



**Fountains
Land**
AN F&W COMPANY



Kimbrough Creek Tract

A property positioned for future timber production in the wildlife-rich landscape of Talbot County, Georgia.

The Kimbrough Creek Tract presents a compelling timberland investment opportunity, featuring 178 acres of first-year loblolly pine plantation with strong long-term timber income potential in one of the state's most productive sawtimber markets. An additional 86 acres of native hardwood bottom, anchored by the scenic creek, adds natural beauty and wildlife habitat. With nearly 6,700 feet of frontage along three county-maintained roads, direct access to electrical power, established food plot sites, and abundant wildlife activity, this property is well-suited for timber investment, recreational, or future development.

Property Highlights

-  \$1,003,200
-  269 Acres
-  Talbotton, GA
-  Timberland



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LOCATION



Kimbrough Creek runs south to north right through the middle of the property.

The Kimbrough Creek Tract is situated in the Upper Coastal Plain and lower Piedmont region of west-central Georgia, where flat plains gradually give way to rolling foothills. The surrounding landscape is characterized by gently rolling terrain, and the tract benefits from its position within a larger contiguous forest, as all neighboring properties are similarly timbered.



Approaching Kimbrough Creek from the east, the hardwood area transitions to marshy wetland soil.

Big Lazer Creek Wildlife Management Area and the Flint River are within a ten-minute drive, opening the door to a wide range of recreational pursuits. The town of Talbotton and Georgia Highway 41 are just minutes away, offering fuel, groceries, and dining options.

Thomaston, Georgia, approximately 20 miles distant, provides access to US Highway 19 and a broader range of amenities, including lodging. Columbus, Georgia, roughly 30 miles away, offers the full range of urban conveniences, including access to I-185, a regional airport, and a major medical center.

PROPERTY DESCRIPTION



Many of the interior roads and trails have been mowed.

The Kimbrough Creek Tract offers a compelling blend of productive timberland, diverse hardwood bottomland, and abundant wildlife habitat, making it an attractive investment for timber buyers, recreational hunters, and long-term landowners alike.

The upland areas feature gently rolling terrain transitioning into an 86-acre mid-tract lowland dominated by native hardwood species. Elevations range from approximately 480 feet above sea level along the creek corridor to 620 feet at the tract's highest point. Upland soils are well-drained and well-suited for timber production, while lowland soils reflect the hydric conditions typical of bottomland hardwood stands.

Kimbrough Creek runs through the heart of the property from south to north, providing a year-round water source and a scenic natural corridor. Eight existing openings are well-positioned for food plot establishment, enhancing the property's already-strong wildlife appeal. Although no structures currently exist, frontage along three public roads combined with available electrical service creates excellent potential for future development or a recreational camp. Talbot County is wildlife-rich, with abundant signs of white-tailed deer, turkey, and wild hog evident throughout the tract.

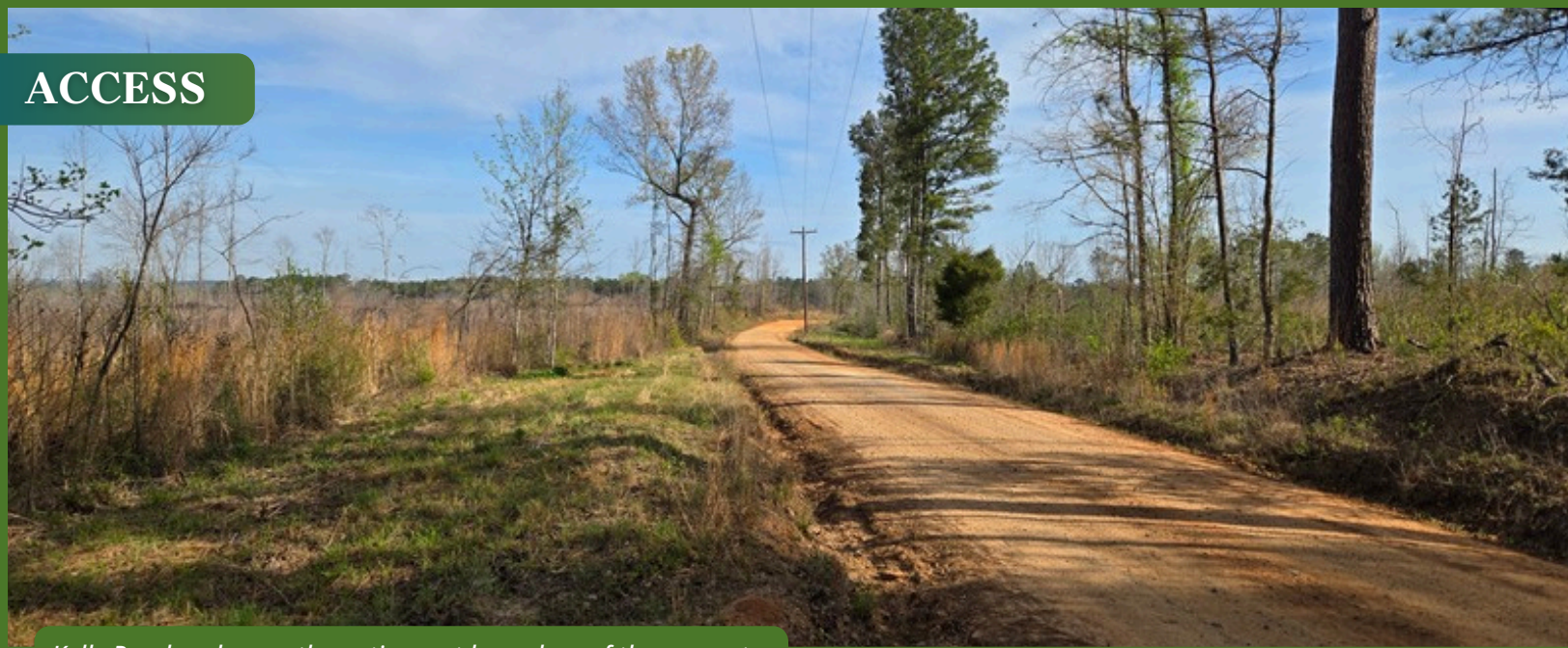


A nice food plot attracts abundant wildlife.



Unplanted areas were left to establish more food plots.

ACCESS



Kelly Road makes up the entire east boundary of the property.

This property is exceptionally well-served by road frontage on three sides. Kelly Road forms the entire eastern boundary, providing approximately 1,850 feet of frontage. Kurt Williams Road runs along much of the northern line with roughly 2,950 feet of frontage, and Gibson Road borders the western side with approximately 1,890 feet. All three roads are gravel-surfaced and county-maintained, with established driveway cuts along each.

Interior roads and trails provide functional access to food plot sites and the hardwood bottoms through the planted pine stands. Most interior routes are passable by a standard pickup truck; however, select areas may require four-wheel drive during wet weather conditions. Direct power access is available on both the west and east sides of the tract.



Kurt Williams road runs adjacent to much of the northern boarder.



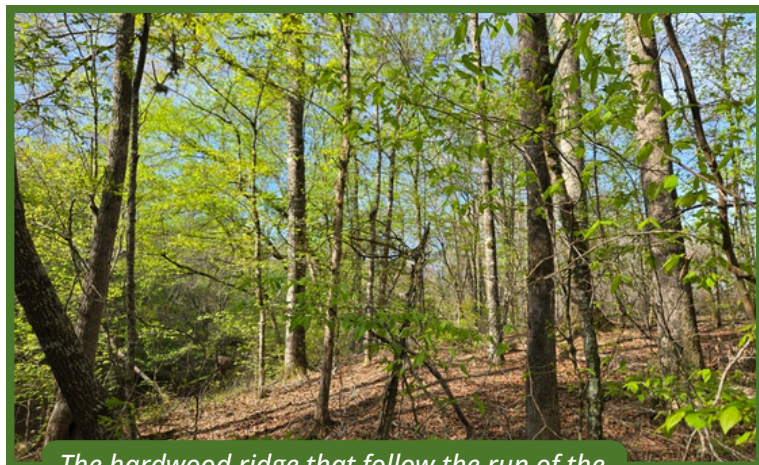
Gibson Road makes up much of the western border.

TIMBER RESOURCE



Most of the acreage was harvested in 2024, but is now planted with improved loblolly pine.

A stand-type map is included with this report. The tract contains approximately 178 acres of loblolly pine plantation currently in its first growing season. With one of Georgia's strongest sawtimber markets situated in this region, this property presents exceptional potential for long-term timber income and professional forest management.



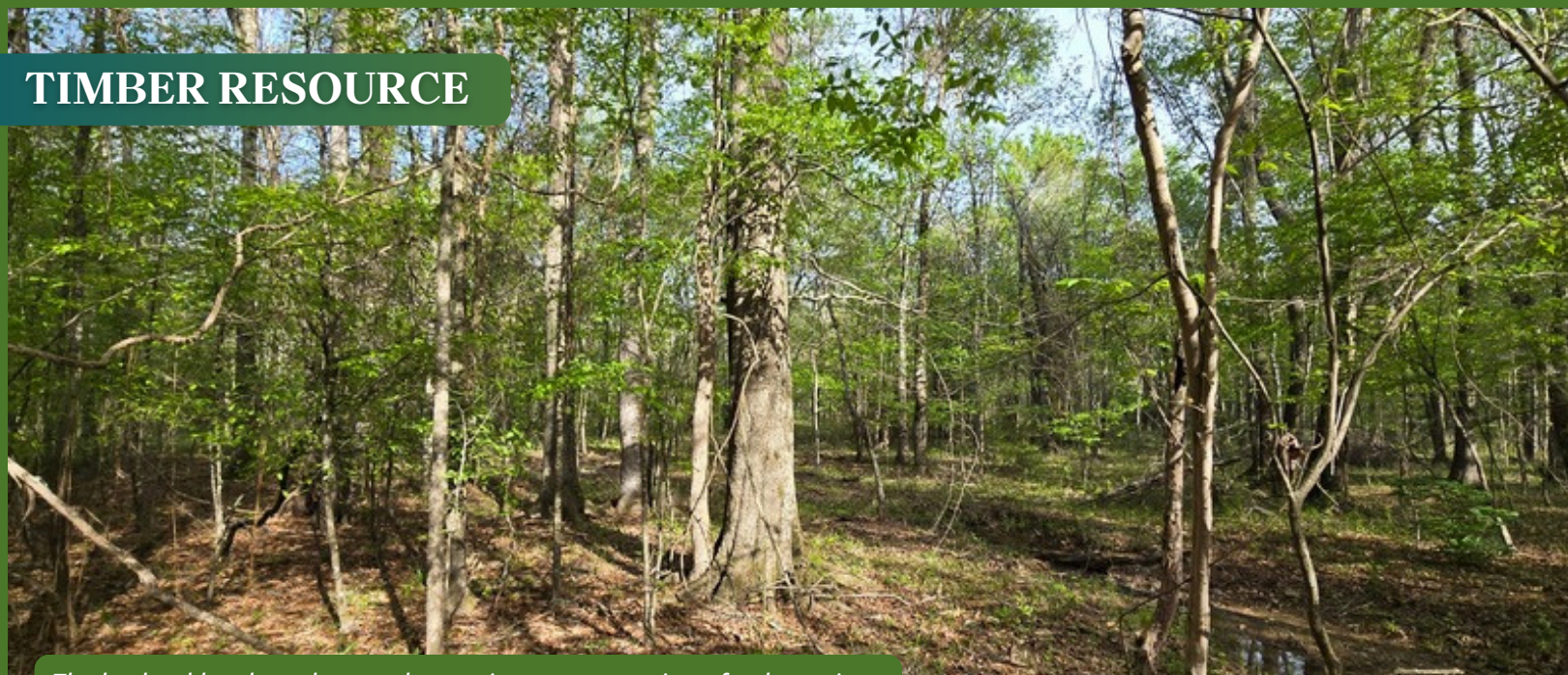
The hardwood ridge that follow the run of the creeks ads diversity to the tract.

Typical loblolly plantation management in this region follows an established silvicultural timeline. The first commercial thinning generally occurs at or around age 15. While this is an income-generating event, its main goal is to promote stand health and move from lower-value pulpwood to higher-value chip-n-saw and sawtimber grades. Depending on stand response, a second thinning near age 21 may be recommended to further develop large sawtimber, veneer, and pole timber (the latter subject to local market availability).

Loblolly plantations typically reach peak financial maturity between ages 26 and 32, at which point a final harvest yields the greatest return on investment. Throughout the rotation, supplemental silvicultural treatments, including herbaceous vegetation control, woody competition release, fertilization, and prescribed burning, may be applied at strategically timed intervals to enhance growth rates and stand quality.

Following the first thinning, implementing a prescribed burn every two to three years is highly effective at suppressing competing hardwood species while simultaneously increasing the tract's wildlife carrying capacity.

TIMBER RESOURCE



The lowland hardwood center has a nice representation of oak species.

The 86-acre hardwood bottomland occupying the tract's lowland mid-section is a significant asset. While Georgia's Best Management Practices permit harvesting within bottomland hardwoods, Fountains Land typically recommends leaving these stands intact. They serve as critical riparian buffers, moderating stream temperatures, filtering sediment, and maintaining water quality, while also functioning as essential wildlife travel corridors. This bottomland substantially enhances both the ecological diversity and overall market value of the tract.

TAX & TITLE



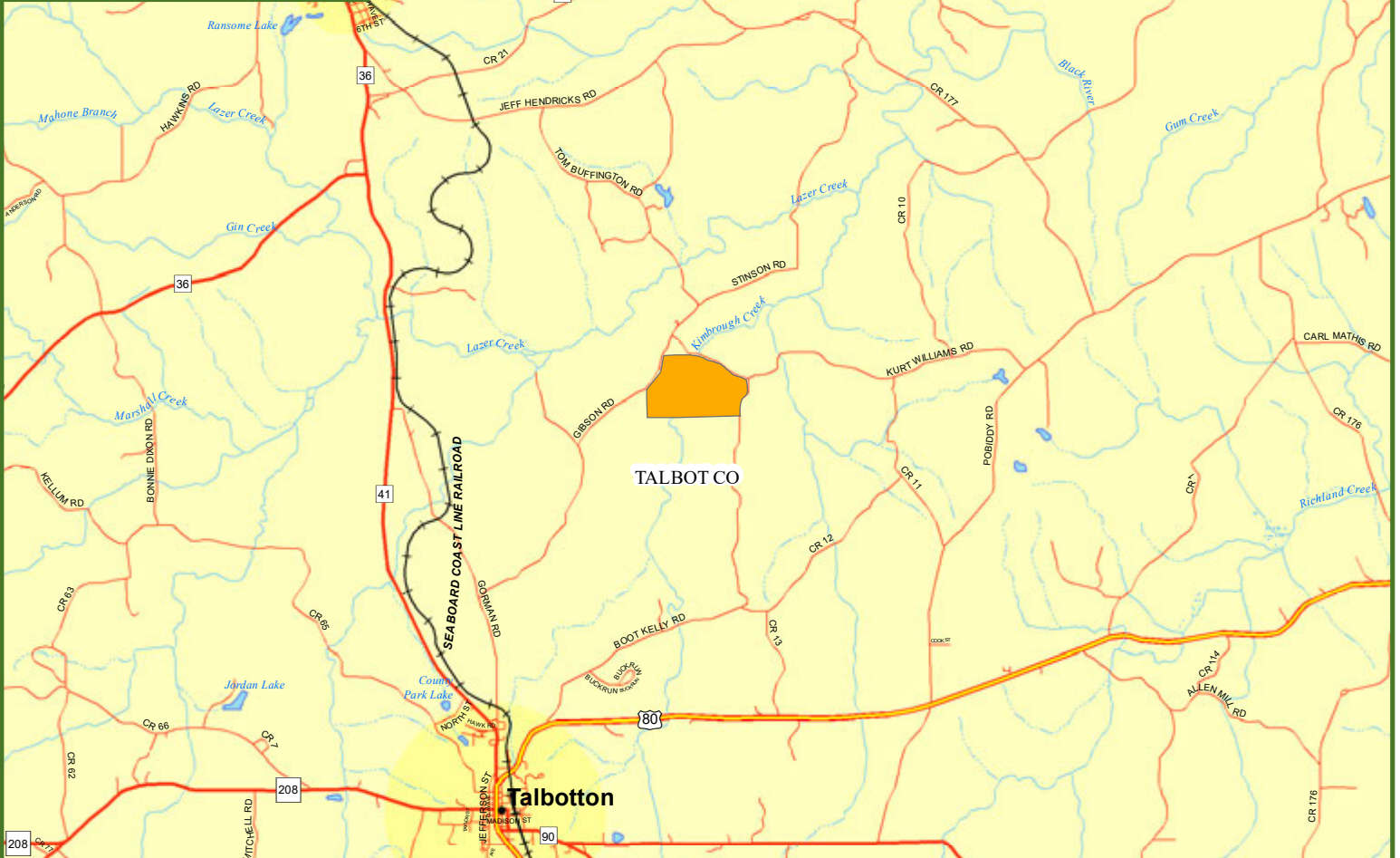
The lowland acreage that follows the run of Kimbrough Creek is a beautiful and open mix of hardwood species.

The property is owned by Dala Properties, LLC, and is recorded in Deed Book 487, Page 199 and Plat Book 238, Page 019. Taxes in 2025 were estimated at \$13.60 per acre, with the potential for lower rates should the tract be enrolled in a tax savings program such as CUVA. Most boundaries are identifiable by existing fencelines, posts, and in some cases remnant boundary line paint. This sale will be structured as part of a 1031 Exchange for the seller.







Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains Land has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.



Locus Map Kimbrough Creek Talbot County, GA 269.00 ± Acres



Legend

-  Kimbrough Creek
-  Railroads
-  Secondary State or County Hwy
-  Primary US or State Hwy
-  Primary Limited Access or Interstate
-  Counties

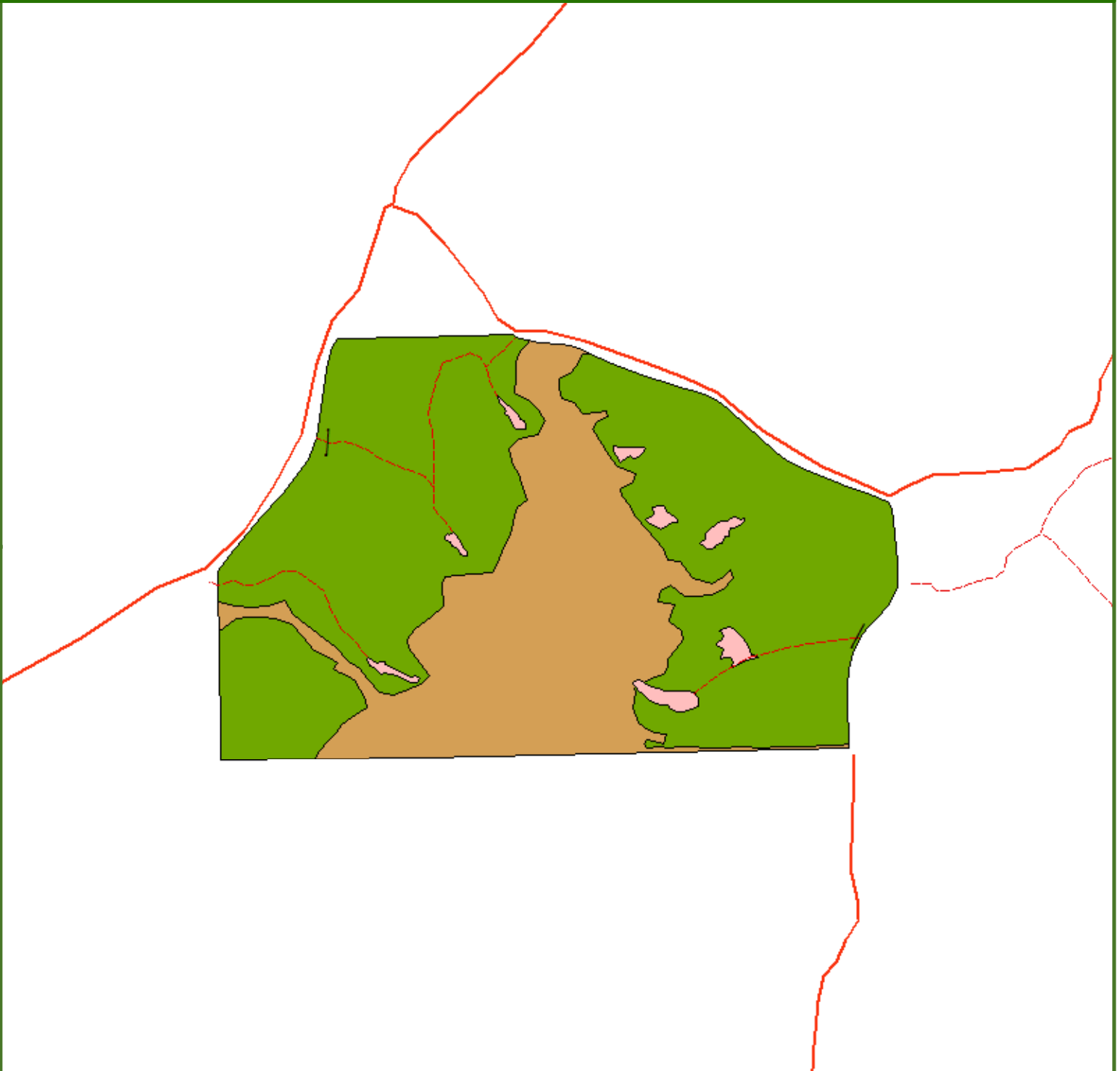
0 0.5 1 1.5 2 Miles






Kimbrough Creek

Talbot County, GA

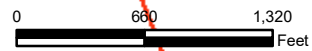
269.00 ± Acres



Legend

-  Planted Upland Loblolly 2026 (178.37 +/- Acres)
-  Natural Bottomland Hardwood/Pine 1970 (85.90 +/- Acres)
-  Food Plot (4.68 +/- Acres)

This is Not A Survey



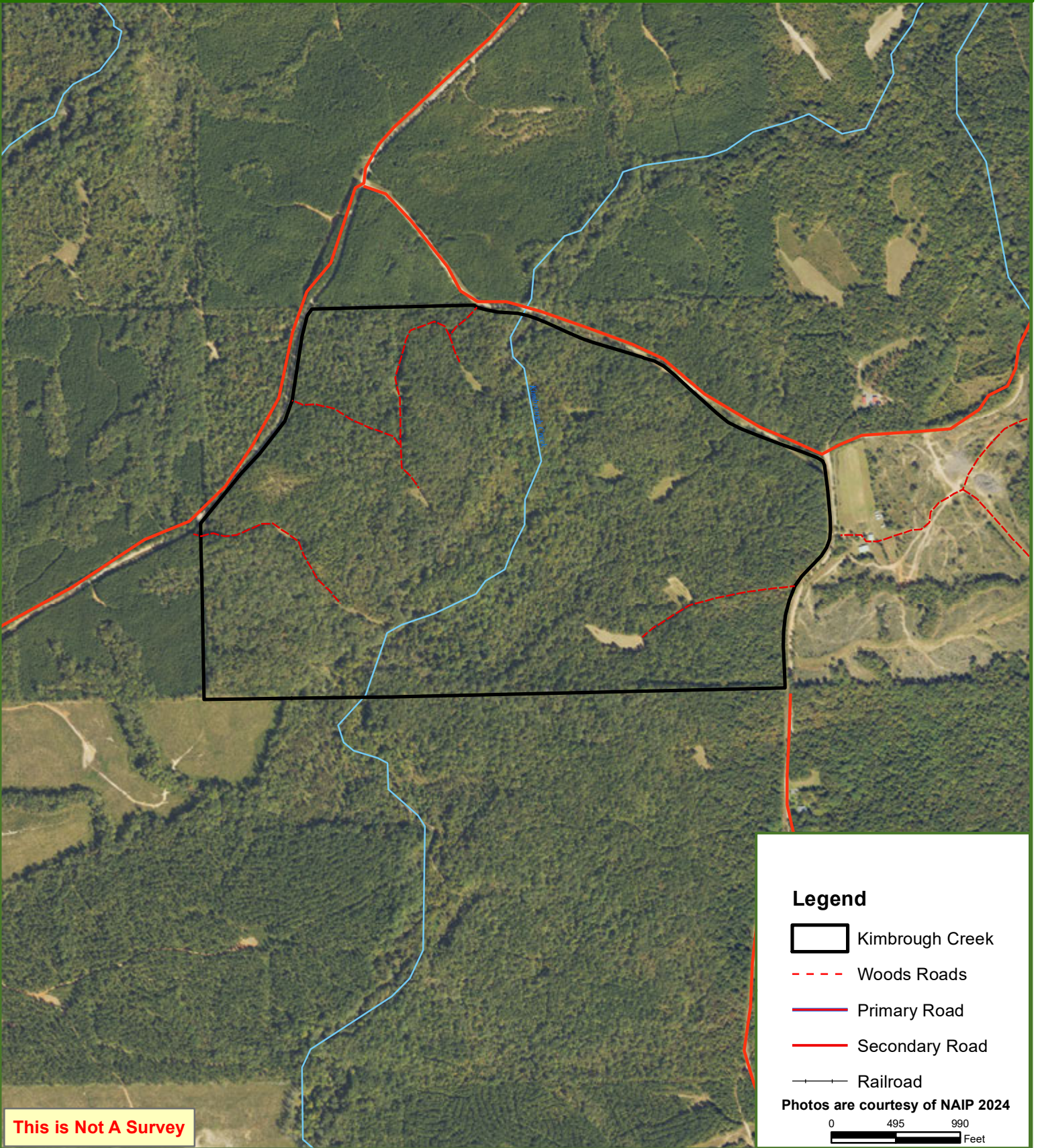
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Kimbrough Creek






Talbot County, GA

269.00 ± Acres

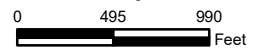


This is Not A Survey

Legend

-  Kimbrough Creek
-  Woods Roads
-  Primary Road
-  Secondary Road
-  Railroad

Photos are courtesy of NAIP 2024



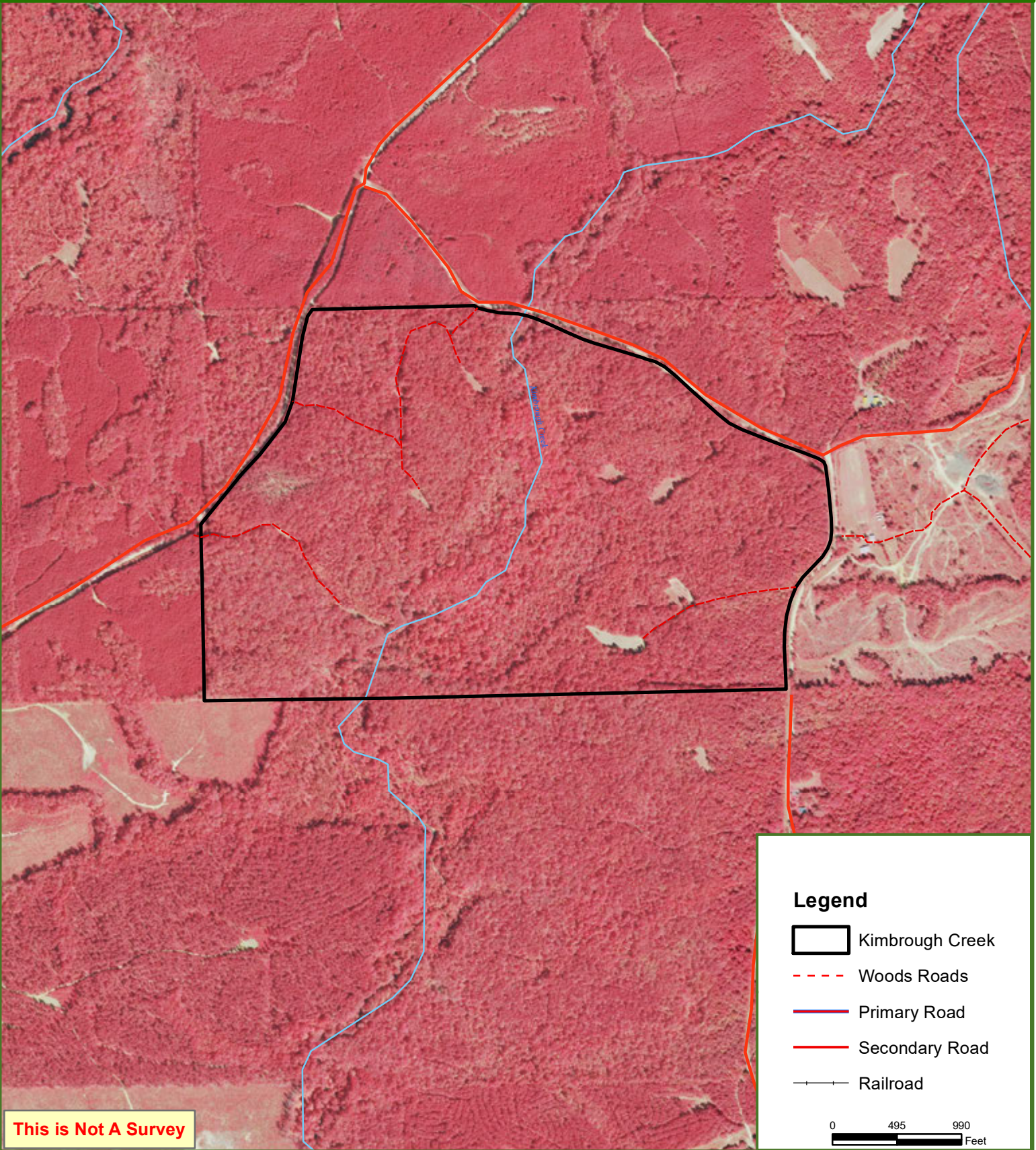
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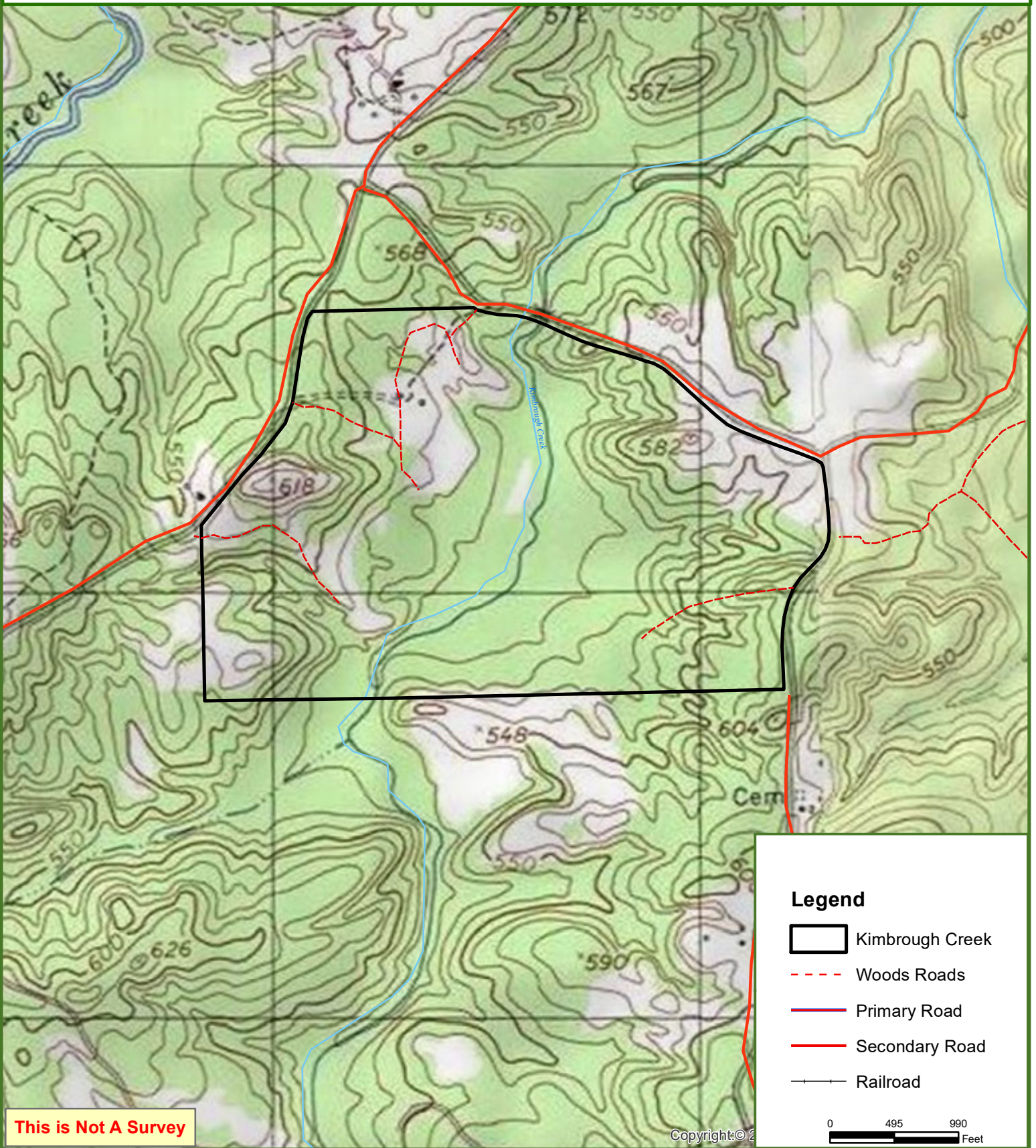
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Kimbrough Creek

Talbot County, GA

269.00 ± Acres



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0 495 990 Feet

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