



# KILLINGSWORTH PATAULA CREEK FARM

COUNTY RD 31  
MORRIS, GA 39867

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# Property Overview



**Sale Price** **\$1,966,800**

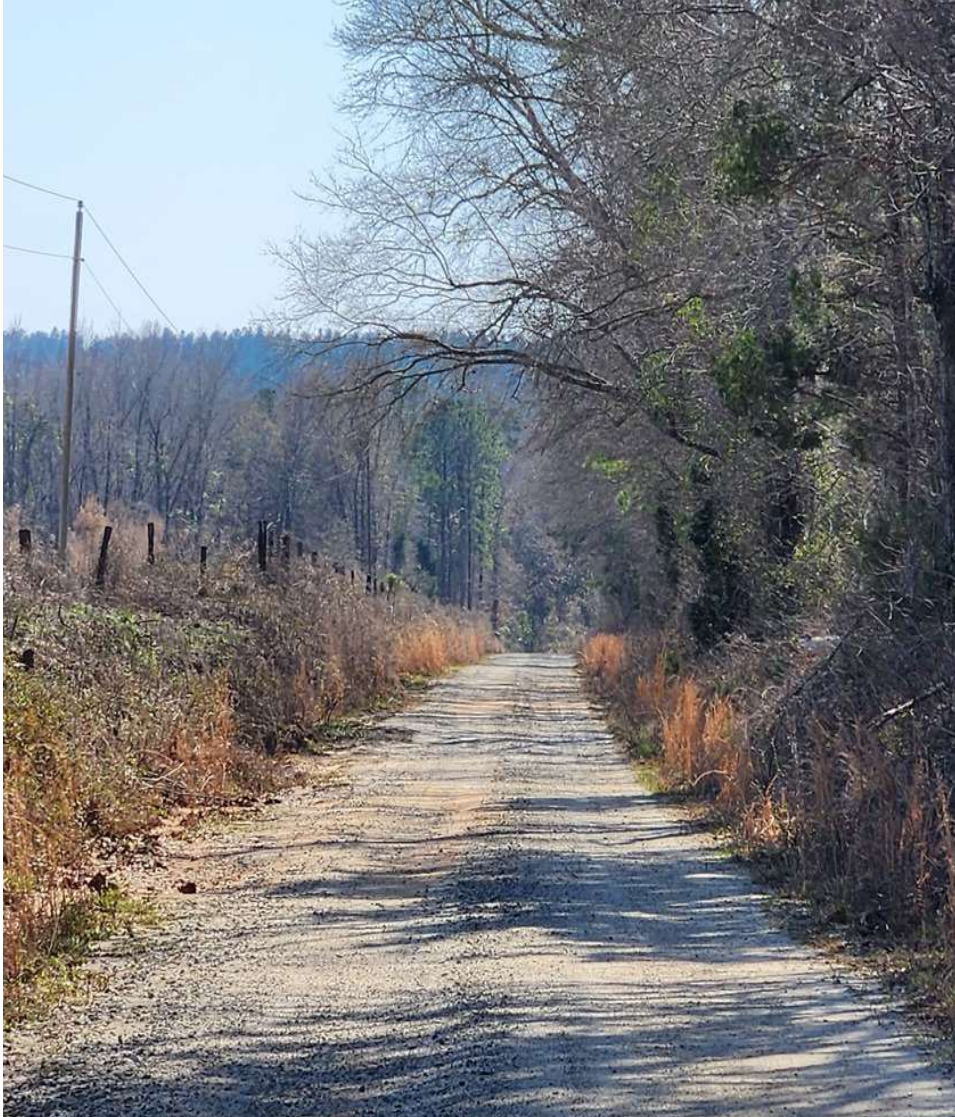
## OFFERING SUMMARY

**Acreage:** **596± Acres**  
Price / Acre: \$3,300  
City: Morris  
County: Randolph  
Property Type: Farms & Nurseries Properties, Land Investment, Timberland, Waterfront

## PROPERTY OVERVIEW

What is the number one request we get for land? Water, and the 596 acre Killingsworth Pataula Creek Farm has lots of it, plus mature natural pine & hardwood timber and pasture providing excellent deer, turkey, duck, and fishing. With miles and miles of frontage on the Pataula Creek which is large enough for fishing and canoeing/kayaking, clear running Deer Creek, several smaller clear running creeks, an old pond that could be restored, and multiple potential pond sites there is no shortage of life-giving water!

In addition to these awesome property water resources, just north of the Pataula Creek Farm is the private and picturesque 150 acre Phillips Pond with depths of to 34 feet deep. The seller's family owns Phillips Pond and membership to the pond club is available, which would pair well with the Pataula Creek Farm. Phillips Pond has clean spring water, artificial & natural fish structure, and is stocked with largemouth bass, bluegill, shellcrackers, catfish & native crappie. Members have access to fishing, boating, picnic and barbecue facilities, camper hook-ups, restroom, fishing docks with feeders, & boat ramp. In the mood for even bigger water? Just 15 minutes west of Pataula Creek Farm is the 100,000 acre Lake Eufaula, aka Walter F George Reservoir, which Pataula Creek feeds, along with the Chattahoochee River.



## PROPERTY HIGHLIGHTS

- The Killingsworth Pataula Creek Farm has been in the same family for over five generations.
- 596 acres with mature pine & hardwood timber with pasture.
- Miles and miles of frontage on Pataula Creek, Deer Creek, and smaller creeks.
- Existing food plots.
- Old pond site that could be restored and multiple potential pond sites.
- Countless homesites.
- County paved and dirt road frontage.
- Power located on road frontage.
- Excellent hunting for deer, turkey, ducks, and other game.
- Great fishing on Pataula Creek, adjoining Phillips Pond, and nearby Lake Eufaula.
- Peaceful country setting near Springvale yet close to Cuthbert, Eufaula, Columbus, & Albany.
- Membership available to 150 acre Phillips Pond just north of the property.
- Just minutes to 100,000 acre Lake Eufaula.

# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"> <li>• Farms &amp; Nurseries Properties</li> <li>• Hunting &amp; Recreation Properties</li> <li>• Land Investment</li> <li>• Timberland</li> <li>• Waterfront</li> </ul>	Income Features:	+-41 acres pasture land; Periodic timber income.
Uplands / Wetlands:	62% Upland, 38% lowland/transition and bottomland/wetland (according to soil map)	Game Population Information:	Deer, Turkey, Ducks, Hogs
Soil Types:	Mostly loamy sands in the uplands; Kinston & Bibb Soils in the bottomlands	Species:	Pine & Hardwood
Taxes & Tax Year:	\$10,643 in 2023. Not in Conservation Use Value Assessment (CUVA). If enrolled in CUVA, property tax could be reduced by +-50%.	Timber Cruise:	Available to serious prospects upon request.
Zoning / FLU:	Ag	Age of Stages of Timber:	Mature
Lake Frontage / Water Features:	2.3 miles on Pataula Creek (some double frontage); 1.2 miles on Deer Creek (double frontage). Additional smaller creeks. Old pond that could be restored.		
Water Source & Utilities:	Power is located on the county roads.		
Road Frontage:	0.7 miles on paved County Rd 31 (Old Union Church Rd/Cotton Hill Springvale Rd); 1.1 miles on dirt County Rd 29 (Deer Creek Rd) (double frontage)		
Nearest Point of Interest:	Phillips Pond is a 150 acre lake just to the north of the property, which is a private lake owned by the Seller's family with memberships available for \$495 per year. Lake Eufaula (Walter F George Reservoir) is 13 miles due west.		
Current Use:	Timber, pasture, hunting, fishing		



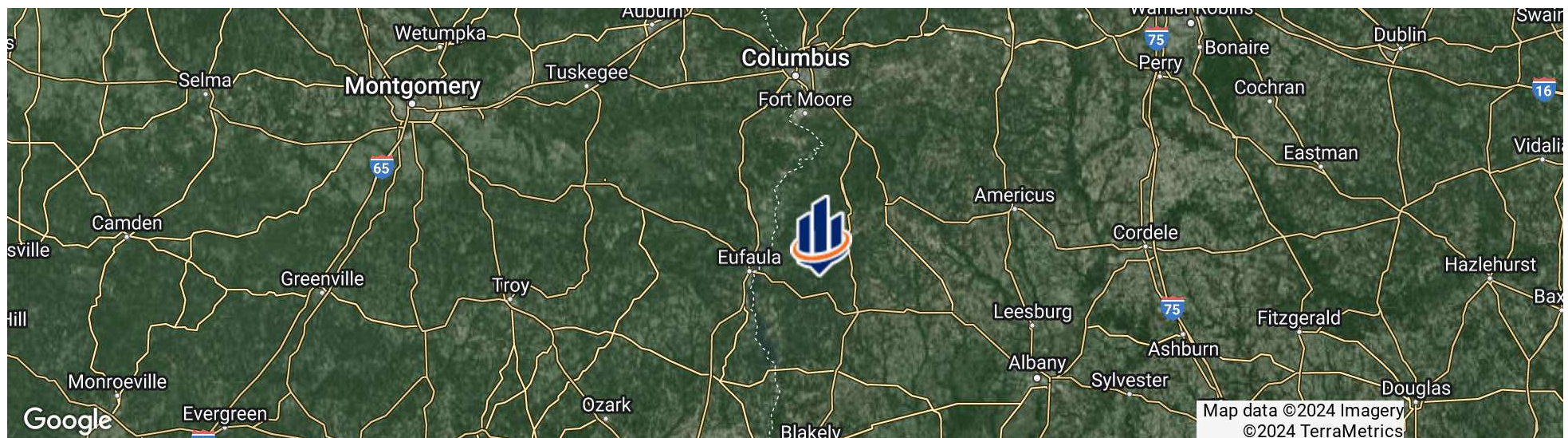
## LOCATION & DRIVING DIRECTIONS

Parcel:

GPS: 31.8574086, -84.8988196

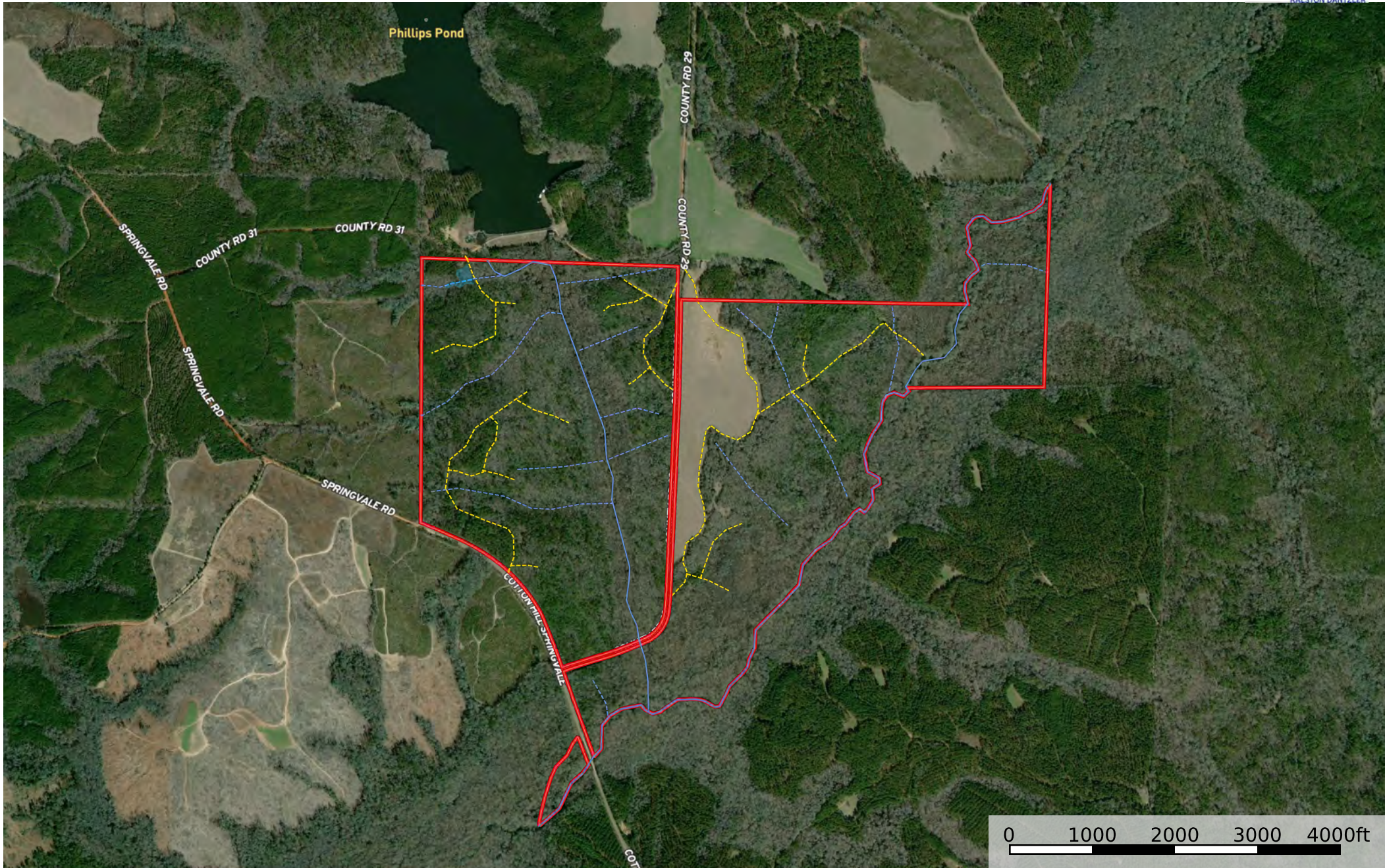
Driving Directions:

- 8.2 miles west from Cuthbert on US 82 to Springvale, turn right (north) on County Rd 31 [Old Union Church Rd/Cotton Hill Springvale Rd]
- Travel north 1.9 miles to the Pataula Creek bridge where the property begins

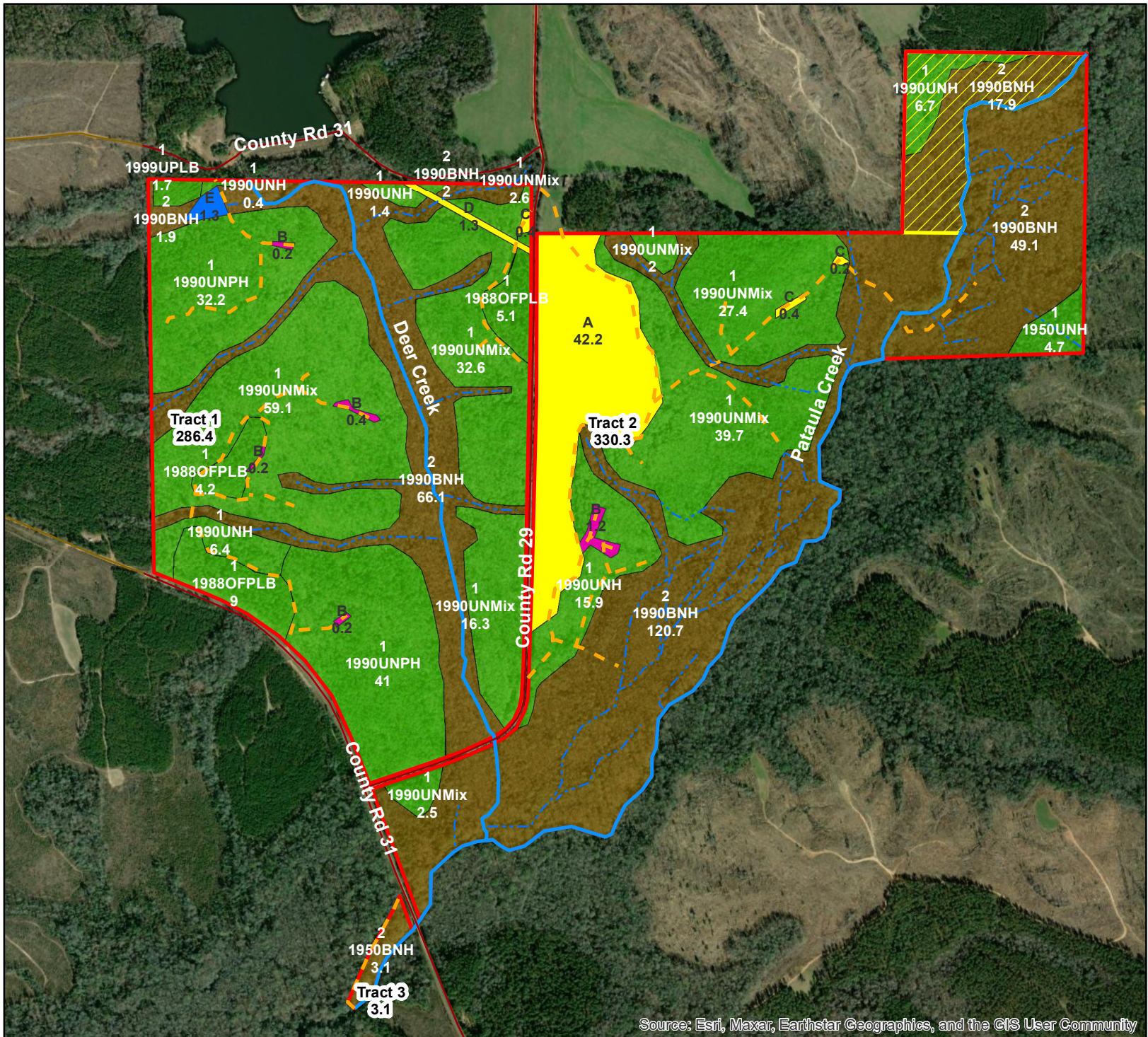


Phillips Pond





**Killingsworth Tract**  
**Randolph County GA**  
**620 Total Acres (GIS) +/-**  
**Parcels 010 001 & 010 002**



**Legend**

- Creeks/Drains
- Woods Road
- Named Creek
- Tract, 620 ac
- OUT OF LAND SALE, 25 ac

**StrataNum**

- 1 = Upland, 311.4 ac
- 2, = Bottomland, 260.8 ac

**Descrip**

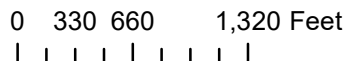
- A\_Pasture, 42.2 ac
- B\_FoodPlot, 2.1 ac
- C\_Open, 0.9 ac
- D\_R/Wpwr, 1.3 ac
- E\_PondOld, 1.3 ac

**Label Key:**  
 \*Timber Label: Strata Number, Type, Acres  
 \*Non-Timber Label: Strat Letter, Acres  
 R/Wpwr = Power Tight of Way  
 OF = Old-Field Site; U = Upland;  
 B = Bottomland; N = Natural;  
 P = Planted; LB = Loblolly  
 H = Hardwood; P = Pine  
 Mix = Mixed Timber;  
 Year = Year established+/-



www.matreforestry.com  
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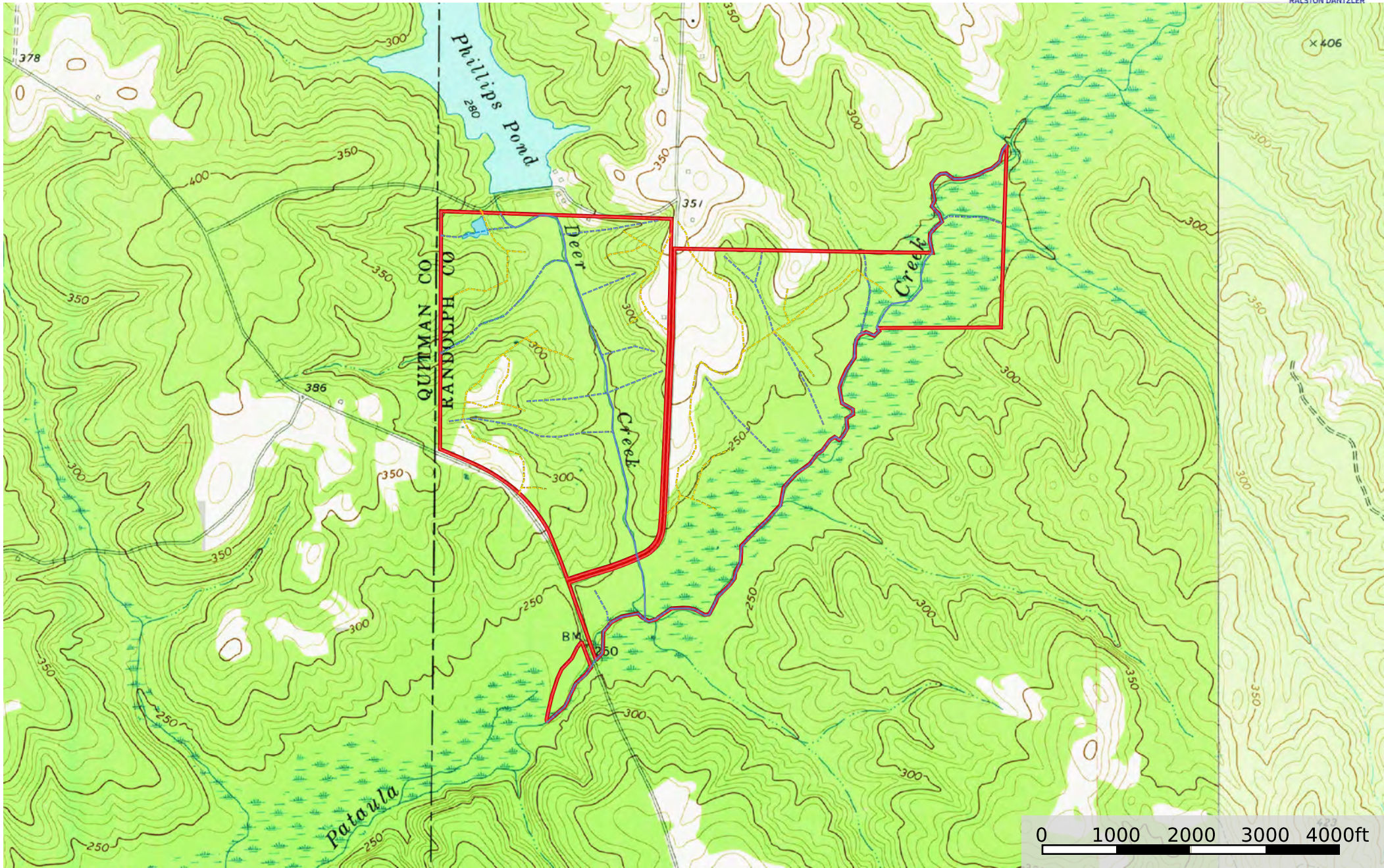
Disclaimer: Map boundaries, acres, timber descriptions, and all other map data is not guaranteed. The map is not a survey plat. Mapped in ArcMap 10.5 GIS mapping software. Polygon (stand) acres are gross acres, and may include woods road acres, creek channel acres, etc.

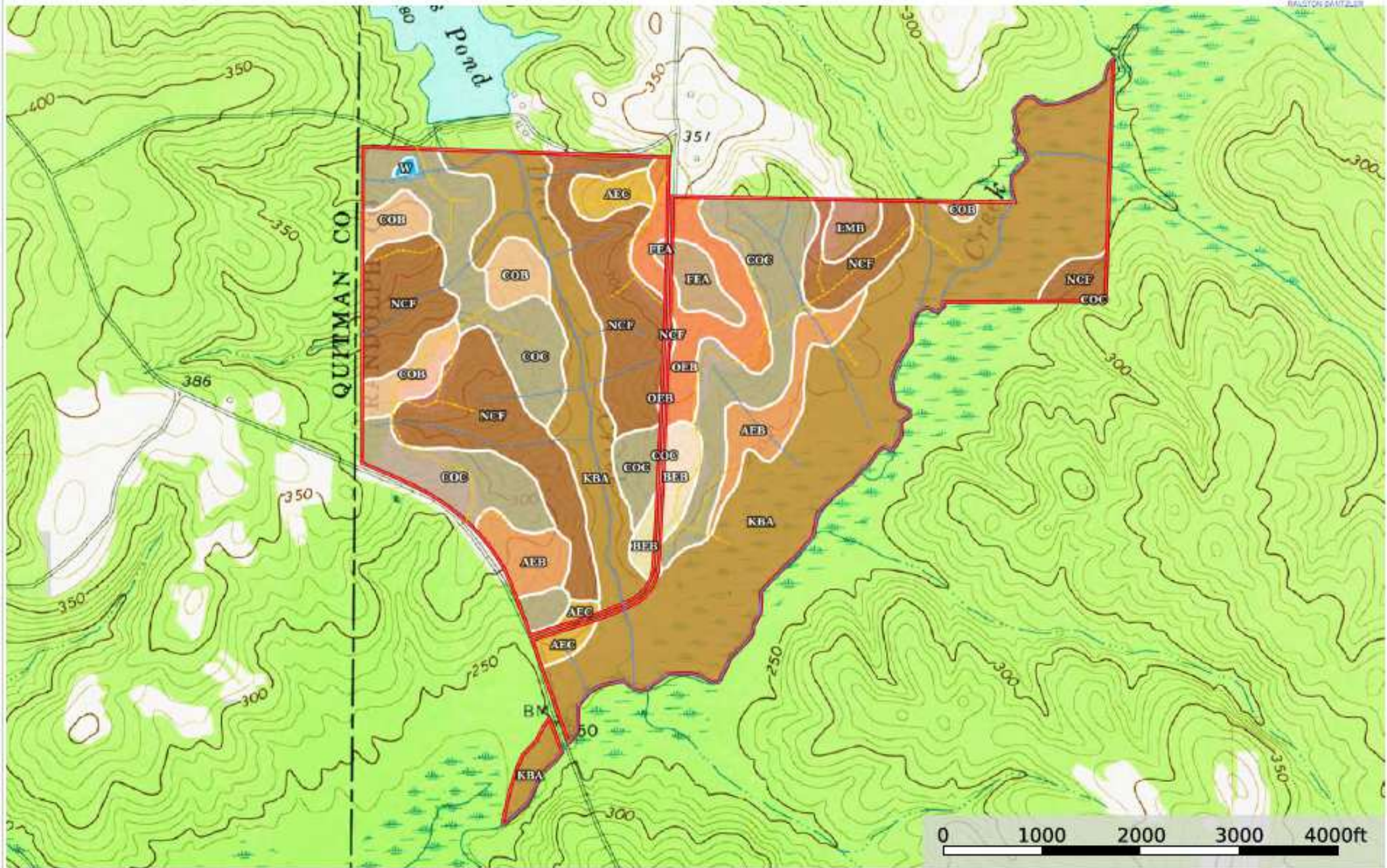


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

1:13,200  
 1 inch equals 0.21 miles

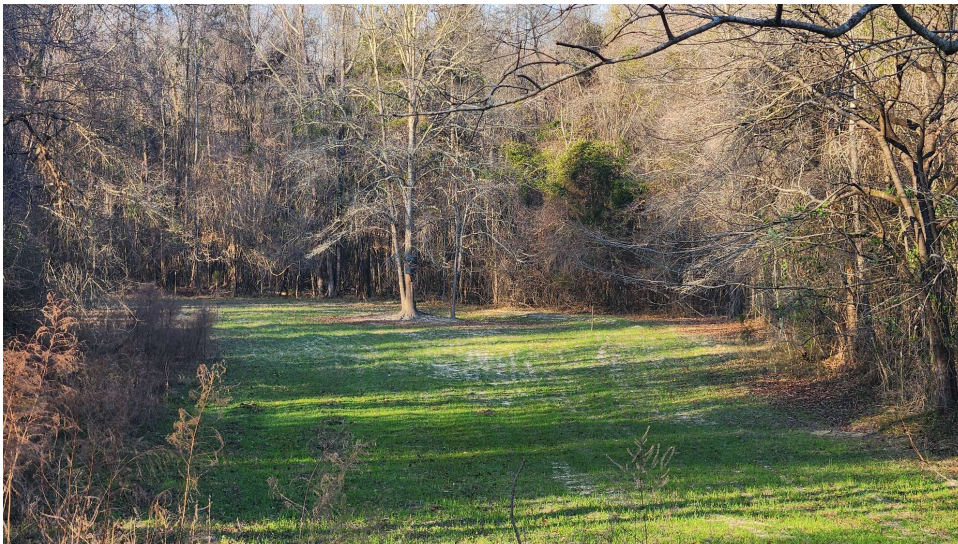
Date: 2/26/2024  
 1 in = 1,100 feet







# Additional Photos





**MIKE MATRE, ALC, RF, ACF**

Senior Advisor

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## PROFESSIONAL BACKGROUND

Mike Matre, ALC, RF, ACF is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

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 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 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 \$60,000,000 in sales volume. He also actively manages clients' land properties in Georgia and Alabama

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