

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

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Lic. 133305

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LAND FOR SALE
108.65Acres
Brantley County, Georgia

LOCATION: This tract is in LL 1, LD 3rd of Brantley County, Georgia. Access is from Humpback Bridge Road which dissects the tract from north to south. From Hortense, GA, take Old GA 32 west for approximately 1.5 miles to Humpback Road then south for approximately 1.5 miles to dead end at Little Satilla River, tract is east and west of road. The tract is approximately 65 miles north of Jacksonville, Florida, and 10 miles north of Nahunta, Georgia, the county seat of Brantley County. Take GA 32 to Brunswick, GA 30 miles to the east.

TRACT DESCRIPTION: This tract is located in an area of timber production. This tract is located on the Little Satilla River with approximately 4,600 feet of river front. The river has good fishing and recreation. There is bountiful turkey, deer and hogs. The tract approximately 108.65 Acres. There are no improvements on the tract. The tract interior is accessed by woods roads from Humpback Road. There is mature Pine, Hardwood and Cypress timber growing on the tract with some pine reproduction. The tract is a good investment tract suitable for timber growing and recreation. There is an estimated \$75,000 of merchantable timber growing on the tract.

TERMS: Cash to seller at closing.

PRICE: \$253,800

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

For more information contact:

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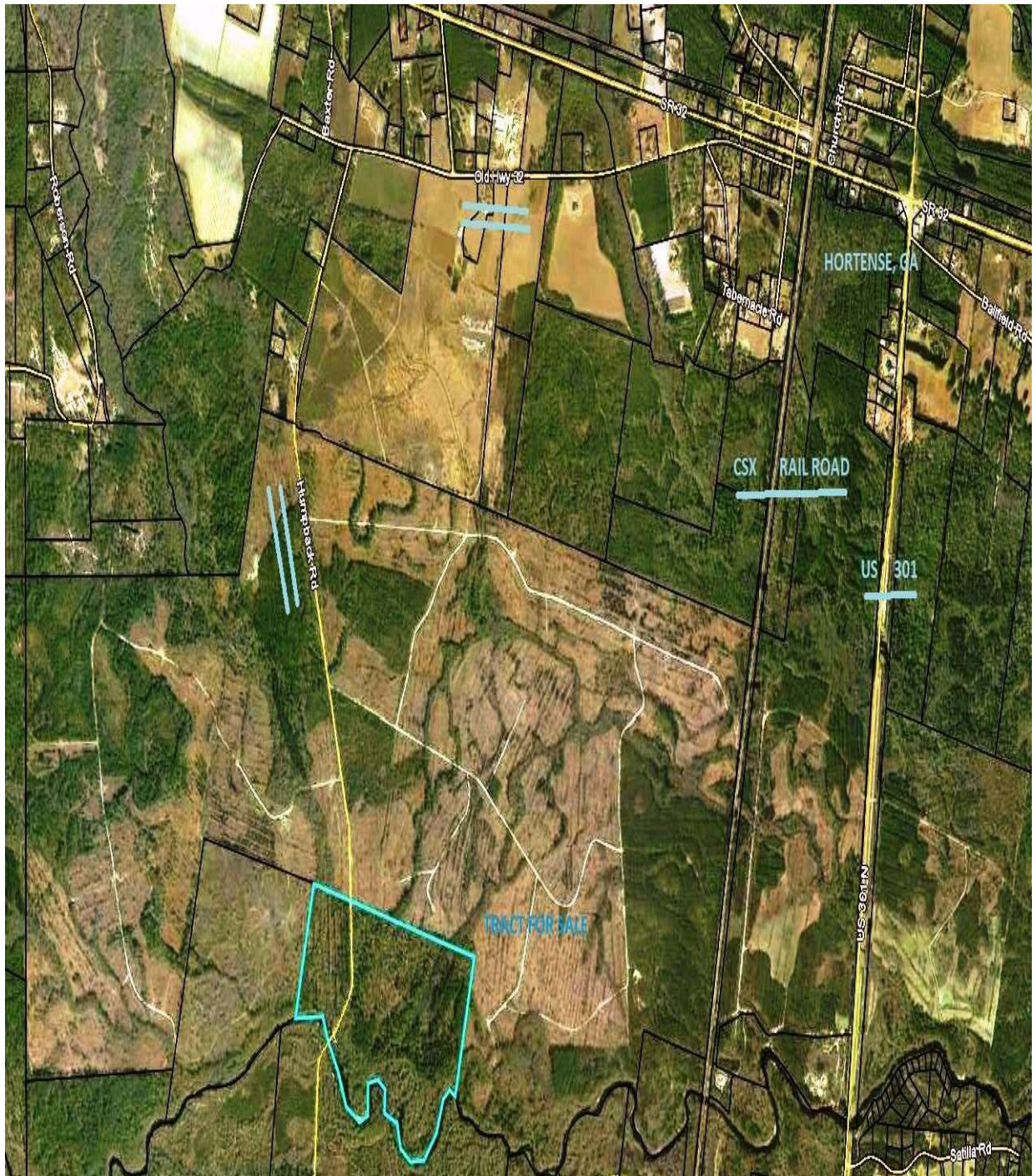
Bobby Taylor,

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