



**Fountains
Land**
AN F&W COMPANY



Lazy Lakes

A property that delivers on every front, offering premier fishing and hunting along with timber production in Talbot County, Georgia.

Lazy Lakes is a rare property that delivers on every front. Three lakes, totaling approximately 10 acres, 233 acres of second-year loblolly pine plantation, and 82 acres of native hardwood bottom, create an exceptional blend of recreational opportunity and long-term timber investment potential. A modern campsite with power, water, and a well-appointed skinning shed means the property is move-in ready from day one. With abundant deer, turkey, and hog activity, nearly 10,300 feet of frontage along three county-maintained roads, and proximity to Big Lazer Creek Wildlife Management Area and the Flint River, Lazy Lakes is a true multiple-use tract in west-central Georgia.

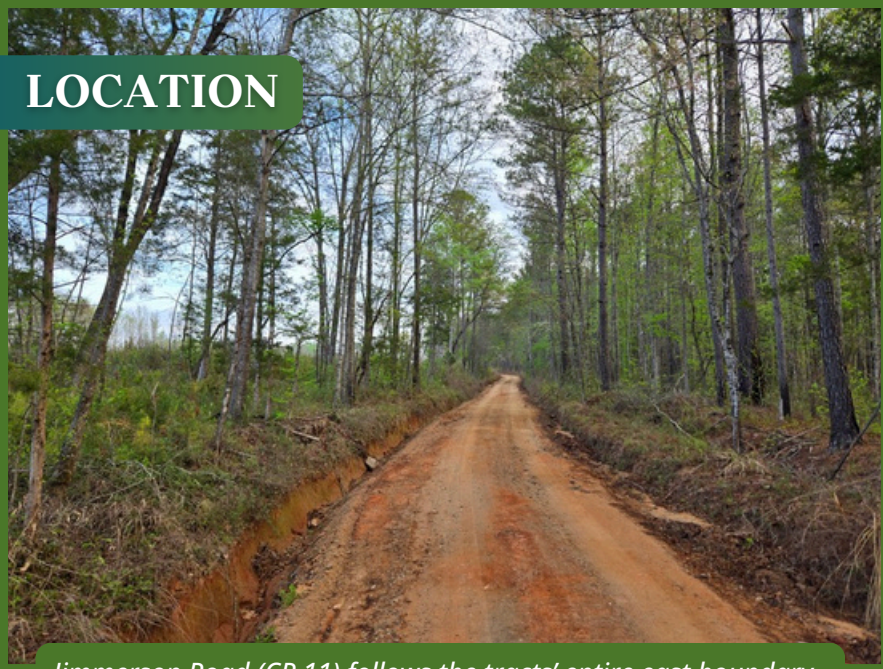
Property Highlights

-  \$1,566,600
-  366 Acres
-  Talbotton, GA
-  Multiple Uses



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LOCATION



Jimmerson Road (CR 11) follows the tracts' entire east boundary.

Lazy Lakes 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. 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.

ACCESS



Kurt Williams Road, which is county-graded and maintained, runs along the northern portion of the property.

This property offers road frontage and access points on three sides. Jimmerson Road forms the entire eastern boundary, providing approximately 2,000 feet of frontage. Kurt Williams Road runs along much of the northern boundary with approximately 6,410 feet of frontage, and Kelly Road borders the western side with roughly 1,880 feet. All three roads are gravel-surfaced and county-maintained, each with established driveway cuts. A network of interior roads and trails provides access to the lakes, food plot, and hardwood bottoms throughout the planted pine. Most of these are traversable by pick-up truck, several will require 4x4 during wet conditions. This tract has direct access to power.

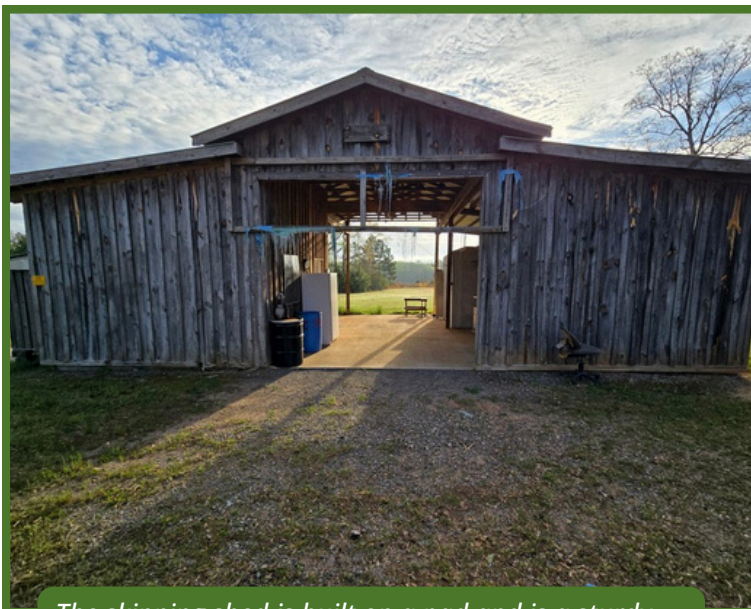
PROPERTY DESCRIPTION



No longer in use, this old homesite exist next to the larger lake on the tract.

Lazy Lakes is characterized by rolling hills and wooded ravines, with elevations ranging from approximately 500 feet above sea level along the creek bottom to 740 feet at the tract's highest point. Soils are well-drained and well-suited for timber production throughout the upland areas. A branch of Kimbrough Creek runs south to north through the western third of the property, providing a reliable year-round water source and enhancing the tract's natural character. Three lakes, totaling approximately 10 acres, offer outstanding fishing and water recreation opportunities.

The property includes a modern campsite equipped with power and water, along with a nice skinning shed, making it move-in ready for the recreational buyer. Several older structures also exist on the property, including an uninhabitable home site, pole barns, and feed troughs. Frontage along three public roads and direct access to electrical power leave future development options wide open. Talbot County is well known for its wildlife-rich terrain, with abundant signs of deer, turkey, and feral hogs.



The skinning shed is built on a pad and is a sturdy structure. It also has power and running water.



The pole barn at the hunt camp provides additional coverage for campers.

TIMBER RESOURCE



Much of the tract was harvested in 2024 and replanted in 2025 with improved loblolly pine for timber production.

A stand type map is included with this report. The tract contains approximately 233 acres of loblolly pine plantation currently in its second growing season. Given the strength of the sawtimber market in this region of Georgia, this tract holds outstanding potential for timber income and long-term forest management.

Typical loblolly plantation management in this region follows a well-established schedule. The first thinning generally occurs at or around age 15. While this event does generate income, its primary purpose is to maintain stand health and support continued development, facilitating the plantation's transition from lower-value pulpwood into higher-value chip-and-saw and sawtimber products. Depending on how well the stand responds, a second thinning may be recommended at approximately age 21 to serve similar objectives and further promote the development of large sawtimber, veneer, and pole-quality timber where those markets exist. Plantations in this region typically reach their fullest financial maturity between ages 26 and 32, at which point a final harvest can be conducted to maximize return. Throughout the plantation's life cycle, additional silvicultural treatments, such as herbaceous weed control, woody release, fertilization, and prescribed burning, can be applied at appropriate intervals to enhance growth and manage competition. Following the first thinning, implementing a prescribed burn every two to three years helps suppress competing vegetation while significantly improving the tract's wildlife habitat value.

The property also includes approximately 82 acres of lowland hardwood. While Georgia Best Management Practices allow harvesting in hardwood bottoms, it is generally advisable to leave these areas intact. They serve as a protective buffer along stream corridors, helping to maintain water temperatures and filter sediment. They also serve as critical wildlife corridors and contribute meaningfully to the property's overall diversity and value.

TAX & TITLE

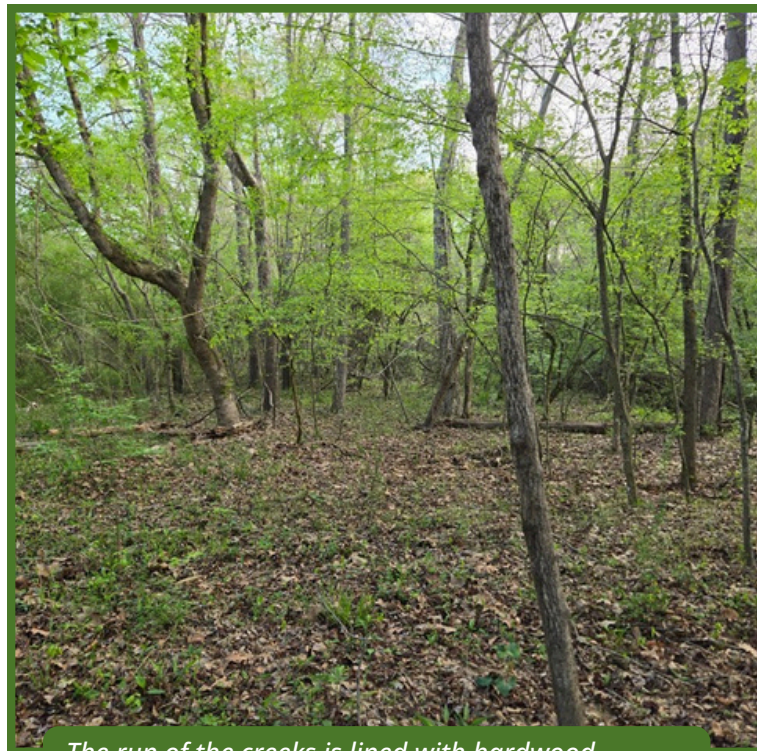


The largest of the three lakes that sits in the eastern third of the property just below the old homelace.

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 if the tract is enrolled in a tax-savings program such as CUA. Most boundaries are identifiable by old fence, posts, and, in some cases, remnant boundary line paint. This sale will be structured as part of a 1031 Exchange for the seller.



A Kimbrough Creek branch flows north through the western third of the property.



The run of the creeks is lined with hardwood-dominated stands of timber.

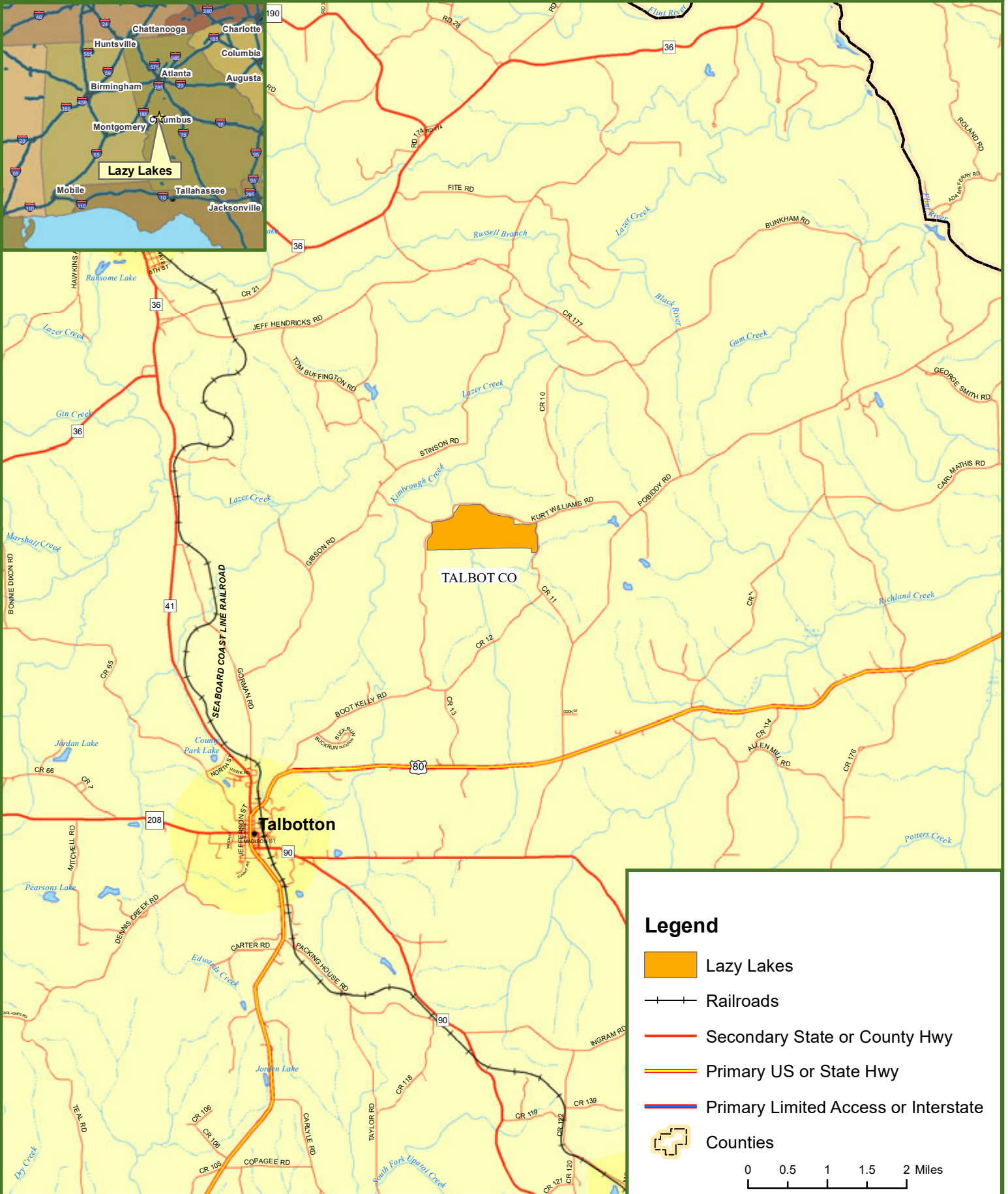
Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains Land has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements 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 Lazy Lakes

Talbot County, GA

366.00 ± Acres



Legend

-  Lazy Lakes
-  Railroads
-  Secondary State or County Hwy
-  Primary US or State Hwy
-  Primary Limited Access or Interstate
-  Counties

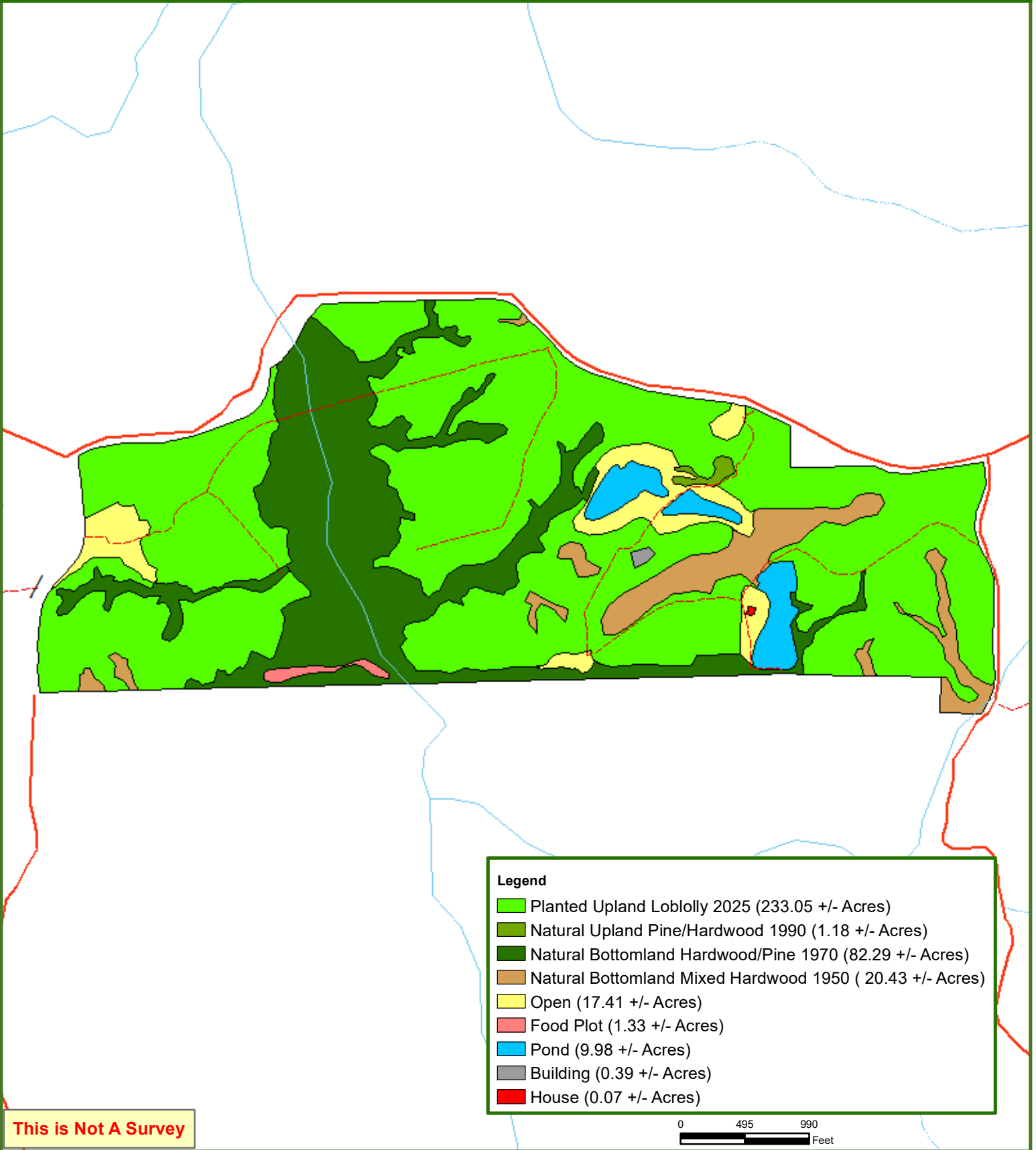
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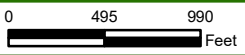
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This is Not A Survey



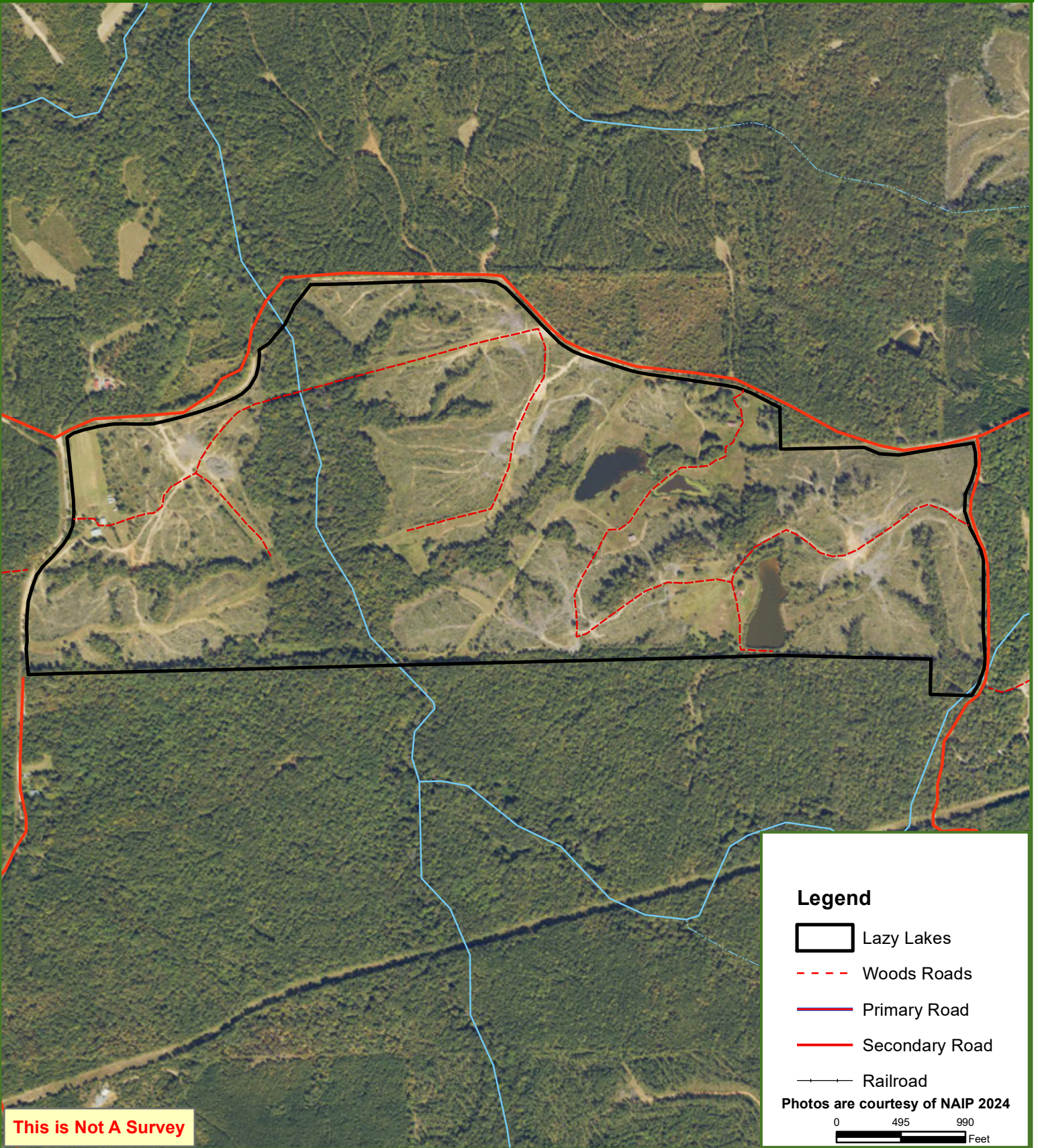
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Lazy Lakes

Talbot County, GA

366.00 ± Acres



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Legend

- Lazy Lakes
- Woods Roads
- Primary Road
- Secondary Road
- Railroad

Photos are courtesy of NAIP 2024

0 495 990
Feet

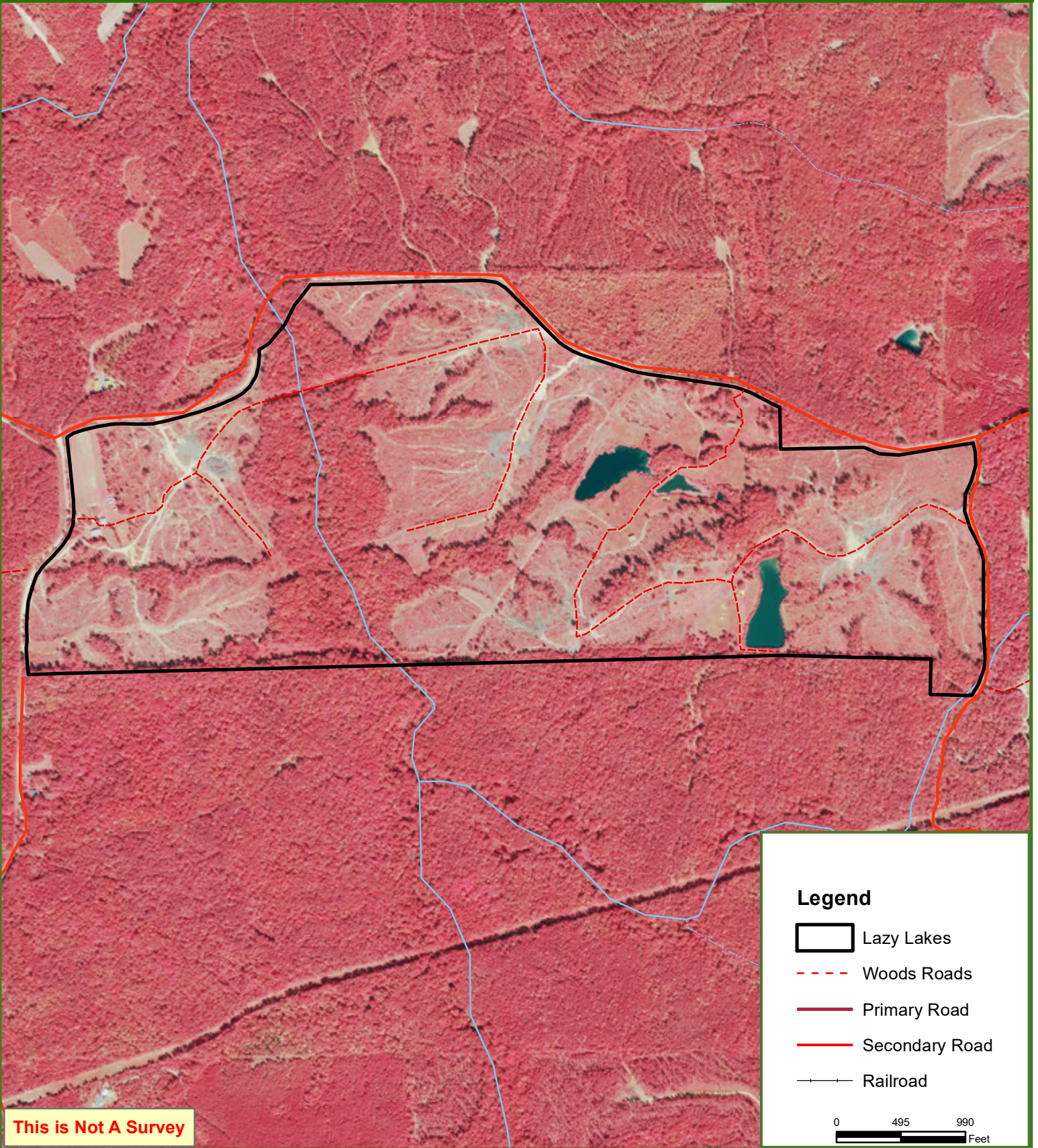
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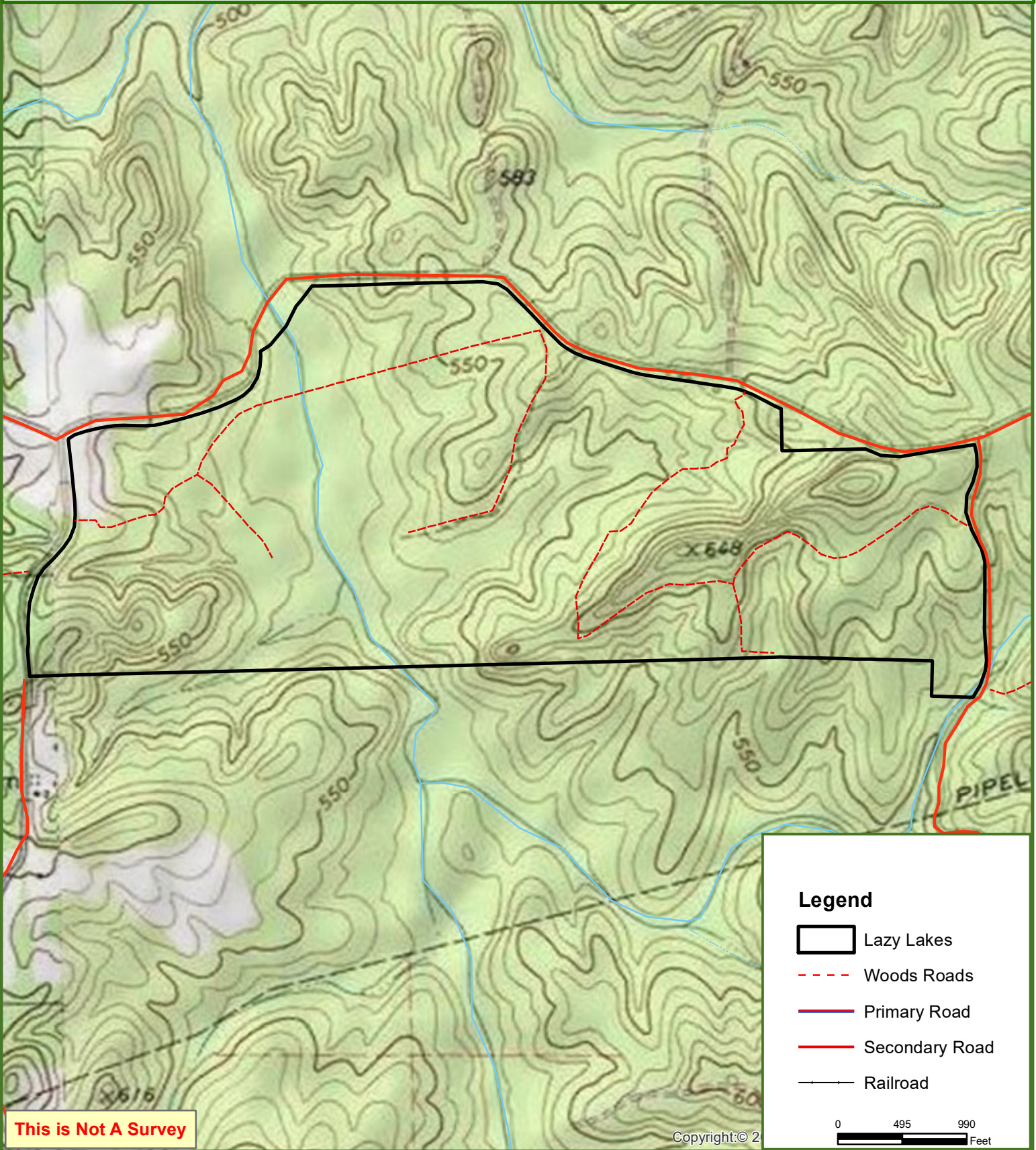
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
366.00 ± Acres



This is Not A Survey

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Legend

-  Lazy Lakes
-  Woods Roads
-  Primary Road
-  Secondary Road
-  Railroad

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