



Raccoon Creek Hunting & Timber

00 Robinson Rd, Baconton, Georgia 31716

Mike Matre, ALC, RF, ACF
229-869-1111
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PROPERTY OVERVIEW



Sale Price

\$1,191,840

Offering Summary

Acreage:	243.73 Acres
Price / Acre:	\$4,890
State:	Georgia
City:	Baconton
County:	Mitchell
Property Type:	Hunting and Recreational, Timberland

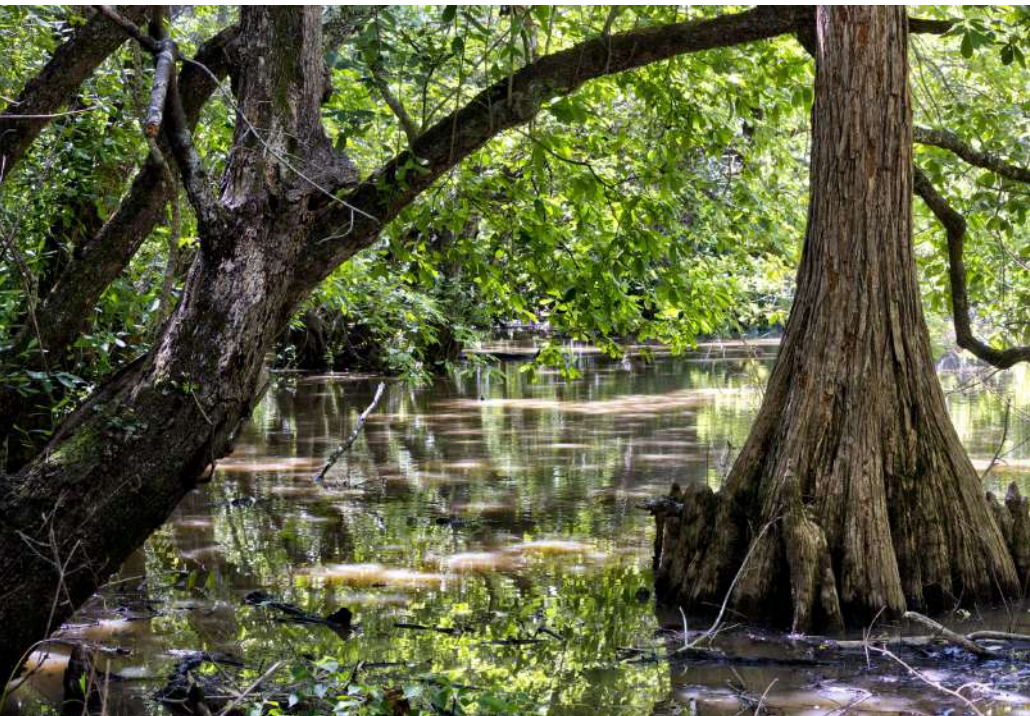
Property Overview

The Raccoon Creek Hunting & Timber tract is a 243.73 acre quality hunting and timber property located in northern Mitchell County, GA, just 4 ± miles west of the Worth & Colquitt County lines, and just 6 ± miles east of the Flint River. This Flint River corridor property is situated in a prime location for trophy deer and consists of mature pine and hardwood timber, established food plots, and a thorough primary and secondary woods road network with rocked creek crossings. The four established food plots are currently planted in brown top millet and grain sorghum for the summer.

The tract's namesake, Raccoon Creek, enters the property near the southeast corner and leaves the property near the northwest corner. Centrally located on the property is a natural pond in the Raccoon Creek bottom that normally holds water year round. The uplands along each side of Raccoon Creek were recently thinned, leaving the mature hardwoods and well spaced pines in place, creating ideal deer and turkey and quail habitat. Going forward, the existing road and firebreak network will facilitate periodic controlled burning, our best tool for optimum wildlife and timber management.

The property has ± 600 feet of frontage at the end of Robinson Rd, and being located at the end of the road enhances privacy and seclusion. Power is located on the property along Robinson Rd, and there are multiple ideal cabin or house sites. Recently surveyed at 243.73 acres.

COMPLETE HIGHLIGHTS



Property Highlights

- 160 ± acres Mature Upland & Lowland Pine/Hardwood
- 23 ± acres Mature Upland & Lowland Cedar/Pine
- 16 ± acres Mixed Upland Longleaf/Hardwood
- 40 ± acres Mature Bottomland & Lowland Hardwood/Pine
- 4.4 ± acres Food Plots (4)
- 0.9 ± acres Natural Pond
- 0.4 ± acres Power line R/W
- Frontage on Robinson Rd
- Frontage on both sides of Raccoon Creek
- Situated between the Flint River & the Worth County line
- Power on property

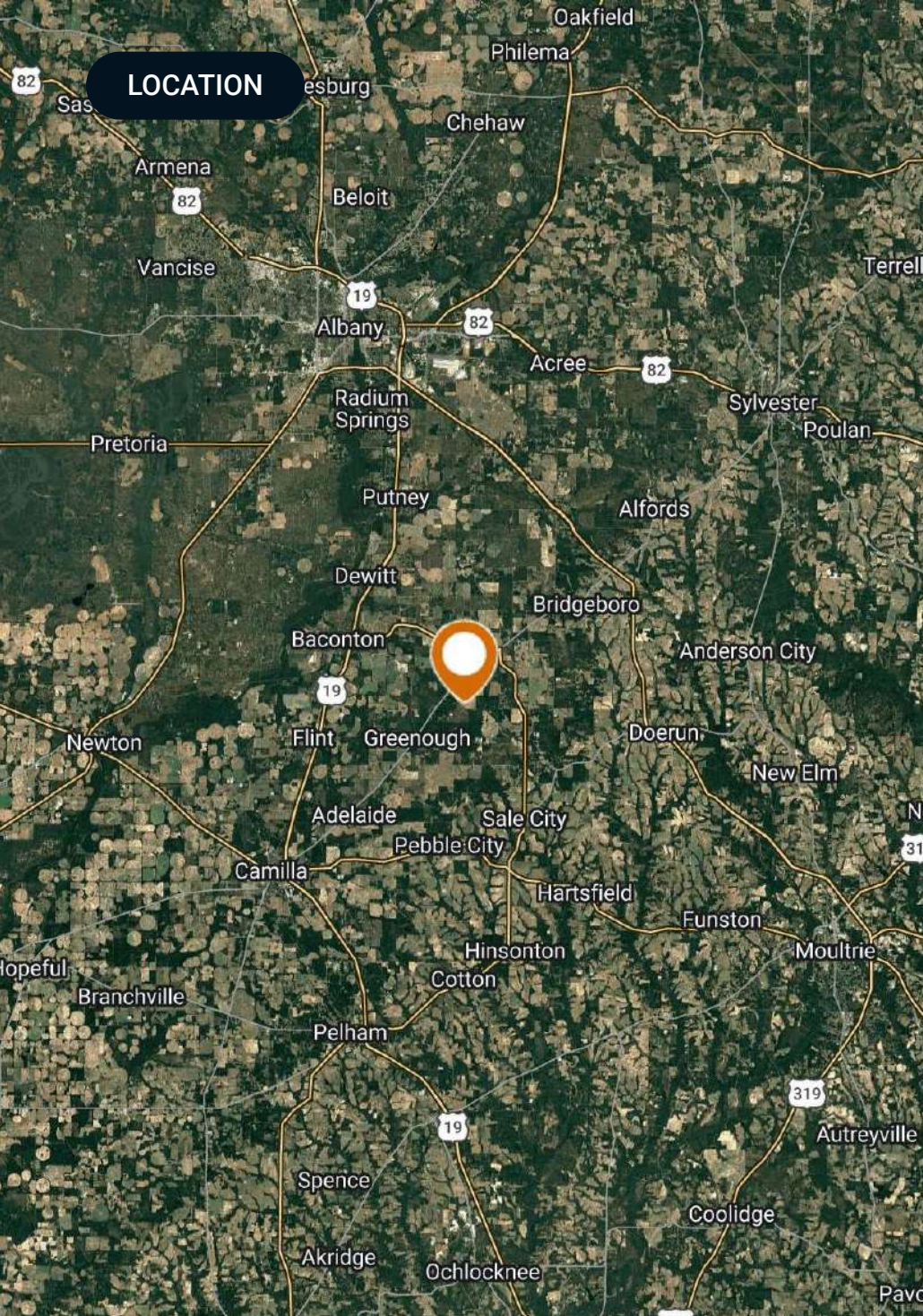
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	162.57 ac ± upland & 81.16 ac ± Wetland (Source: NWI)
Soil Types:	Mostly loamy sand. Soil map available.
Taxes & Tax Year:	\$2018.03 estimated for 2026. Property is in Forest Land Protection Act through 2034.
Zoning / FLU:	Ag
Lake Frontage / Water Features:	Raccoon Creek, smaller drains, and small natural pond.
Road Frontage:	± 594' on Robinson Rd.
Nearest Point of Interest:	± 5.3 miles to Baconton GA ± 19 miles to Camilla GA 26 miles to Albany GA 6 miles to the Flint River 4 miles to the Worth County & Colquitt County lines
Current Use:	Hunting & Timber
Potential Recreational / Alt Uses:	Hunting & Timber & Homesite(s).
Survey or Site Testing Reports:	Surveyed in 2025. Plat available.





Location & Driving Directions

Parcel: 01250075

GPS: 31.3652082, -84.066114

Driving Directions:

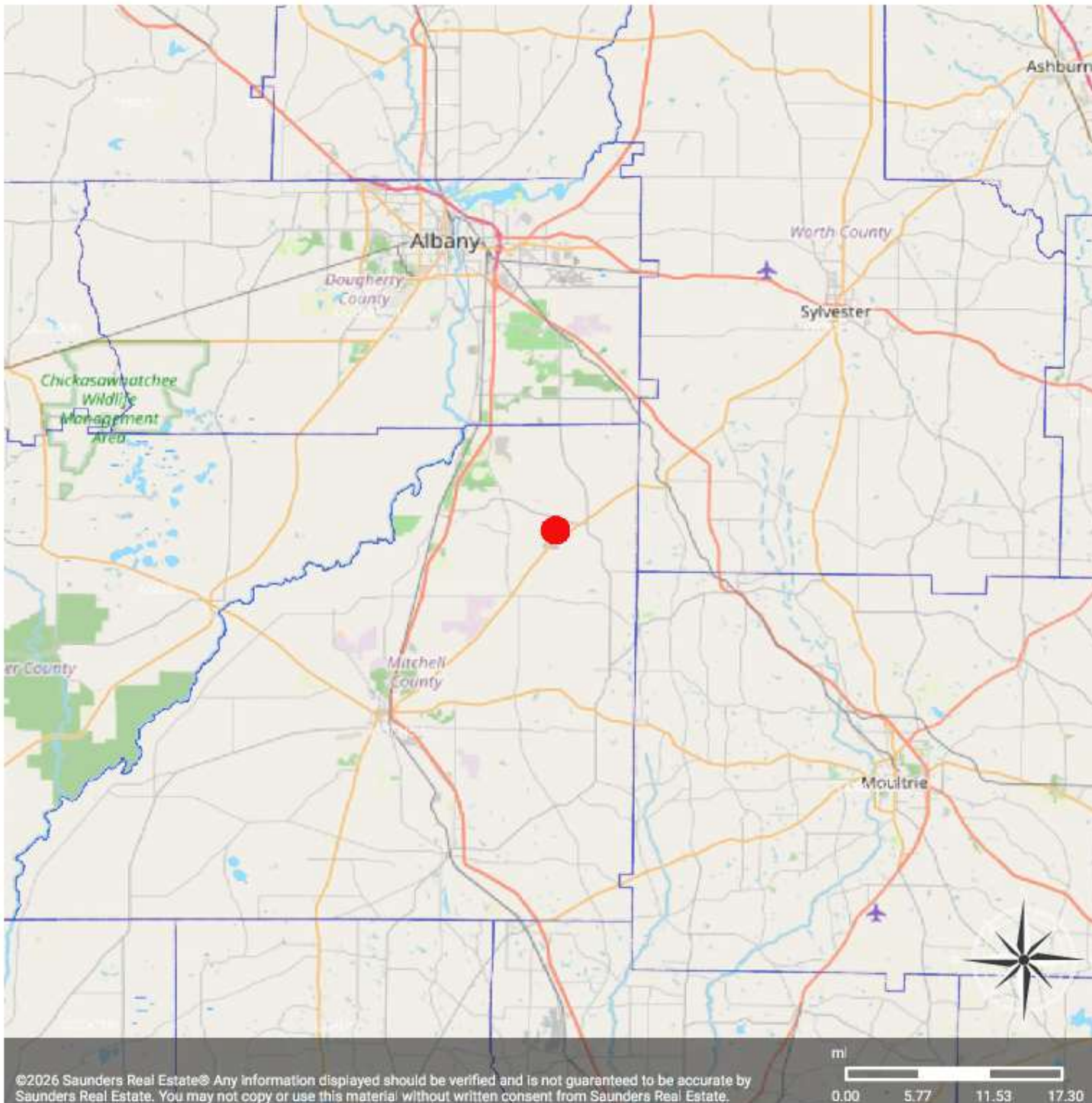
From Jackson Dairy Rd, head east on Robinson Rd 0.9 miles and enter the property at the curve.

Showing Instructions:

Contact the Listing Broker Mike Matre.

Raccoon Creek Hunting & Timber

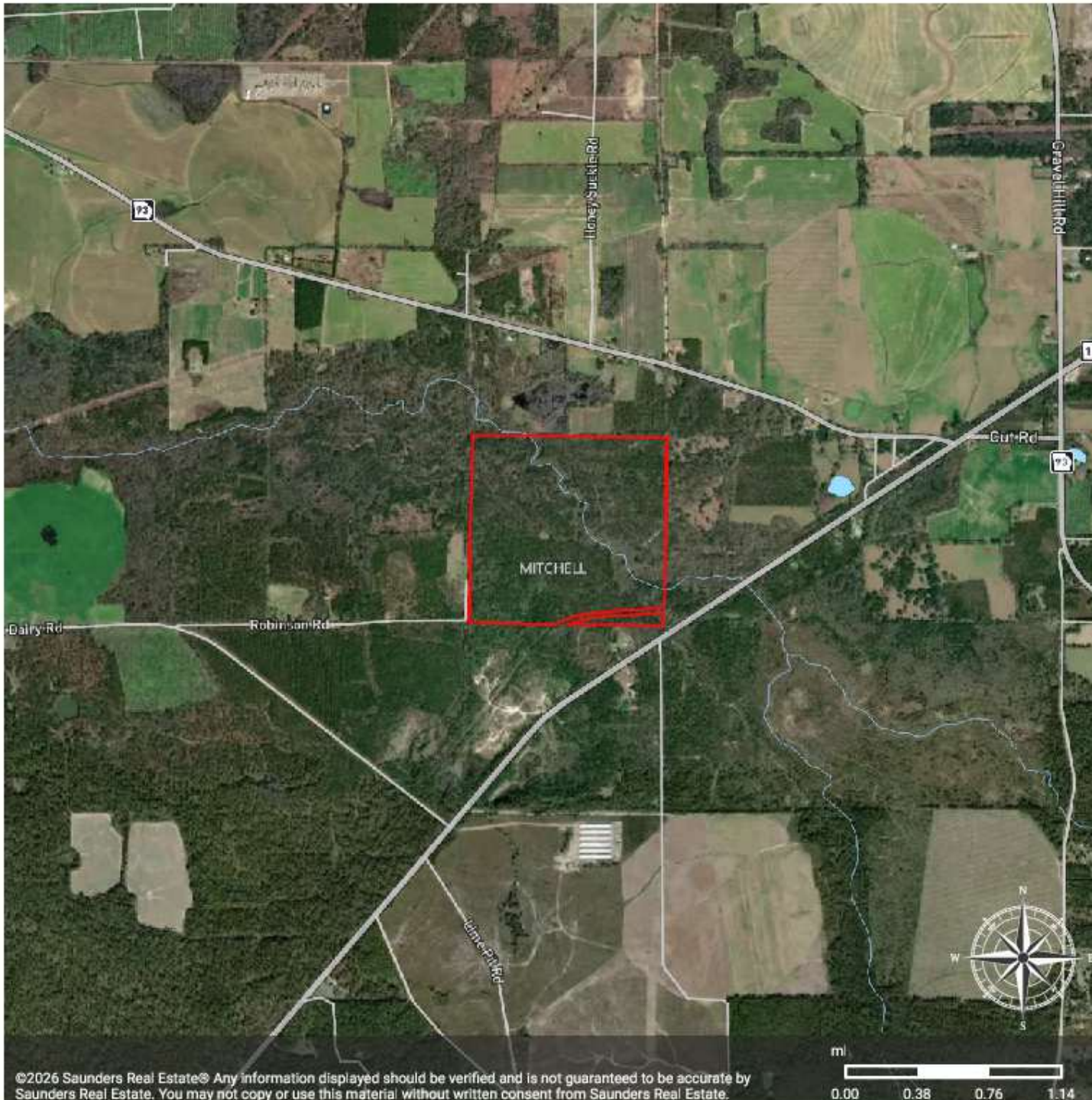
- County
- Tract Location
- Raccoon Creek Tract, Mitchell Co GA, 243.73 Surveyed Acres



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Raccoon Creek Hunting & Timber

- City
- County
- Raccoon Creek Tract, Mitchell Co GA,
243.73 Surveyed Acres



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Raccoon Creek Hunting & Timber

Mitchell County GA

Parcel 01250075

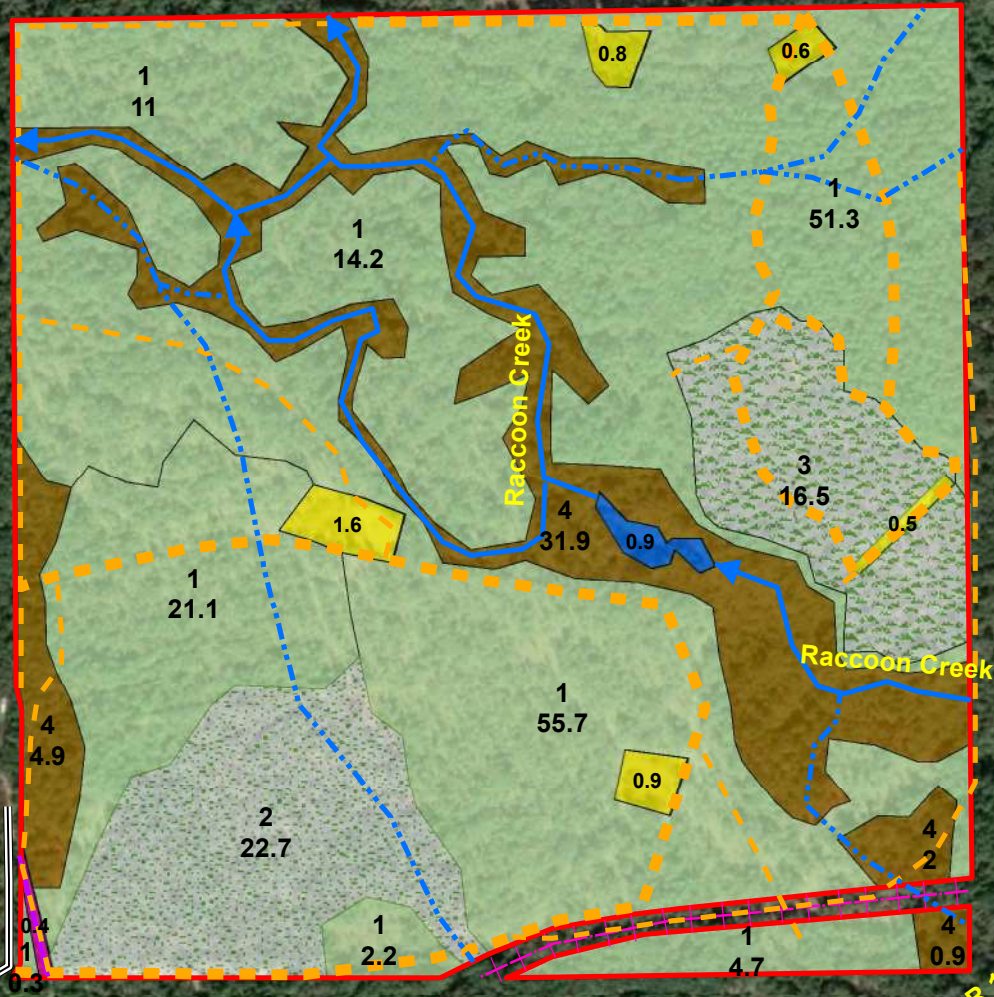
243.73 Surveyed Acres

STATE ROUTE 93 HWY

Legend

- Public Roads (594 ft ± frontage)
- Descrip, Length ±**
- Roads, Primary, 12,088'
- Roads, Secondary, 11,575'
- Creek, 7,222'
- Drains, 7524'
- R/W, Power Line, 428'
- Railroad, Abandoned, 1,717'
- 243.730 Surveyed Acres
- StrataNum, Stratum, Acres ±**
- 1, Pine/Hardwood, 160.5 ac
- 2, Cedar/Pine, 22.7 ac
- 3, Sandhill Longleaf/Hardwood, 16.5 ac
- 4, Hardwood/Pine, 39.7 ac
- Descrip, Acres ±**
- Open/Food Plots, 4.4 ac
- Natural Pond, 0.9 ac
- Power Line R/W, 0.4 ac

Labels: Timber label is Strata (Stand) # & ± acres.
 Non-timber label is acres.
 Notes: Strata 1 & 2 is a mix of lowland and upland.
 Strata 4 is a mix of bottomland & lowland. All timber is mature, and most of the timber was last thinned in 2025. Lowland is defined as transition between



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

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIO 1



Mike Matre, ALC, RF, ACF

Senior Advisor

mikem@saundersrealestate.com

Direct: **877-518-5263 x464** | Cell: **229-869-1111**

Professional Background

Mike Matre, ALC, RF, ACF is a Senior Advisor at Saunders Real Estate.

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 Cedar & Vine Church.

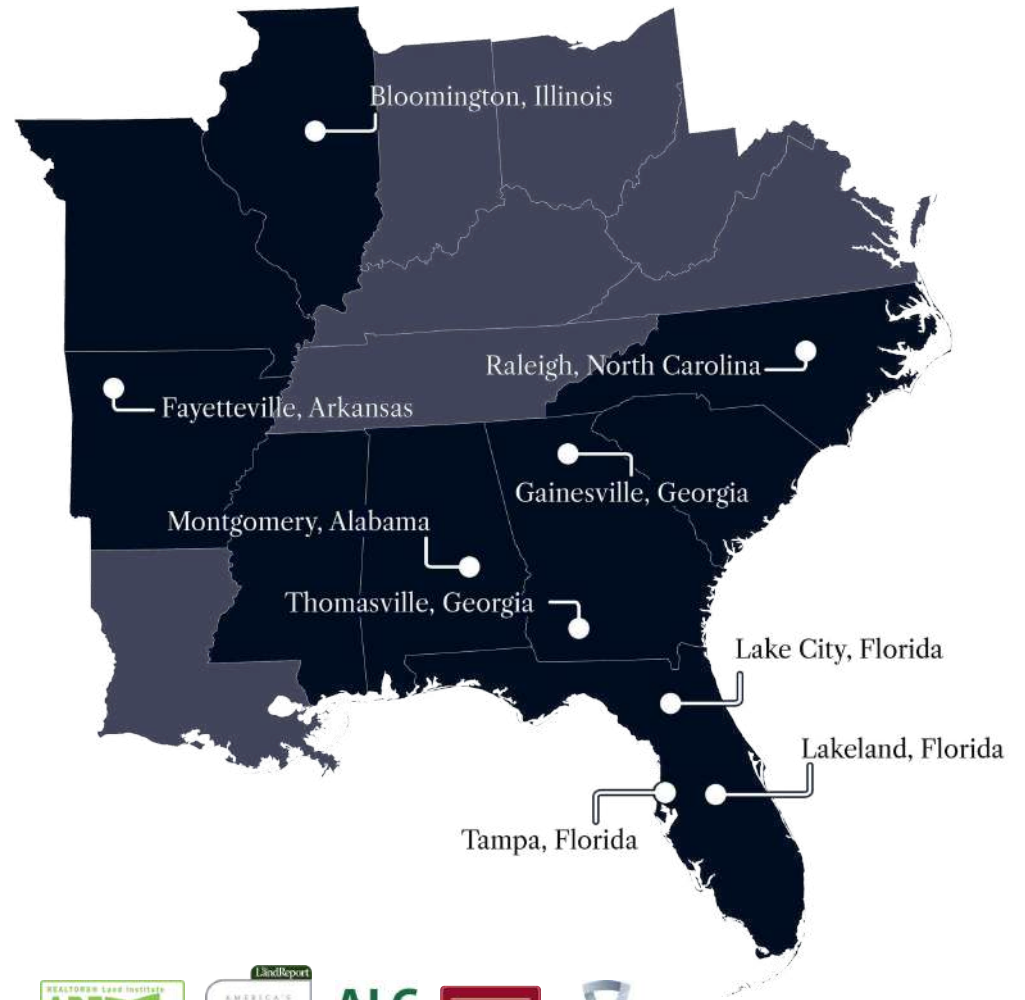
Mike is passionate about helping his clients achieve their land investment goals. On behalf of his clients, Mike has sold over 100 land transactions representing over \$80,000,000 in sales volume. He also actively manages clients' land properties in Georgia and Alabama.

Mike specializes in:

- Acreage and Estates
- Farms and Cropland
- Hunting and Recreational Land
- Timberland



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