

Allied Land and Timber Co., Inc.

P.O. Box 227

Americus, Ga. 31709

www.alliedlandga.com

John T. Conger, III Associate Broker

2878 Evergreen Road

Waycross, Georgia 31503

1-800 224 9939

Lic. #017527

Lic. 133305

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LAND FOR SALE
34.038 +/- Acres
Ware County, Georgia

LOCATION: This tract is located in LL 165 LD 5th of Ware County, Georgia. Access is from Miller Hayes Road which is the southern boundary of the property. Waycross, the county seat of Ware County, is 12 miles to the south. The tract is approximately 35 miles north of Jacksonville, Florida. and 60 miles west Interstate 95. From Waycross take Jamestown Road north to Miller Hayes Road, then east for 1.10 miles to tract. Tract on north side of road, watch for "Allied" sign.

TRACT DESCRIPTION: This tract is located in an area of timber production. There is bountiful turkey, deer. The tract is approximately 34.038 Acres (see plat). There are no improvements on the tract. The tract interior is accessed by woods roads from Miller Hayes Road. There is mature Pine, Hardwood and Cypress timber growing on the tract. The tract is a good investment tract suitable for timber growing and recreation. There is an estimated \$30,000 of merchantable timber growing on the tract. Timber partially thinned in 2016. Trees planted 2003.

TERMS: Cash to seller at closing.

PRICE: \$71,310 or \$2,095 per acre based on plat provided.

NOTE: Buyer is urged to get their own timber value, neither Seller nor Allied guarantee any timber values.

For more information contact:

John Conger

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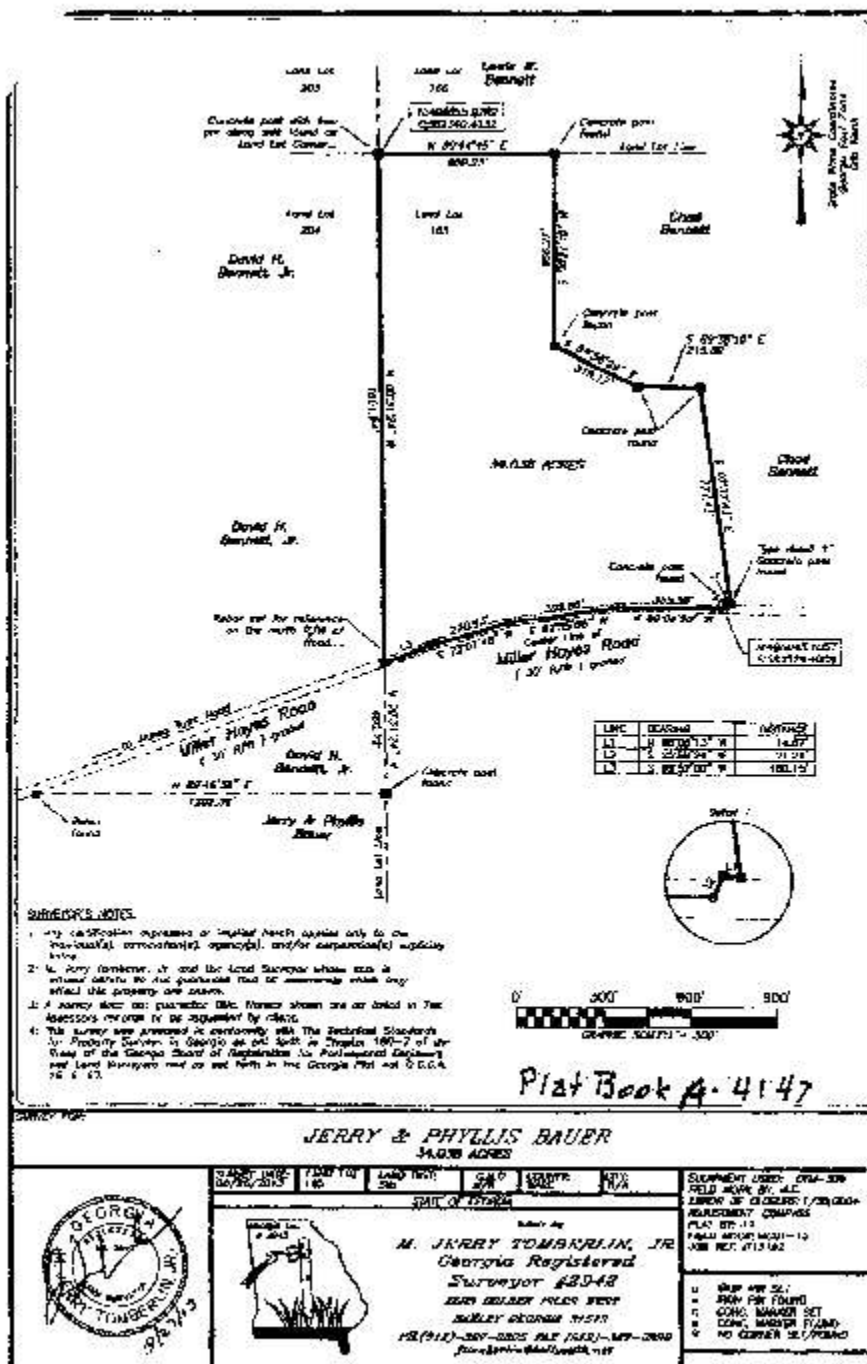
Bobby Taylor,

Allied Land & Timber Co., Inc

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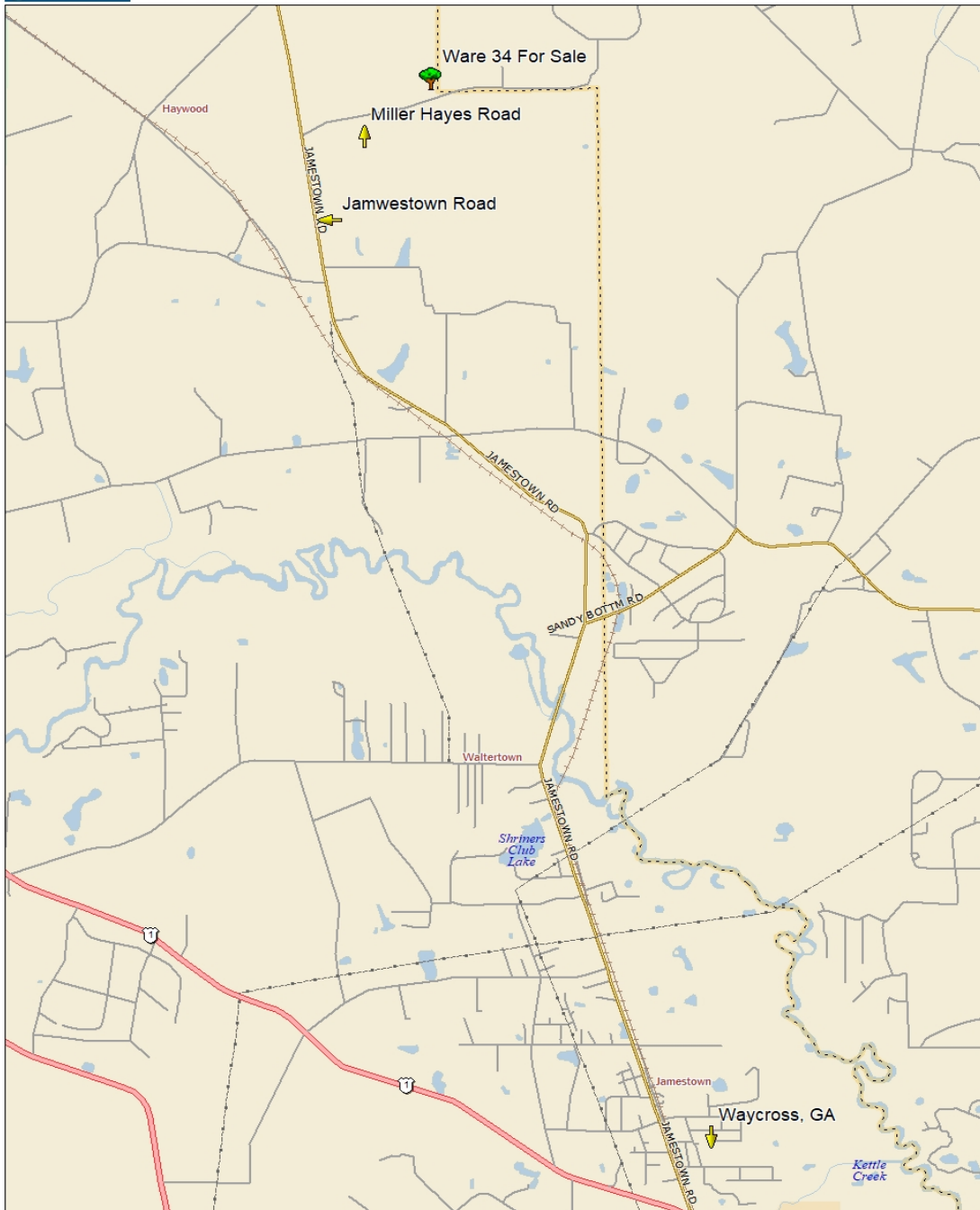


33.038 Acres For Sale Ware County

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Property Photo Ware 34



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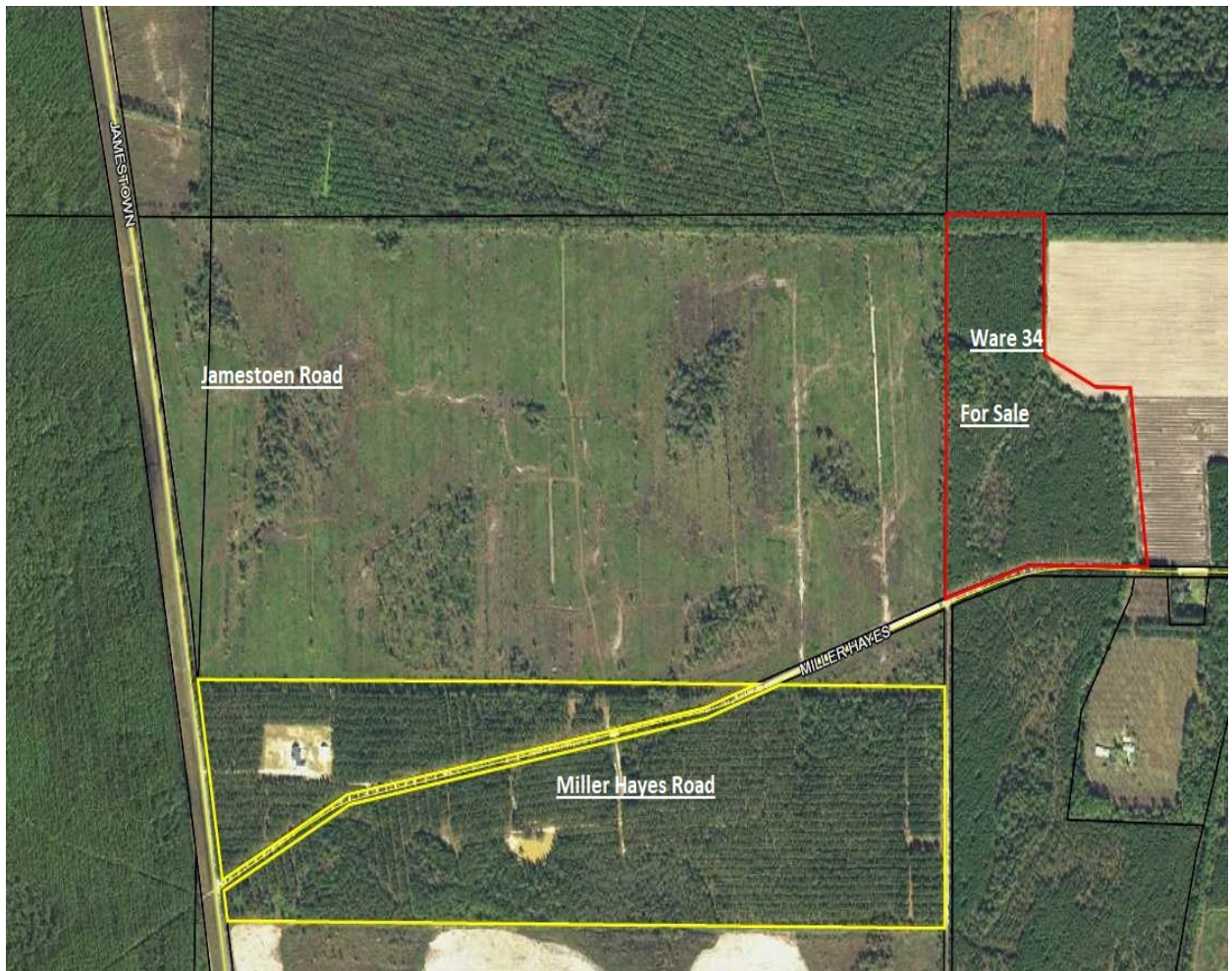
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Location Map Ware 34

33.038 Acres For Sale Ware County



Ware 34 Location Photo