat easier.

PINE PLANTATION ACRES:

- **1,839.8 acres or 92%**

PREDOMINANT PLANTATIONS:

- **2014 – 820.8 acres slash pine**
- **2020 – 763.5 acres loblolly pine**



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Real Estate Brokerage | Advisory & Consulting Services

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ADDITIONAL PROPERTY DETAILS:

- All-Weather tract
- Convenient to 2 largest pulp mills on the east coast
- Excellent Conservation Easement potential
- Outstanding Timber Site Index and Inventory

"High-Quality properties of this size are increasingly hard to find in south Georgia and north Florida. Not only is this property an excellent timber investment but it has so much more that is appealing about it. We feel like this property will be attractive to a wide range of buyers."

Hunter Brant, President & Broker
Oakwood Realty Group



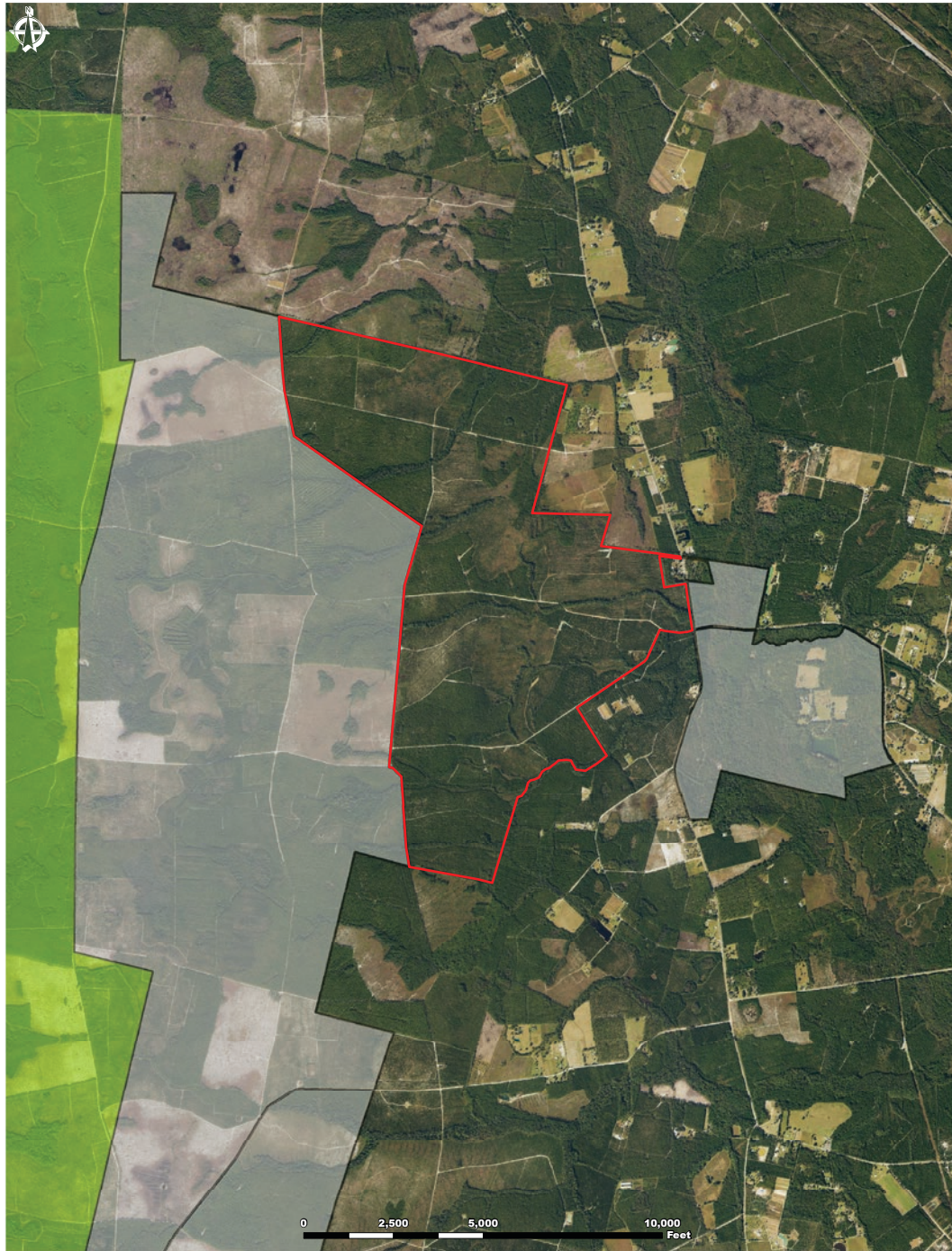
SPANISH CREEK

PROPERTY PHOTOS



SPANISH CREEK




TIMBERLAND CONSERVATION MAP



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Spanish Creek Timberlands
1,968 acres +/-
Charlton County, Georgia

The information contained herein was obtained from sources deemed to be reliable. Oakwood Realty Group makes no warranties or guarantees as to the completeness or accuracy of the information thereof. This map is an approximate representation of the actual ownership & acreage and should not be viewed as a survey.

-  Property Boundary
-  Okefenokee National Wildlife Refuge
-  Conservation Land



SPANISH CREEK

TIMBERLAND TRACT MAP



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Spanish Creek Timberlands
1,968 acres +/-
Charlton County, Georgia

-  Property Boundary
-  Gate
-  Road
-  Trail

