

Thomas Mill Creek

Property Features

Located just a stone's throw from beautiful 45,000-acre Lake Eufaula near the historic towns of Eufaula and Abbeville, Alabama, Thomas Mill Creek is an excellent timber tract that will also appeal to investors for the recreational qualities it possesses. Originally listed for sale for \$2,700 per acre, the asking price for the 1,045-acre Thomas Mill Creek tract has been significantly reduced to \$1,850 per acre. For an investor who wishes to have less acreage, the owner is willing to subdivide the property.

Thomas Mill Creek has been intensively managed as a timber tract using genetically improved seedlings. Of particular note, 84% of the tract is planted and 100% of the planted loblolly pines are merchantable, averaging 18 years in age. Moreover, an investor will be able to immediately generate revenue as there are 234 acres of 1993-1994 planted pines that have never been thinned.

The rolling topography of Thomas Mill Creek gives a nice aesthetic that is interspersed with several crystal clear perennial streams that meander through beautiful hardwood bottoms on their way to Lake Eufaula and the Chattahoochee River. These areas provide cover for an abundance of wildlife which, in turn, offers recreational diversity. In addition to the recreational activities on the property, Thomas Mill Creek Park is located just over a mile away while White Oak Recreation Area is reached only five miles to the north. In both locations, public dock facilities serve as gateways to Lake Eufaula's world-famous bass fishing.

Thomas Mill Creek enjoys over two miles of paved road frontage on Highway 95 as well as frontage on County Road 48, making it easy to access and subdivide. A good internal road network allows for efficient timber harvesting.

At a Glance

Acreage:

1,045 Acres (subdividable)

Asking Price:

\$1,850 per acre

Location:

Lower Chattahoochee River watershed in northeast Henry County, Alabama – over two miles of frontage on Highway 95 and County Road 48

Special Attributes:

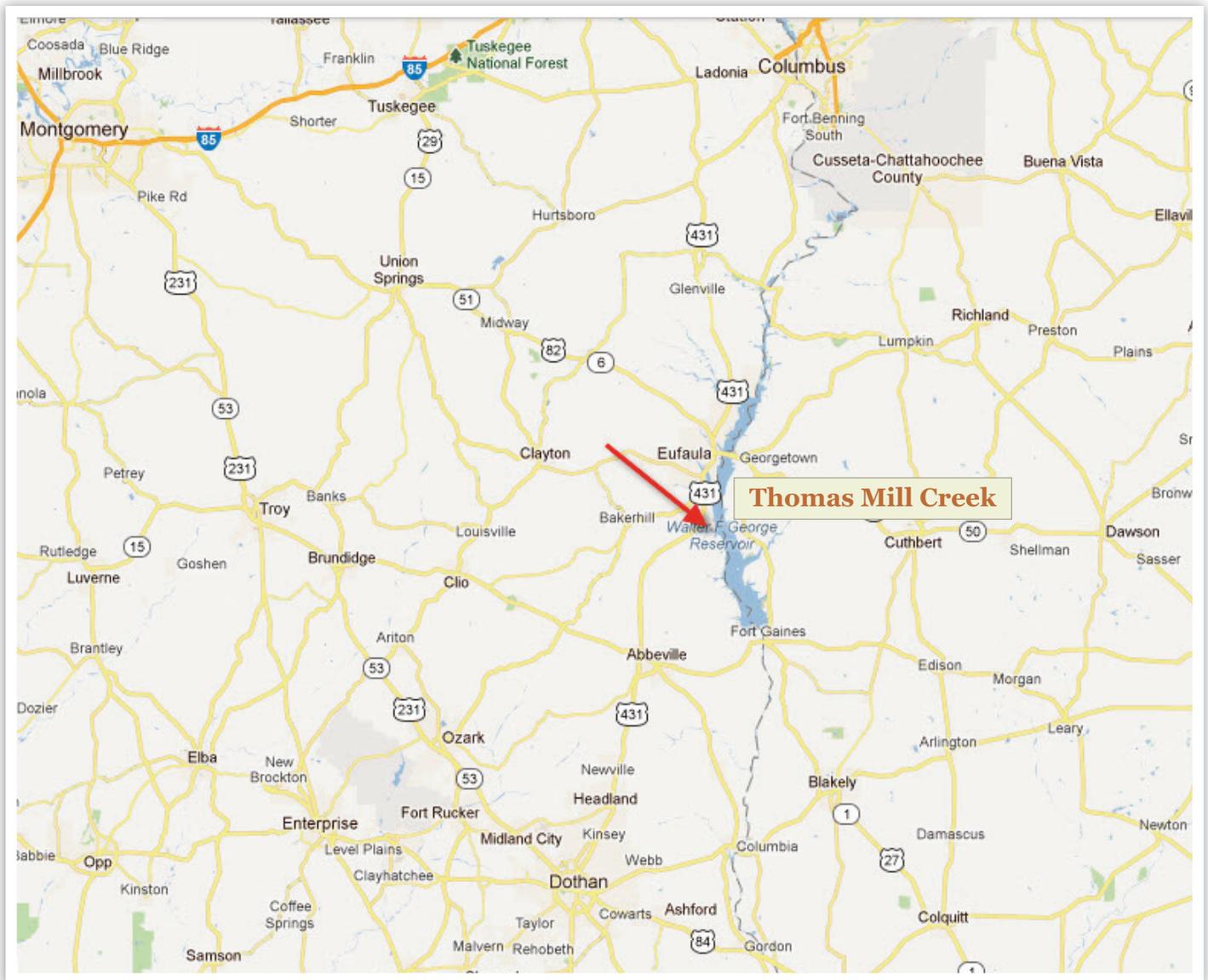
- Near world-famous Lake Eufaula
- 85% planted
- Planted pines averaging 18 years in age
- Rolling topography and several beautiful streams

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Location Map



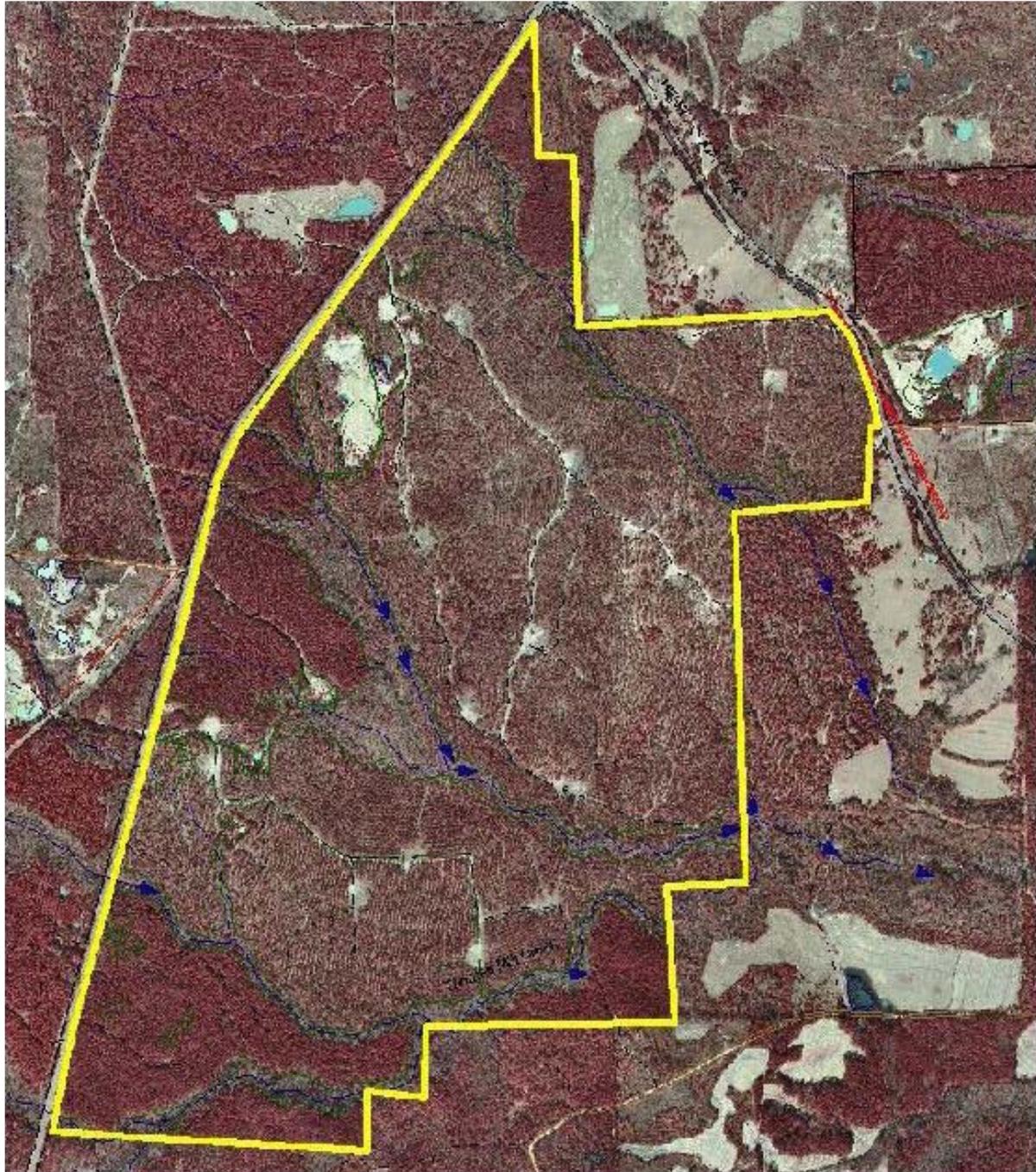
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Aerial Map



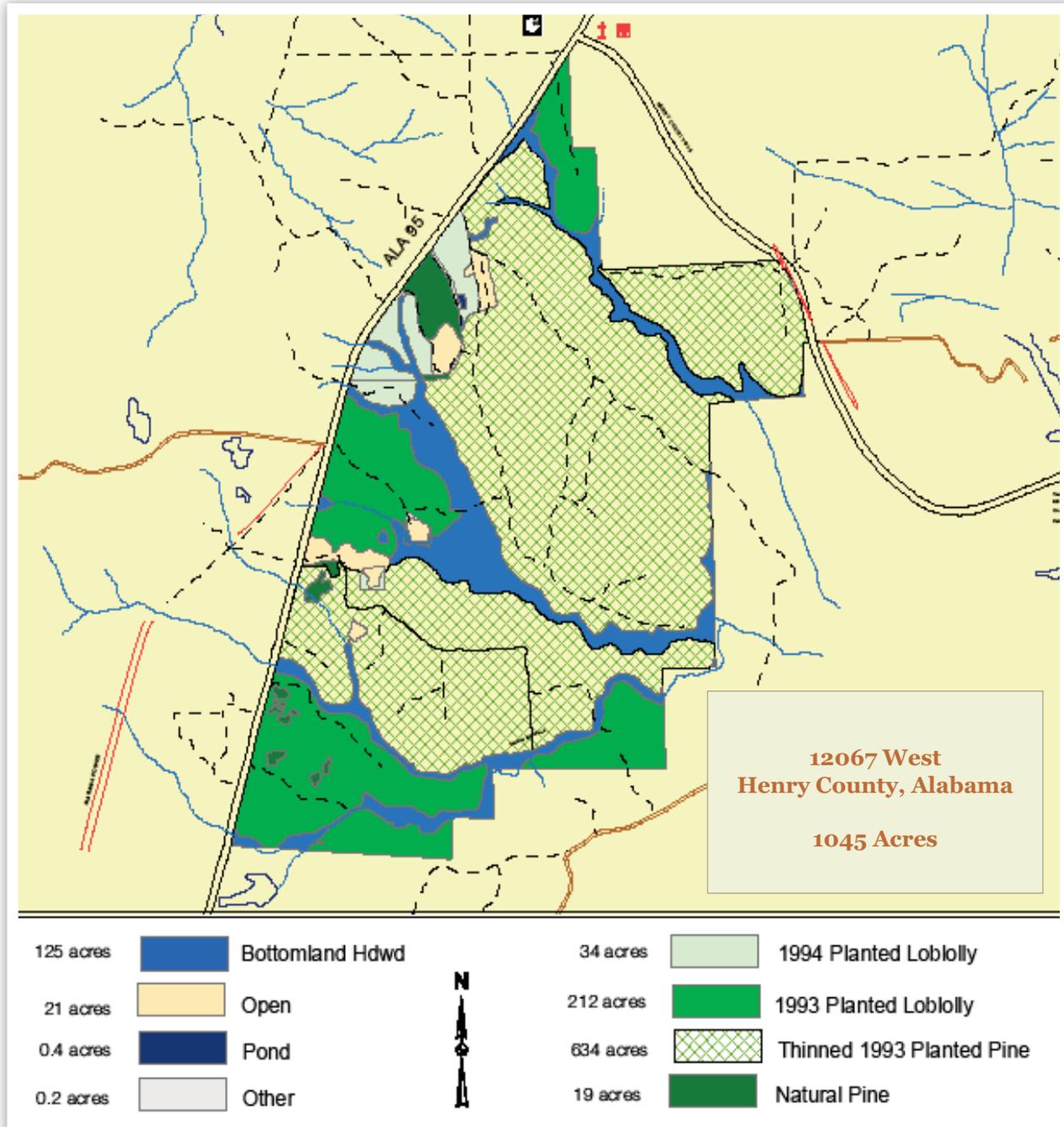
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Timber Type Map



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Photos



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