



UNDER CONTRACT · SET PRICE

Supertree Nursery

± 430 Acres | Randolph County | Georgia | Near Shellman

Must-See Property!

PRICE	PRICE / ACRE	ACREAGE
\$1,481,844	\$3,450	± 430

PROPERTY OVERVIEW

Discover a rare opportunity to own ±429.52 acres of picturesque land in Randolph County, Georgia, just minutes from Cuthbert. This diverse property offers a harmonious blend of pine plantation, hardwoods, and creek frontage, making it ideal for timber investment, recreation, and nature lovers. Key Features ±248 Acres of Pine Plantation A well-managed mix of pine stands at various growth stages provides excellent potential for future timber income. ±180 Acres of Hardwood Forest Beautiful, mature hardwoods create a serene environment perfect for wildlife h...

PROPERTY DETAILS

TYPE
Acreage Estates (Fishing) · Conservation (Habitat) · Development (Home/Cabin site) · Recreation (ATV-UTV) · Timberland (Bottomland Hardwood)

ACCESS
Dirt Road · Legal Access

UTILITIES
Electric

WATER FEATURES
Creeks / Streams

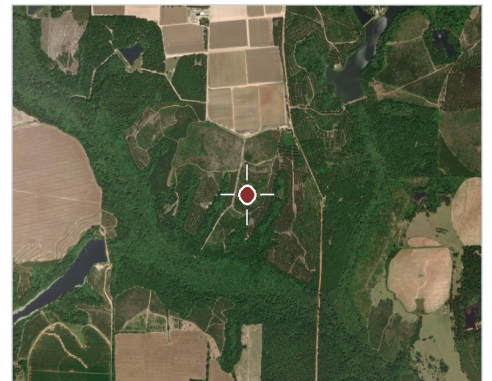
VIEWS
Timber

IMPROVEMENTS
Food Plots · Roads

COUNTY TAX PARCEL IDS
081-003

DOCUMENTS INCLUDED
Flyer · Location · Aerial · Topography · Stand Map

LOCATION



Randolph County, Georgia



David Williamson

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Principal Broker: Nathan Greer (Georgia)

SCAN TO VIEW



Property Photos

Supertree Nursery · Randolph County · Georgia · Near Shellman

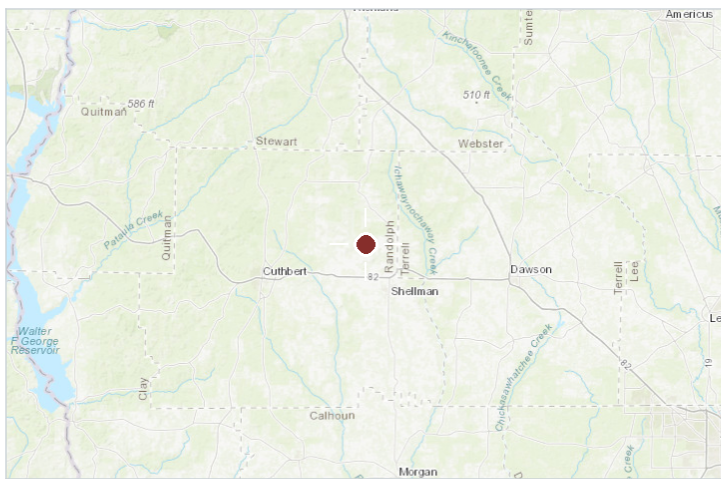


Location & Access

Supertree Nursery · Randolph County · Georgia · Near Shellman



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE
Randolph County, Georgia

NEAREST CITY
Shellman

APPROXIMATE CENTRE
31.8106, -84.64628

COUNTY TAX PARCEL IDS
081-003

INTERACTIVE MAP



<https://www.id.land/maps/b9a506105e220553e70926db8e735c10/share>

Supertree Nursery

429.52 Acres - \$1,481,844

Randolph County, Georgia

AFM Real Estate is pleased to announce the exclusive offering of the Supertree Nursery tract. Located near Cuthbert, Georgia.

Discover a rare opportunity to own 429.52+/- acres of picturesque land in Randolph County, Georgia, just minutes from Cuthbert. This diverse property offers a harmonious blend of pine plantation, hardwoods, and creek frontage, making it ideal for timber investment, recreation, and nature lovers.

Key Features

248+/- Acres of Pine Plantation

A well-managed mix of pine stands at various growth stages provides excellent potential for future timber income.

180+/- Acres of Hardwood Forest

Beautiful, mature hardwoods create a serene environment perfect for wildlife habitat, hunting, and recreational activities.

Little Ichawaynochaway Creek Frontage

This scenic creek enhances the property's natural charm, offering opportunities for fishing, hunting, or simply enjoying the peaceful flow of water.

Prime Location

Situated near the charming town of Cuthbert, GA, this tract offers the perfect balance of seclusion and convenience.

Recreational Potential

Abundant wildlife, diverse ecosystems, and ample acreage make this a paradise for hunting, hiking, and outdoor exploration.

This property is a versatile investment opportunity with a balance of income-producing timberland and recreational appeal. Whether you're looking to build your dream retreat, invest in timberland, or simply enjoy a personal haven, this tract is must-see.

Don't miss out on this incredible property. Schedule a visit to experience its beauty and potential firsthand!

Directions:

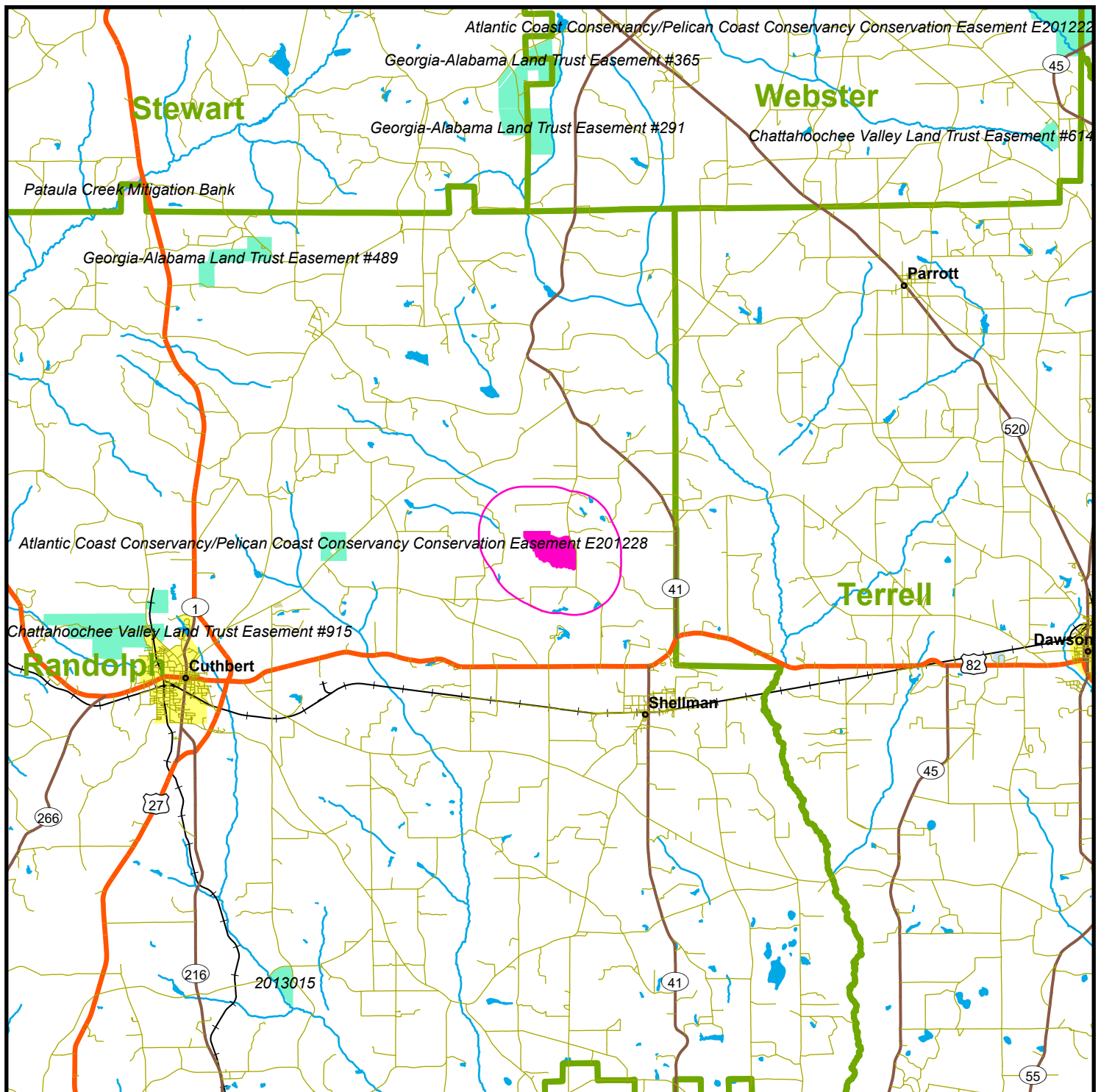
Tract is located approximately 8.3 miles east of Cuthbert, GA. on Supertree Road



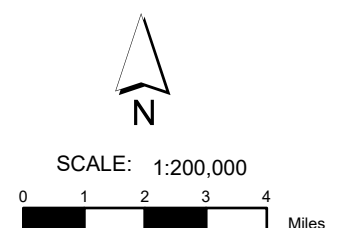
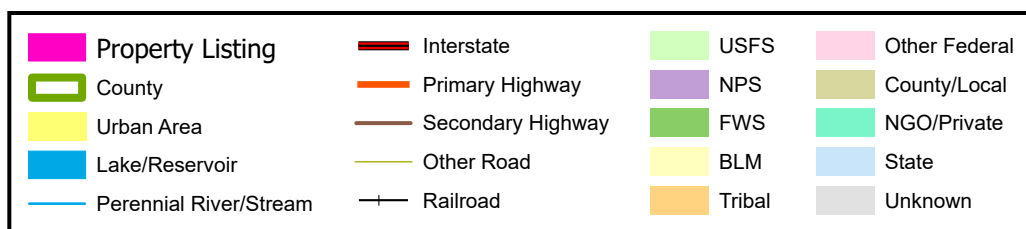
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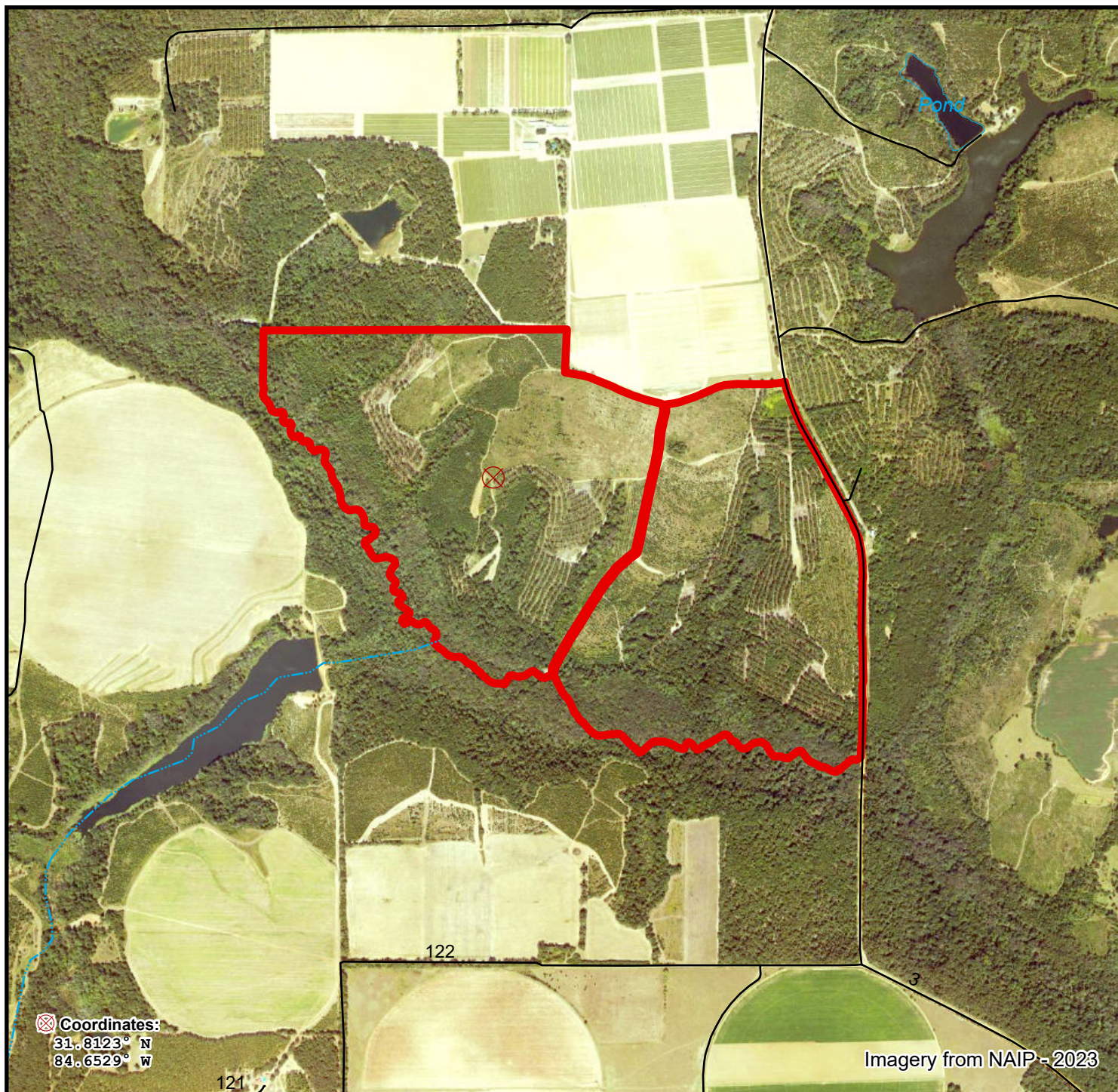
Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, managers, agents and employees, make no representation or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, "AS IS, WHERE IS, with all faults", at closing.



Supertree Nursery - Location Map
Parcel # 13243Hb0011
 Randolph County, GA - approx. 429.5 acres +/-



The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from routine maintenance of the inventory system. Neither the owner nor its officers, directors, employees or agents represent or warrant the accuracy or completeness of the ownership acreage, the cover type acreage, timber inventory species, grade or volumes, legal or practical access to the property, or operability. 11/19/2024

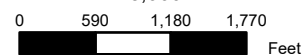


Supertree Nursery - Photo Map **Parcel #13243Hb0011** Randolph County, GA - approx. 429.5 acres +/-

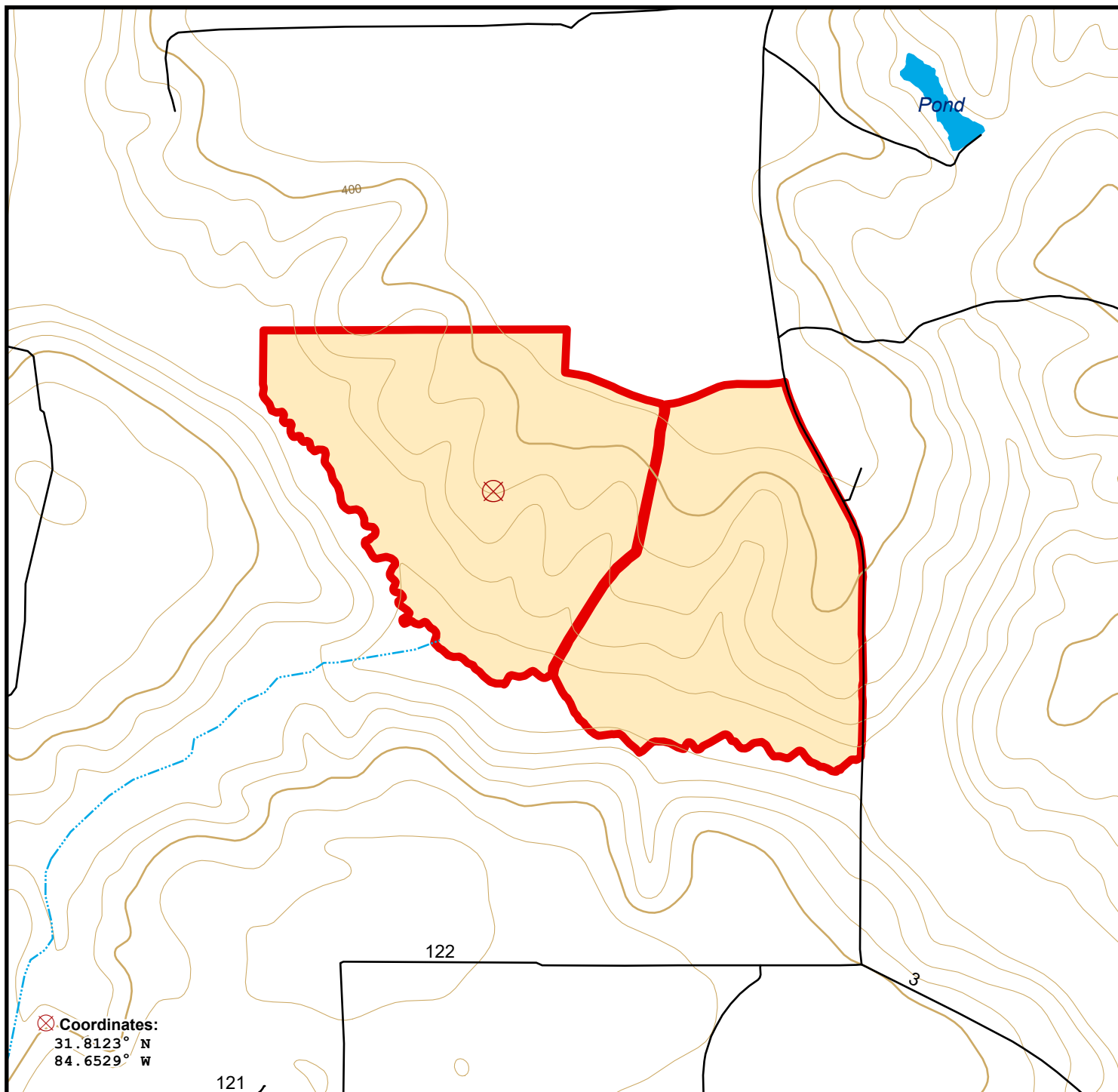
Property Listing	Interstate	USFS	NGO/Private
County	US Highway	NPS	State
Lake/Reservoir	State Highway	FWS	Unknown
Perennial River/Stream	Other Road	BLM	
Intermittent Stream	Railroad	Tribal	
		Other Federal	
		County/Local	



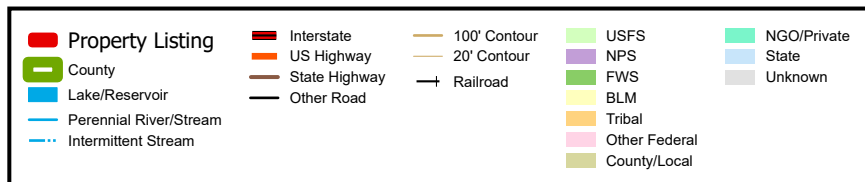
SCALE: 1:18,000



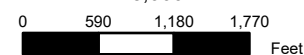
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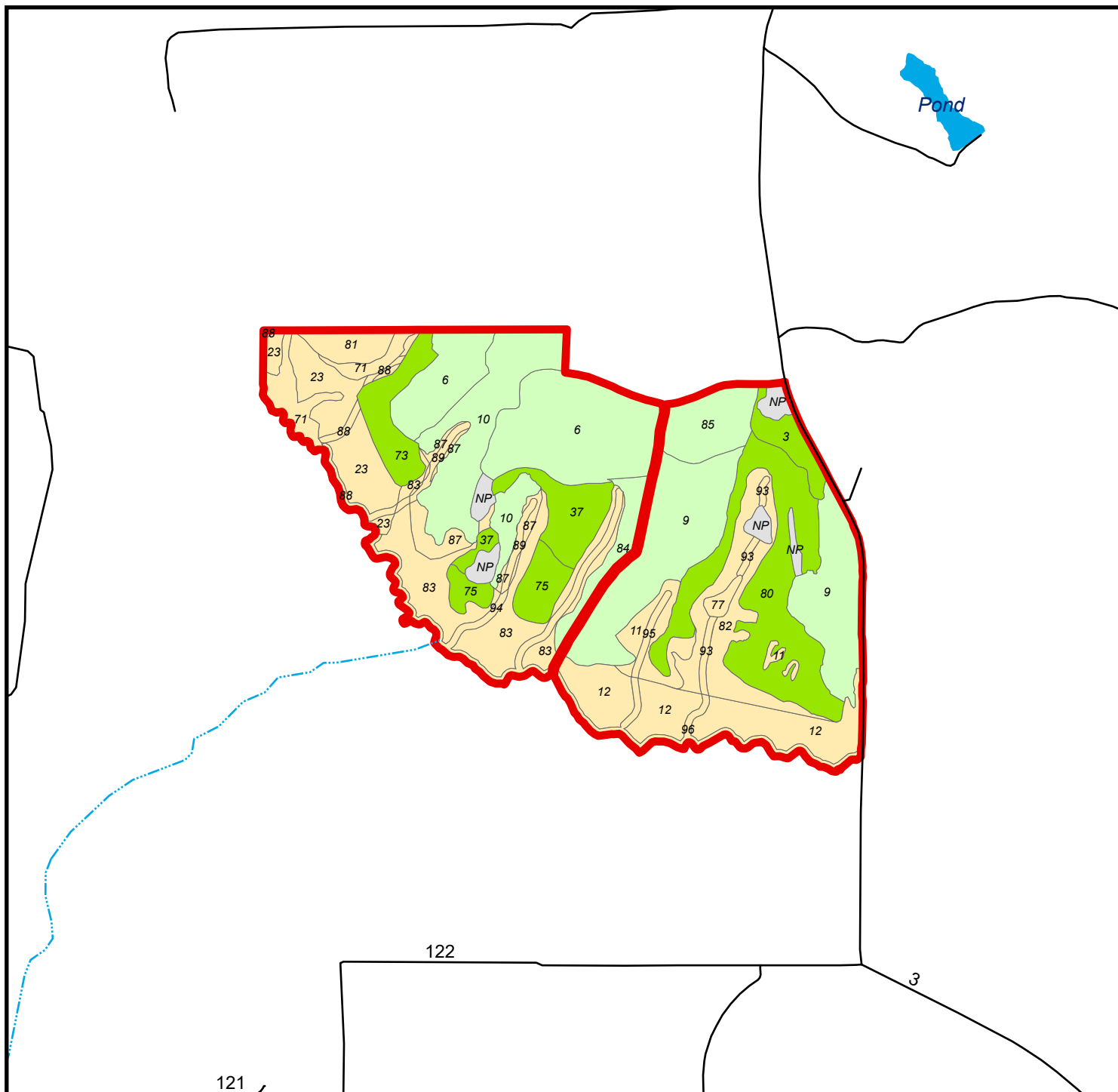


Supertree Nursery - Parcel Map **Parcel #13243Hb0011** Randolph County, GA - approx. 429.5 acres +/-



SCALE: 1:18,000



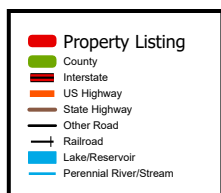


Supertree Nursery - Stand Map

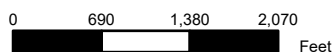
Supertree Nursery

Parcel # 13243Hb0011

Randolph County, GA - approx. 429.5 acres +/-



SCALE: 1:18,000



Stand #	Cover Type	Age	Acres
NP	Non Productive	NA	9.0
6	Pine Plantation < 12 yr	4	52.6
9	Pine Plantation < 12 yr	6	58.7
10	Pine Plantation < 12 yr	7	33.5
12	Hardwood	69	31.4
23	Hardwood	20	21.4
37	Pine Plantation >= 12 yr	21	14.1
71	Hardwood	69	11.5
73	Pine Plantation >= 12 yr	19	12.0
75	Pine Plantation >= 12 yr	20	10.4
80	Pine Plantation >= 12 yr	21	44.2
82	Hardwood	69	19.7
83	Hardwood	69	29.5
85	Pine Plantation < 12 yr	4	13.9
94	Hardwood	69	10.5

Smaller stands have been excluded to fit in the allowable space