

SASSAFRAS PLANTATION TRACT #6

Located in one of the best timber markets in the southeast, this tract offers excellent hunting and fishing and potential for a rural home site in the heart of costal Georgia.



***+/- 163 GIS Acres
Walthourville, Liberty County, Georgia***

Price: \$500,000

OVERVIEW

Sassafras Plantation is a former commercial quail hunting preserve. The property is being sold as five individual tracts.

Tract #6 offers excellent potential for recreational use and future development. There is great potential to grow commercial forest products in one of the best timber markets in the Southeastern United States.

Come enjoy the breeze blowing through the live oaks, hunt, fish, or have as a timber investment now with other uses for the future.



Sassafras Plantation Tract #6 has a good internal road system.

LOCATION

Sassafras Plantation is located just south of Walthourville, the heart of coastal Georgia. Located near Hinesville, which is home to the largest Army base east of the Mississippi. The property is located approximately 50 miles southwest of Savannah and only about 1.5 hours from Jacksonville, Florida.

ACCESS

Sassafras Plantation Tract #6 has paved access off of Bill Carter Road approximately one mile south of Georgia Highway 84. Power is available along the county roads.

ADDITIONAL PROPERTIES AVAILABLE

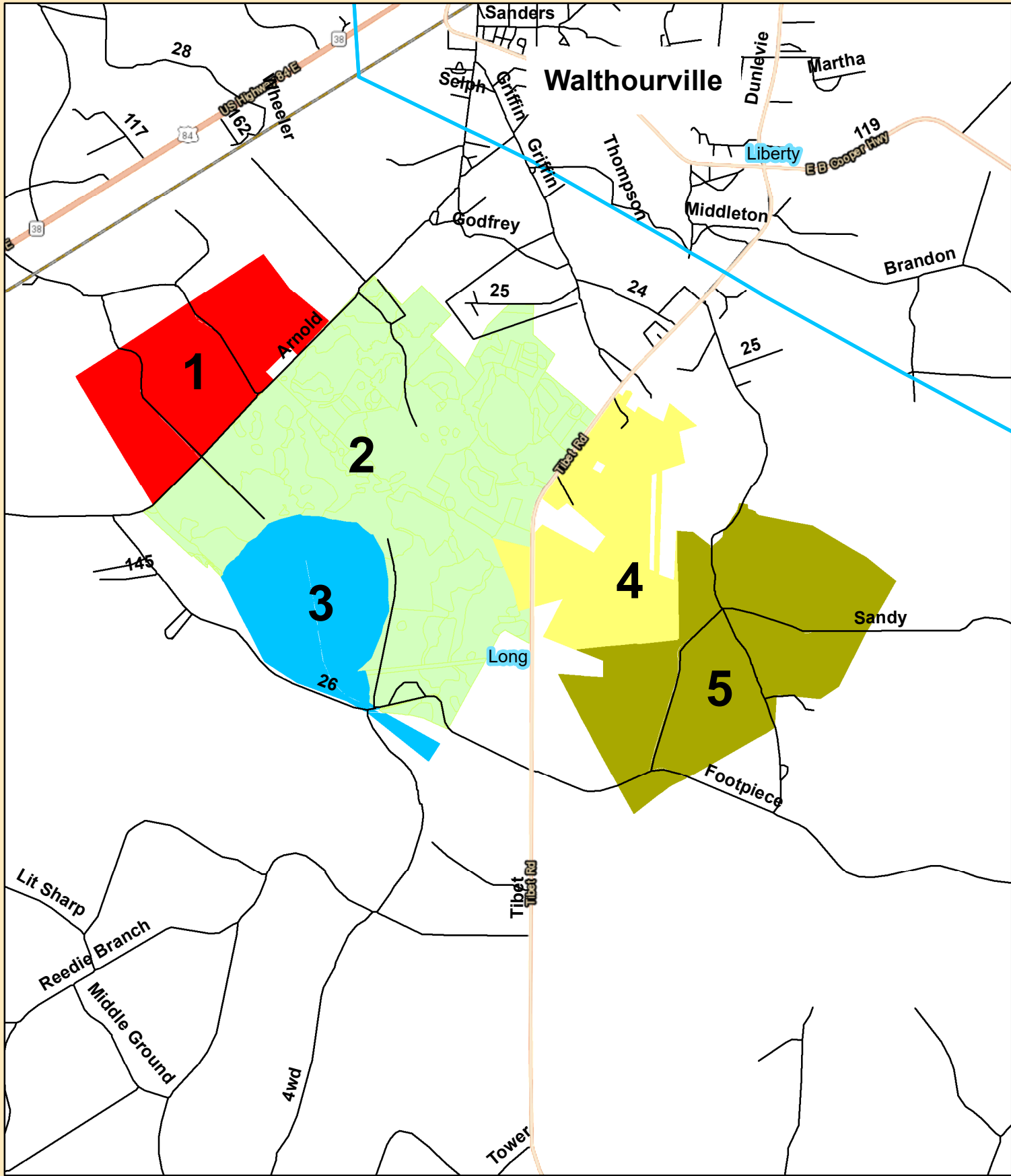
Sassafras Plantation is offering a total of +/- 3,191 GIS acres for sale which includes five individual tracts located in Long and Liberty County. The tracts are being offered individual but can be bundled according to your interest.

All Tracts Available				
Tract	County	Acres +/-	List/Acre	List Price
Tract #1	Long	422	\$3,258	\$1,375,000
Tract #2	Long	1,428	\$3,000	\$4,284,000
Tract #4	Long	418.5	\$3,737	\$1,564,000
Tract #5	Long	759	\$3,000	\$2,277,000
Tract #6	Liberty	163	\$3,067	\$500,000

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains 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.



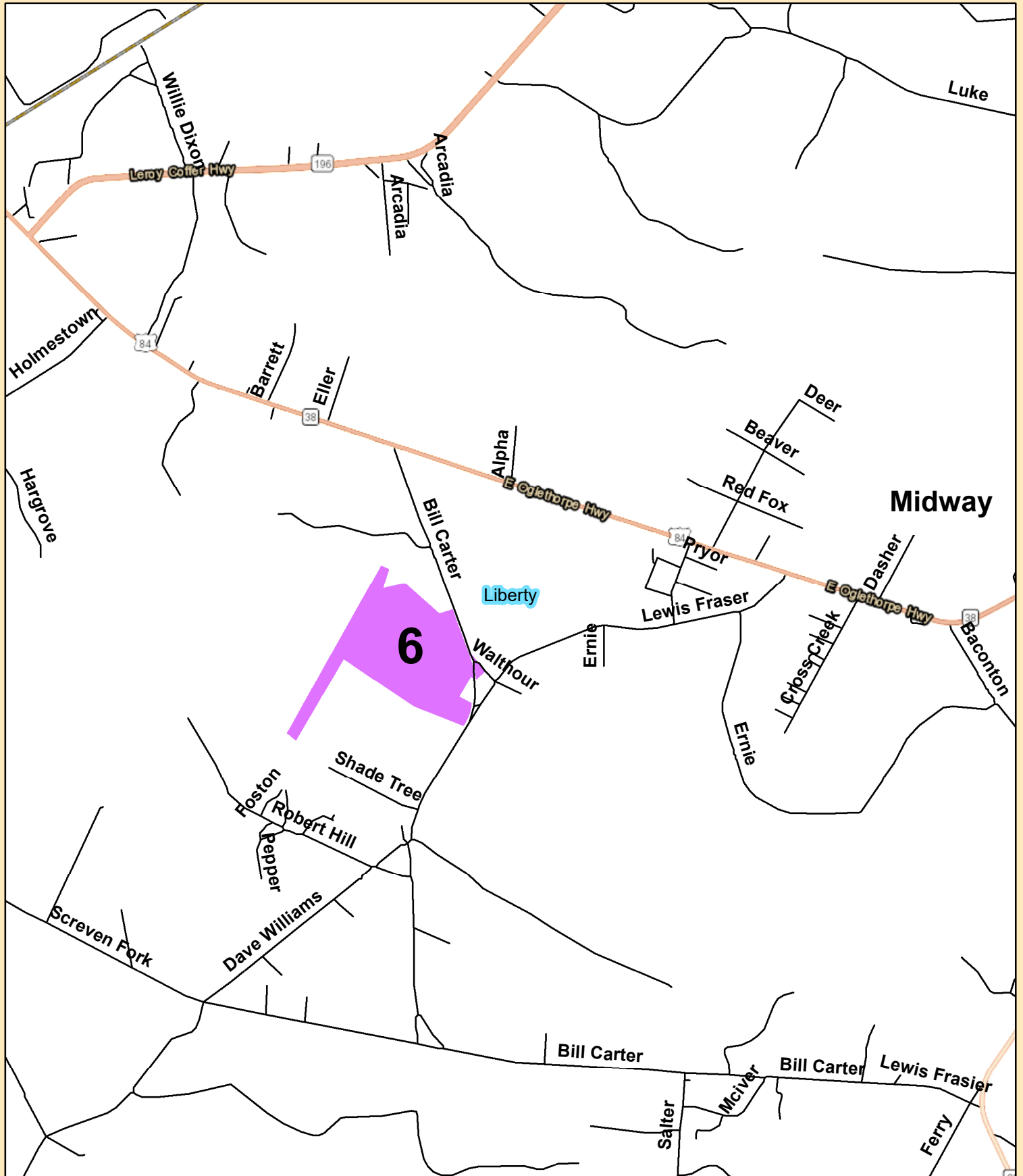
Tract # 017377
Sassafras Plantation LTD LP
Long County, Georgia
Real Estate Operating Areas 1-5





Tract # 017377
Sassafras Plantation LTD LP
Liberty County, Georgia
Real Estate Operating Area 6

Mapper: GSETTLES
Stand Date: 3/31/2021





Tract # 017377
Sassafras Plantation LTD LP
Liberty County, Georgia
Real Estate Operating Area 6
163.0 Acres

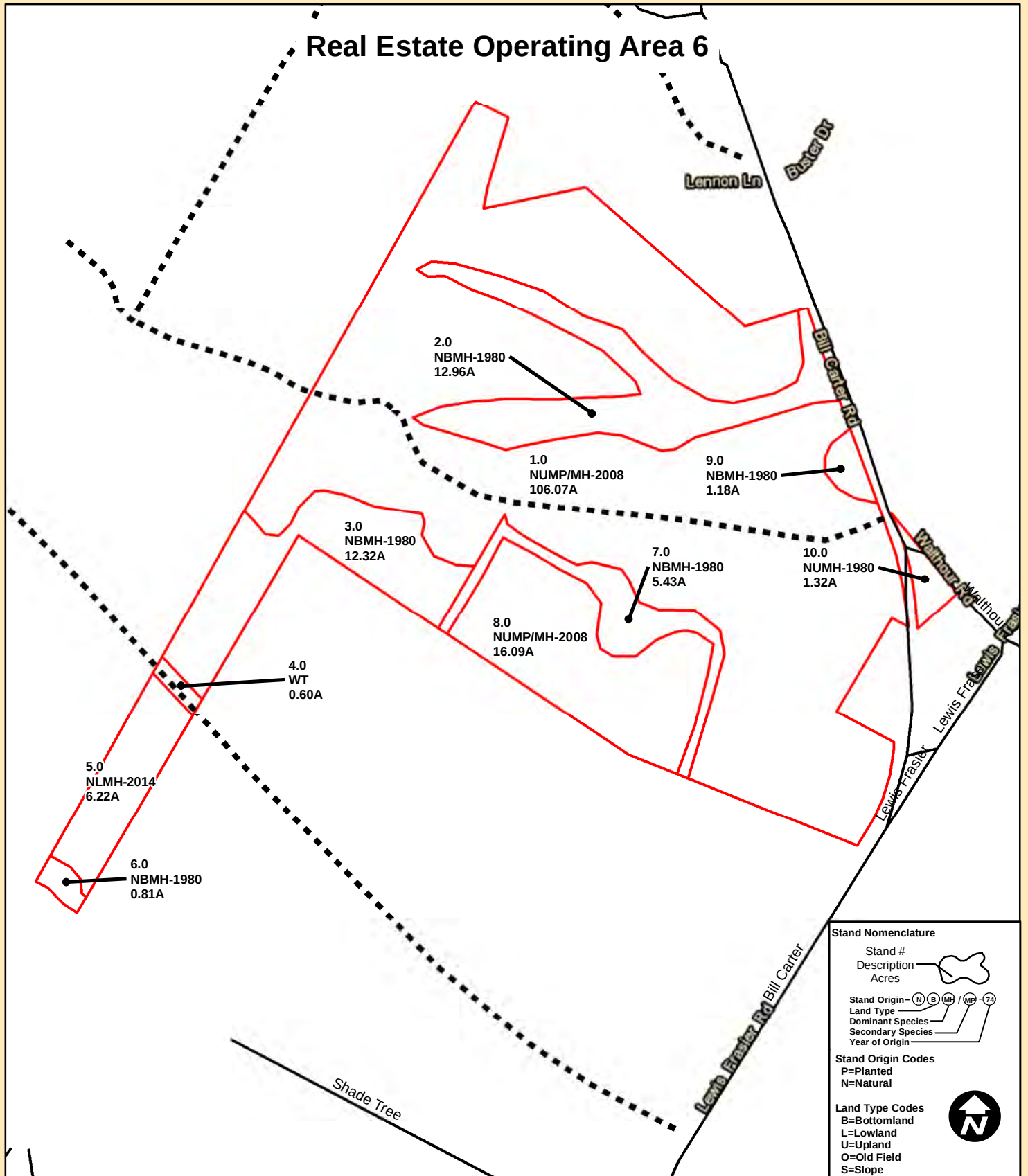
Real Estate Operating Area 6



Tract # 017377
 Sassafras Plantation LTD LP
 Liberty County, Georgia
 Operating Area 6
 163.0 Acres

Mapper: GSETTLES
 Stand Date: 9/28/2020

Real Estate Operating Area 6



Stand Nomenclature

Stand #
 Description
 Acres

Stand Origin—(N) (B) (MH) (MP) (T4)
 Land Type
 Dominant Species
 Secondary Species
 Year of Origin

Stand Origin Codes
 P=Planted
 N=Natural

Land Type Codes
 B=Bottomland
 L=Lowland
 U=Upland
 O=Old Field
 S=Slope

Sassafras Plantation Ltd., LP

**Sassafras Plantation Tract
Liberty County, Georgia
January 11, 2021**

Real Estate Operating Area 6

Description	Acres
Water	0.60
NBMH-1980	32.70
NLMH-2014	6.22
NUMH-1980	1.32
NUMP/MH-2008	122.16
Total	163.00