



OFFERING MEMORANDUM

841.49 ACRES

Buffalo Creek Timber Farm - Tucker Rd Sparta, GA 31087

KYLE GABLE

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kgable@pioneerlandga.com
770.225.0718



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Pioneer Land Group in compliance with all applicable fair housing and equal opportunity laws.

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THE OPPORTUNITY

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Pioneer Land Group is pleased to present 841.49 acres on Tucker Road in Hancock County, Georgia. This 841-acre timber tract in Hancock County, GA, offers a rare blend of investment potential and recreational appeal.

The Property offers the following highlights:

- Located in Hancock County, Georgia – an excellent timber and recreation region
- 841 total acres, including 721 acres of planted pines across five age classes
- 95 acres of merchantable timber and 626 acres of pre-merchantable timber
- 1.84 miles of county-maintained dirt road frontage
- 4.2 miles of internal roads for year-round access
- 1.32 miles of frontage on Buffalo Creek and 1.45 miles on Sandy Run Creek
- 8 acres of established wildlife food plots
- Rolling terrain with strong wildlife habitat for deer, turkey, and more
- Balanced blend of investment-grade timber and recreational value

OFFERING SUMMARY

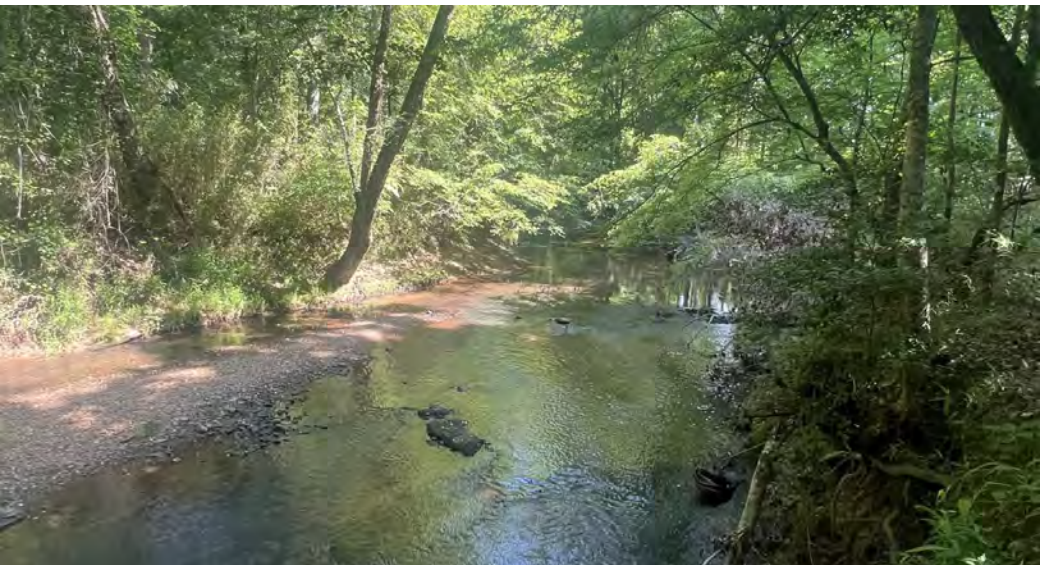
Total Sale Price:	\$1,935,427
\$/Acre	\$2,300
Acres:	841.49



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PROPERTY INFORMATION

Road Frontage	1.84 miles of county road frontage(dirt)
Power	Power is not located on the property, but located on the northern end of Tucker Road.
Water Feature	Buffalo Creek (1.32 Miles of Frontage) Sand Run Creek (1.45 Miles of Frontage)
Internal Road System	4.2 miles of internal roads and trails
FLPA	The property is currently in FLPA and the new owner will be responsible for continuing the program or paying the penalties to release from the Program.The program is through December 31, 2034.

LOCATION DESCRIPTION

This 841-acre property is located in southern Hancock County at the corner of Tucker Road and Cody Johnson Road. The tract sits just 9 miles south of downtown Sparta, offering convenient access to local services while maintaining a quiet, rural setting. It is approximately 30 miles southeast of I-20, providing a straightforward route to both Augusta and Atlanta. The property is also just 24 miles northeast of Milledgeville, a regional center for shopping, dining, and healthcare. Downtown Atlanta is roughly 102 miles to the west. The parcel id is 172 002.

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TIMBER INFORMATION

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As of December 31, 2024							
Timber Acreage Summary							
Acres	Natural Pine/HD	HDWD	Planted Pines	Natural Regen	Clearcut	SMZ's	Other
841			721			94	26
Merchantable Timber Volumes (Tons)							
Acres	Pine Sawtimber	Pine Chip N Saw	Pine Pulpwood	Oak Sawtimber	Hardwood Sawtimber	Hardwood Pulpwood	Total Tons
841	6,572	2,436	481	17	0	65	9,570
Timber Age Class							
Acres	LBPL 1986	Total Merch	LBPL 2012	LBPL 2019	LBPL 2022	LBPL 2023	Total Pre- Merch
841	95	95	17	251	71	287	626

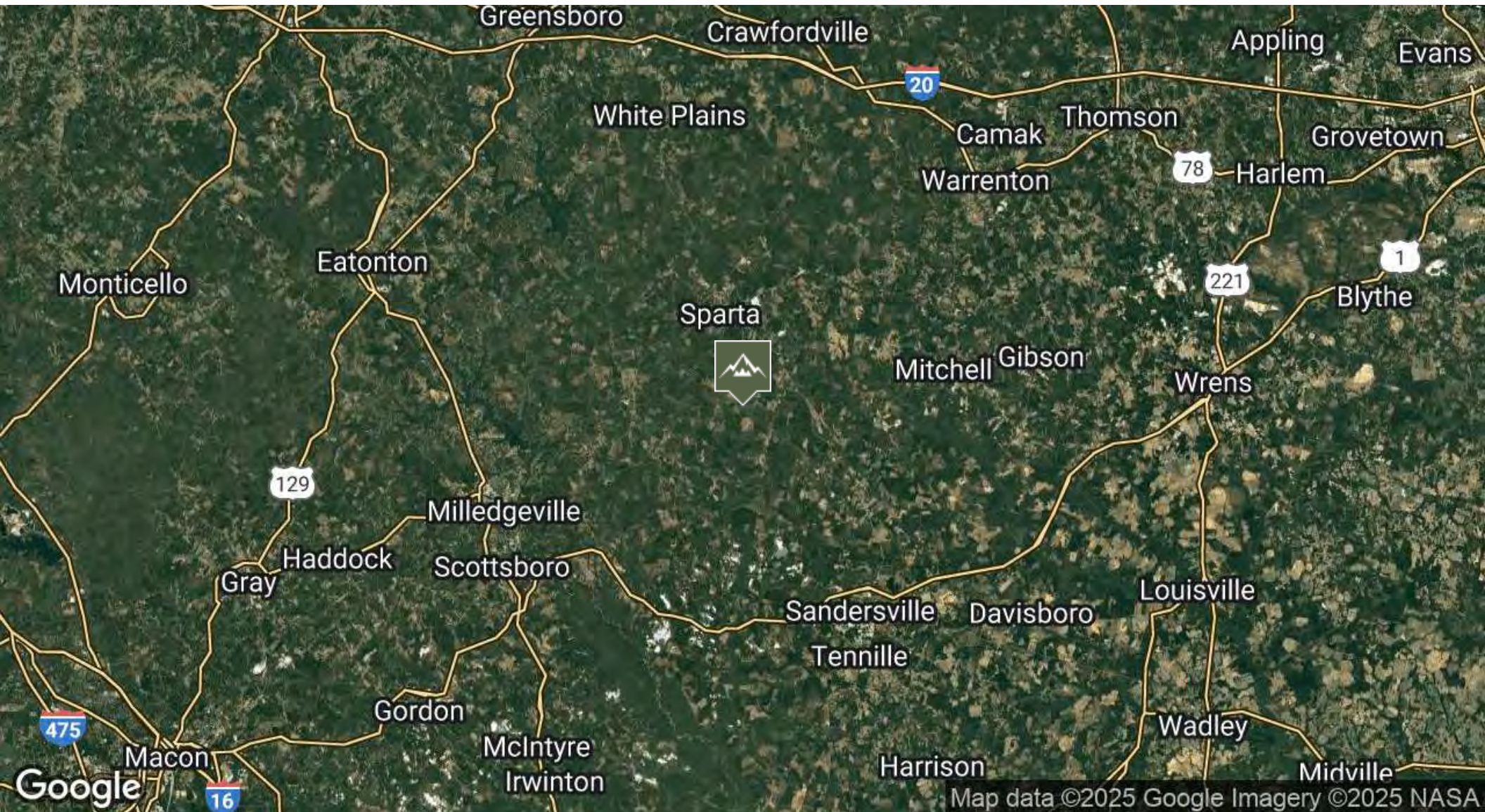
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LOCATION MAP

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AERIAL MAP

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TOPO MAP

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MARKET HIGHLIGHTS

Downtown Sparta, GA: Step into the quiet charm of Downtown Sparta, where history and Southern character meet. This small, historic town features classic brick storefronts, a charming courthouse square, and a growing number of antique shops and local businesses. Known for its slower pace and friendly community, Sparta offers a glimpse into authentic rural Georgia living, just minutes from the property.

Milledgeville, GA: Just a short drive away, Milledgeville serves as a vibrant regional hub rich in history, culture, and amenities. Once Georgia's capital, the city boasts beautifully preserved antebellum architecture, a bustling downtown with shops and restaurants, and recreational access to Lake Sinclair. It's also home to Georgia College & State University, contributing to the town's lively atmosphere and steady growth.

Georgia's Lake Country: Encompassing Lake Sinclair and Lake Oconee, Georgia's Lake Country is a thriving destination for recreation and real estate. The area offers boating, fishing, golfing, and upscale lakeside living, attracting both full-time residents and vacation homeowners.

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PROFESSIONAL BACKGROUND

The Pioneer Team is led by Kyle Gable. With over 15 years' of experience in land brokerage, Kyle specializes in evaluating and selling undeveloped and developed land for commercial and residential uses in the Metropolitan Atlanta Area. Kyle has represented both buyers and sellers, has assisted clients in assembling land parcels to optimize the value of the overall parcels, and advised clients on how to maximize the value of their properties. Based on an appraisal background, Mr. Gable has unique research capabilities that help solve the many issues that affect every real estate property. During the recession, he exclusively represented numerous banks including Synouvs Bank, SunTrust Bank, Bank of America, Regions Bank, GMAC Rescap, and others in the disposition of bank-owned assets in the Metro Atlanta market. As the market has recovered, Kyle has helped owners with land in all categories, including commercial, timber, residential, multifamily, and redevelopment, to evaluate and successfully sell their property.

In 2011, Kyle was selected by the National Association of Realtors as a "30 Under 30" member. Also, in 2020, he was selected by Professional Builder Magazine in their 40 Under 40 Class.

Since 2010, Kyle has sold over 6,000 developed lots and over 17,000 acres of land in value of over \$300,000,000 in the South East United States.

MEMBERSHIPS

Atlanta Commercial Board of Realtors, Realtors Land Institute, Georgia Forestry Association, Quail Forever

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