

# Farm & Timber Properties, LLC

## Land for Sale

---

**Tract:** Big Blue Heron, Healy Tract

**County:** Talbot County, Georgia

**Size:** 395.42 acres

**Map & Parcel #:** 006 25418

**Description:** The Healy Tract consists of approximately 241 acres of loblolly pines planted in 2000 and thinned in 2020. Most of the trees are currently chip-n-saw size with the remaining trees about to cross the diameter threshold from pulpwood to chip-n-saw within the next few years. There are approximately 154 acres in upland hardwood, hardwood drains, creek bottoms and water.

Richland Creek runs along the north property line and Potters Creek runs through the property. Both creeks are year-round running creeks.

The property has long road frontage on U. S. Hwy. 80 (Macon Highway) making it a good candidate for subdivision into country estate lots once the preferential tax treatment contract expires.

This is an excellent investment tract with appreciating timber value and the potential for higher and better use valuation while offering excellent recreational opportunities in the meantime.

**Preferential Tax Treatment:** This tract was enrolled in the Forest Land Protection Act (FLPA) preferential tax program in 2011 for a period of 15 years ending in 2025. Any buyer will be required to continue in the FLPA program until it expires in 2025 or pay the penalty for breaching the covenant.

**Price:** \$3,200/acre or \$1,265,344 for all.

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

E-mail: [jthwaite@gmail.com](mailto:jthwaite@gmail.com)

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