

# PROPERTY FOR SALE



## SMITH TRACT

**RANDOLPH CO., GA • 32.51 Acres • \$113,789**

Located just north of Cuthbert, this tract is bisected by the US Highway 27 bypass, providing double paved highway frontage. The tract consists of planted pine and natural hardwood. The owner would entertain subdividing the property into two separate parcels. This beautiful wooded property offers multiple investment opportunities including potential homesites, subdivision into smaller lots, and even a small farm.

### LOCATION

Located in Randolph County, Georgia just outside Cuthbert city limits.

### SITE DATA

- 1994 Planted Pine
- Natural Hardwood
- Powerline Right of Way
- Easy Division of Property

### OPPORTUNITY

- Perfect for Subdividing Tract
- Homesite Potential

Information in this property is believed reliable but is not warranted or guaranteed.



**TIM GAHL**

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