

PLANTATION PROPERTIES & LAND INVESTMENTS, LLC

Longbeard Plantation

Longbeard Plantation is a nice 2009± acre Timber/Recreational tract in Taylor County. Located on Tommy Pervis Jr. road and Whipporwill road just outside of Butler, GA. Only an hour southwest of Macon, GA and about 1 hour 45mins south of Atlanta, GA. This is a great tract for someone as a timber investment or recreational property. There is ample paved and dirt road frontage along with a nice internal woods road system throughout the tract allowing you access to the various age classes of timber on the property. The land itself consists of 219± acres of '93 Loblolly pine that have been thinned and will make excellent habitat for wild quail and turkey, 156± acres of '15 year old Loblolly pine ready to be thinned and 106± acres of '10 year old Loblolly pine. In the southern section of the property there is 162± acres of '06 year old Loblolly pine. The northern portion of the property consists of 573± acres of '09 Longleaf pine plantation which will produce great straw income in just a year or so and good timber in the future. There is about 670± acres of clearcut which can easily be converted into pasture land for cattle and horses or replanted back in timber. This tract has a nice roll to it with a few drains that would make excellent pond sites. There is also a nice 40x80 metal barn on the property with a bathroom and deer cleaning facility. This place is loaded with deer, duck and turkey signs and has great potential for housing wild quail. Ideal for a large hunting plantation, a weekend retreat for all your recreational enjoyment or as a timber investment. Enjoy hunting, trail rides, camping and more all on your own land. Let us know if you have interest in this excellent tract and we will make arrangements to show you this property. 912.764.LAND(5263)



Price: \$3,013,500

Property Type: Land

Status: Sold

Street/Address: 0 Whipporwill Rd

City: Butler

State: Georgia

Longbeard Plantation

Published on Plantation Properties & Land Investments, LLC (<https://www.landanddrivers.com>)

Zip code: 31006

County: taylor

Acreage: 2009

Per Acre Price: \$1,500.00

Phone Number: 912.764.LAND(5263)

Email: info@landanddrivers.com

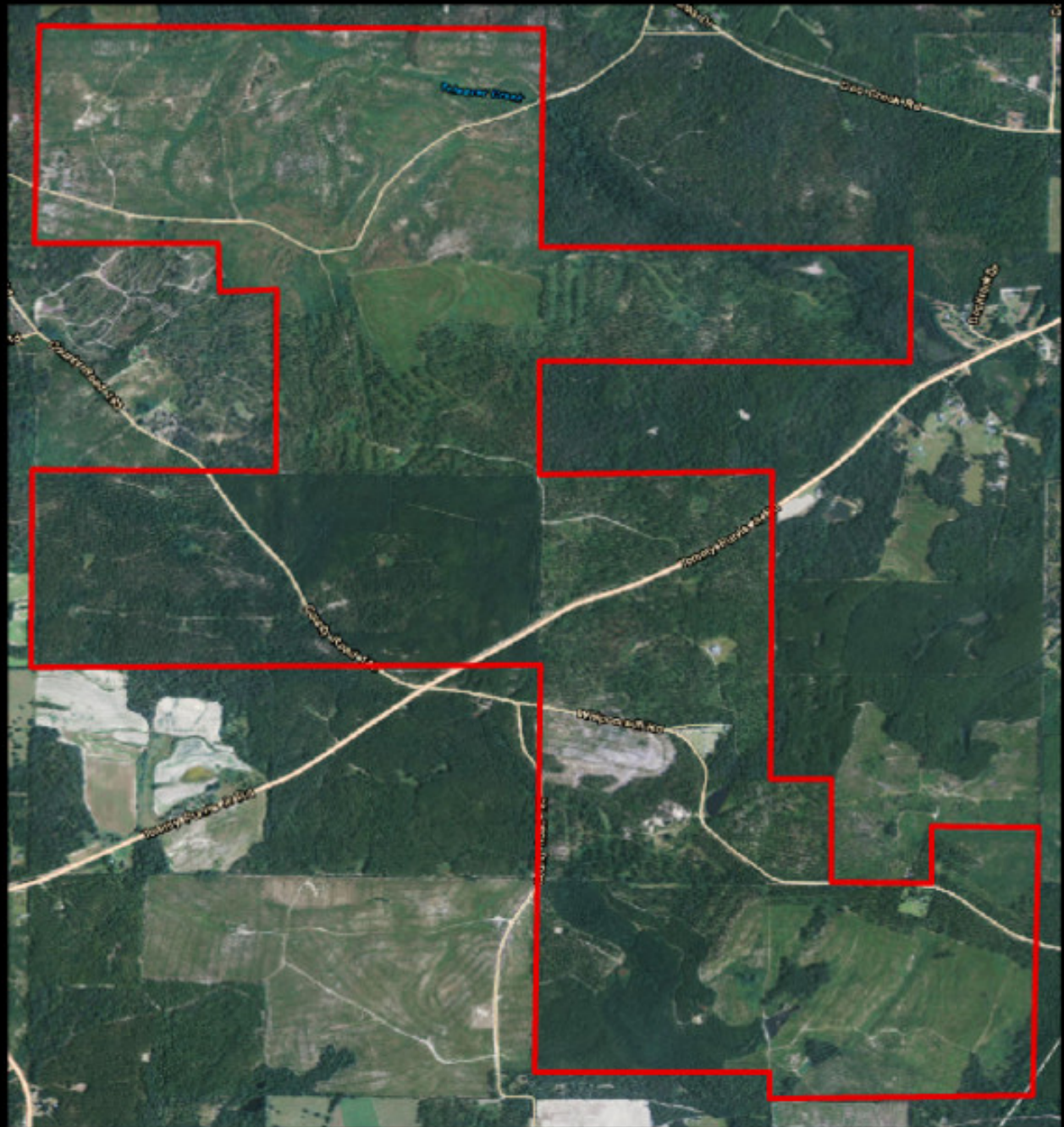
Google Maps link: [View Larger Map](#)



Aerial Map

Longbeard Plantation

Published on Plantation Properties & Land Investments, LLC (<https://www.landanddrivers.com>)



PLANTATION PROPERTIES & LAND INVESTMENTS, LLC

1207 Overlook Way, Suite 101 | Statesboro, GA 30458
919 3641 AND | 706 726 5633

Jason Williams

This document is not to be reproduced or duplicated

www.landanddrivers.com

© 2012



Topo Map

Published on Plantation Properties & Land Investments, LLC (<https://www.landanddrivers.com>)

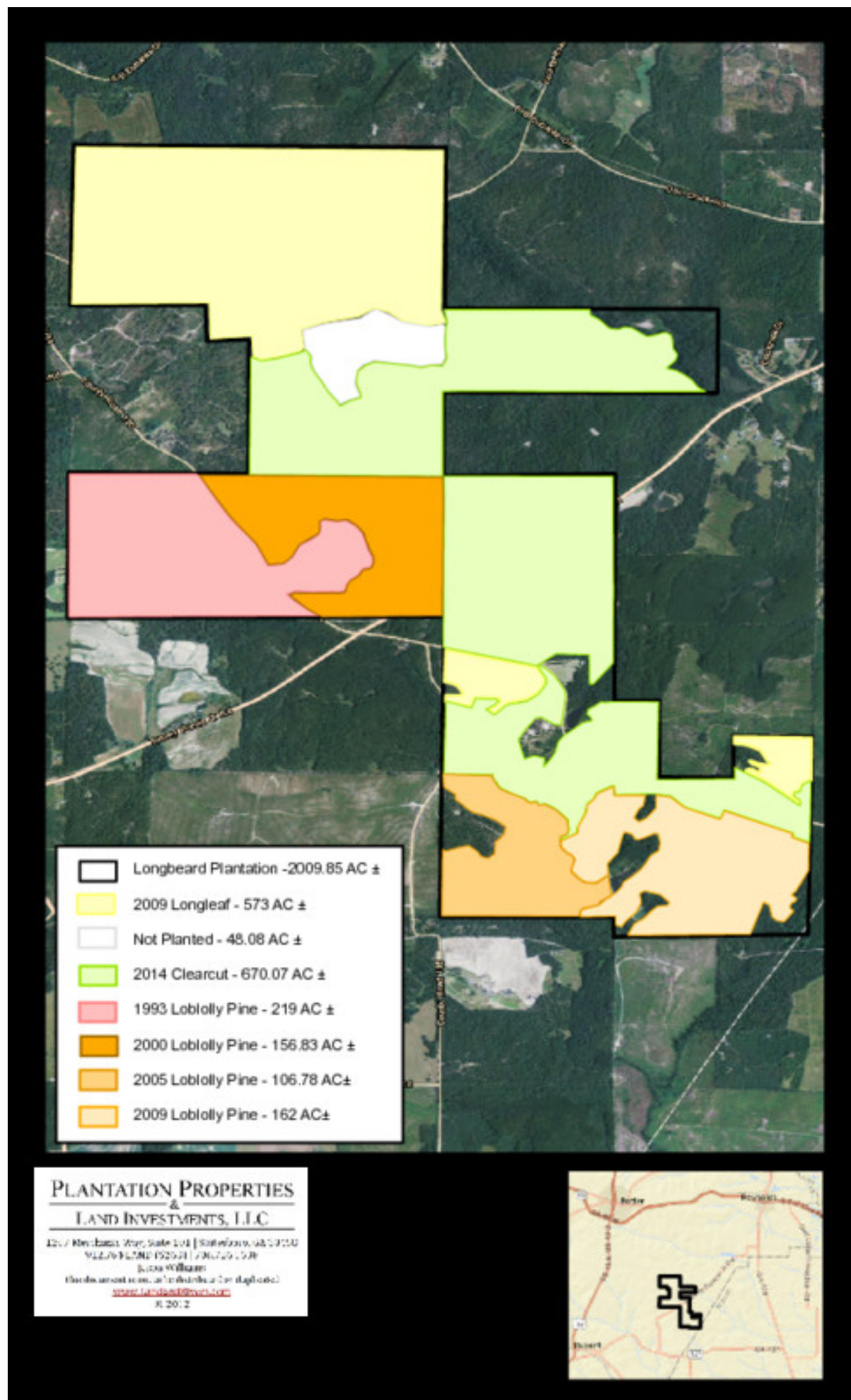
A topographic map of a study area, likely in Pennsylvania, showing contour lines and a red boundary. The map includes labels for 'Creek' and 'Bellefonte'. The red boundary is a complex, irregular shape that follows the contours of the land. The map also shows various elevation points, such as BM 452, BM 456, and BM 460. The terrain is hilly, with contour lines indicating elevations ranging from approximately 400 to 600 feet. The map is oriented with North at the top.



Page 4 of 6

Longbeard Plantation

Published on Plantation Properties & Land Investments, LLC (<https://www.landanddrivers.com>)



Longbeard Plantation

Published on Plantation Properties & Land Investments, LLC (<https://www.landandrivers.com>)

Source URL: <https://www.landandrivers.com/property/longbeard-plantation>