

Farm & Timber Properties, LLC

Land for Sale

The Newton Timber Company College/Flynt Tract, +/-282 Acres, Monroe County, GA

The College/Flynt Tract consists of pine and hardwood timber with creeks, county road frontage and Interstate Highway frontage about 5 miles North of Forsyth in Monroe County.

The acreage breakdown of the property is as follows:

- Planted pine 2012 – 61.1 acres
- Natural Upland Pine – 69.2 acres
- Natural Upland Hardwood/Pine – 46.7 acres
- Natural Upland Hardwood – 55.4 acres
- Natural Bottomland Hardwood – 49.6 acres

This tract can be divided into two separate tracts of about 141 acres each divided by English Road, a county maintained dirt road (See Timber Type Map, attached). Block 1 is predominately hardwoods with beautiful, old red and white oaks with patches of pine on the flatter ridge tops. Block 2 has stands of natural pine ready to be thinned and upland and bottomland hardwoods. Block 2 also has 61 acres of 2012 planted pines. Both tracts have long bold creek frontage.

Note that there is an old family cemetery just inside the West boundary of Block 1 just north of the main internal woods road into the block.

This is an excellent timber/recreational tract with a great location and the potential for subdivision into residential lots. An estimate of timber volumes is available upon request.

Price: \$5,000/acre

For more information call: Jimmy Thwaite Office: 478-994-1909 Cell: 478-214-1034

Jimmy Thwaite
P. O. Box 1204
Forsyth, Georgia 31029

College_Flynt 2022



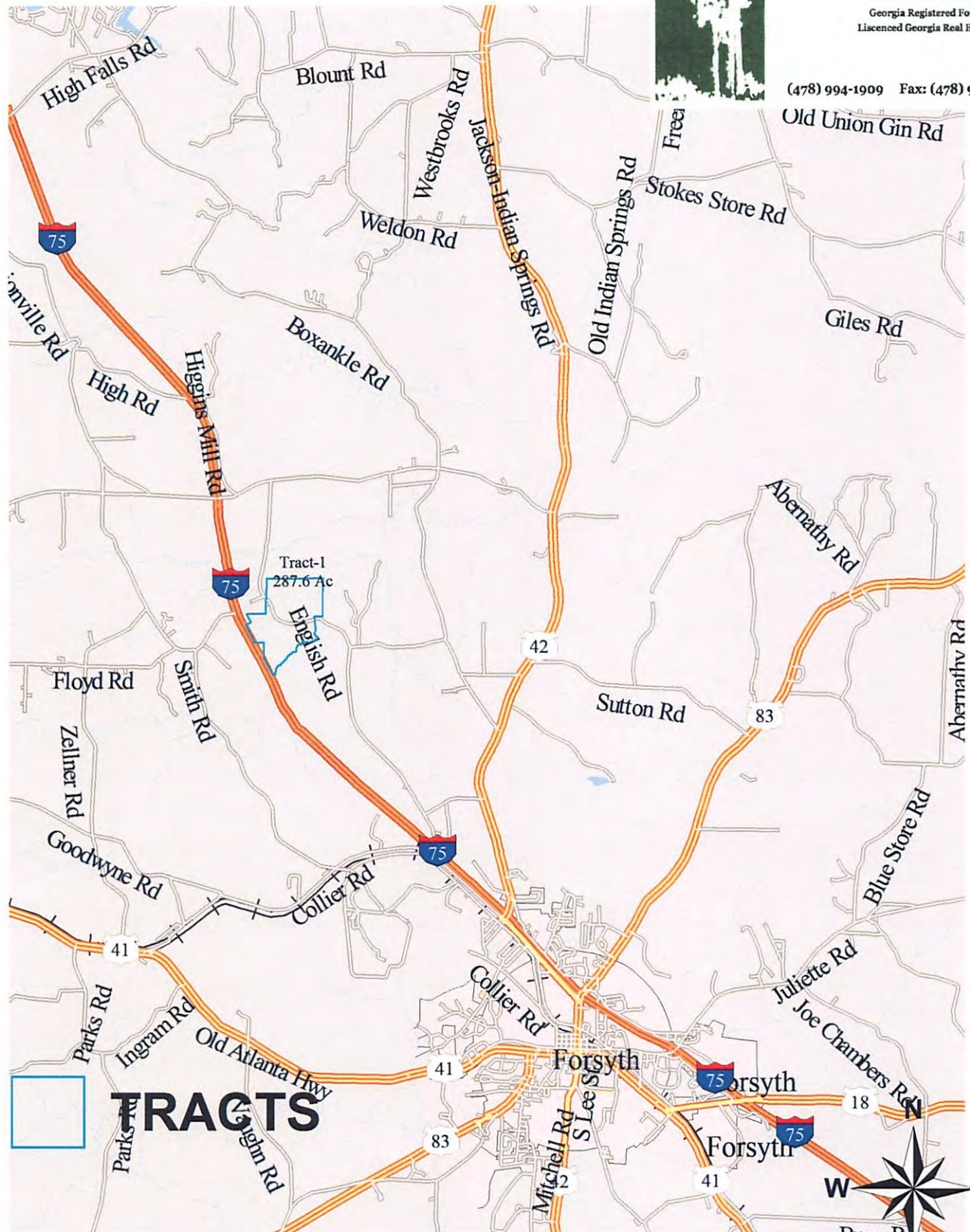
**Farm & Timber
Properties, LLC**

P.O. Box 1204* 18 North Jackson Street
Forsyth, GA 31029

James G. Thwaite

Georgia Registered Forester #2039
Liscenced Georgia Real Estate Broker

(478) 994-1909 Fax: (478) 994-0076



TRACTS

7600 0 7600 Feet

Scale = 1 : 7600.00 (In : Feet)

11-09-2022

College_Flynt 2022



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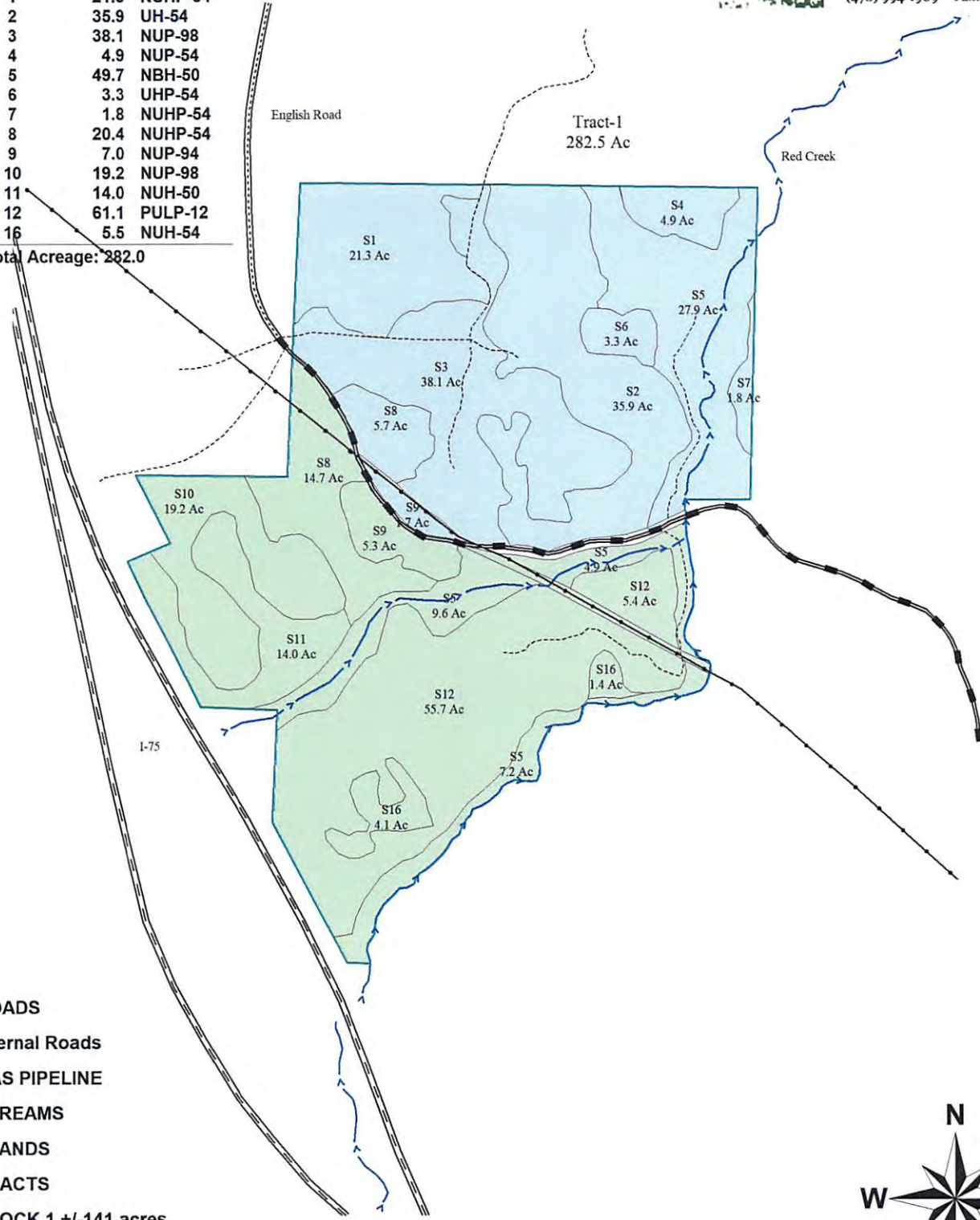
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Stand #	Acreage	Description
1	21.3	NUHP-54
2	35.9	UH-54
3	38.1	NUP-98
4	4.9	NUP-54
5	49.7	NBH-50
6	3.3	UHP-54
7	1.8	NUHP-54
8	20.4	NUHP-54
9	7.0	NUP-94
10	19.2	NUP-98
11	14.0	NUH-50
12	61.1	PULP-12
16	5.5	NUH-54

Total Acreage: 282.0



- == ROADS
- Internal Roads
- GAS PIPELINE
- > STREAMS
- STANDS
- TRACTS
- BLOCK 1 +/-141 acres
- BLOCK 2 +/-141.5 acres




Scale = 1 : 1000.00 (In : Feet)

06-10-2022

NTC College/Flynt Tract

+/-282.5 acres, Monroe County

Legend

 NTC College Tract Boundary

