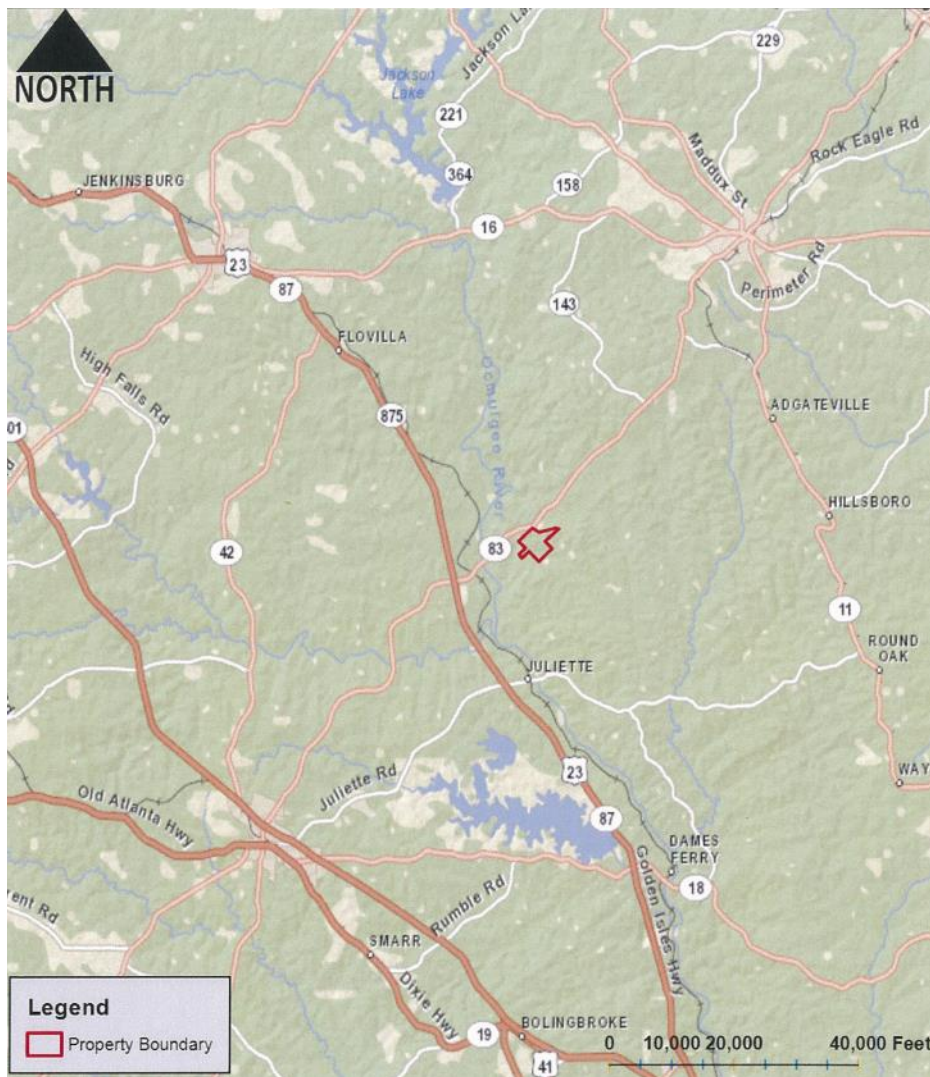


384± ACRES FOR SALE

State Highway 83 | Jasper County, GA

Owner Financing Available



Lot Size: 384± acres

Parcel #: 054008

Amenities: 2 creeks on property. Access to this tract is through Oconee National Forest.

Notes:

- * Tract was clear cut in 2009
- * **IMPROVED** (replanted) by hand, with Loblolly in 2010 (720 trees/ac).
- * Sprayed with herbicide in 2011
- * Property is registered in the Georgia Forest Land Protection Act, which is a 15 year agreement with the GA Dept of Revenue that provides an ad valorem tax exemption.
- * Hunting lease on property through May 2022.
- * Permanent right of way (road) to property. Forestry service maintains the road. (\$140 annually)

Sale Price: \$655,000

For information, contact:

Trip Wilhoit, CCIM, ALC **Patty Burns, CCIM, ALC**

478.803.4121

478.803.4120

trip@fickling.com

patty@fickling.com

See detailed property information at www.Fickling.com

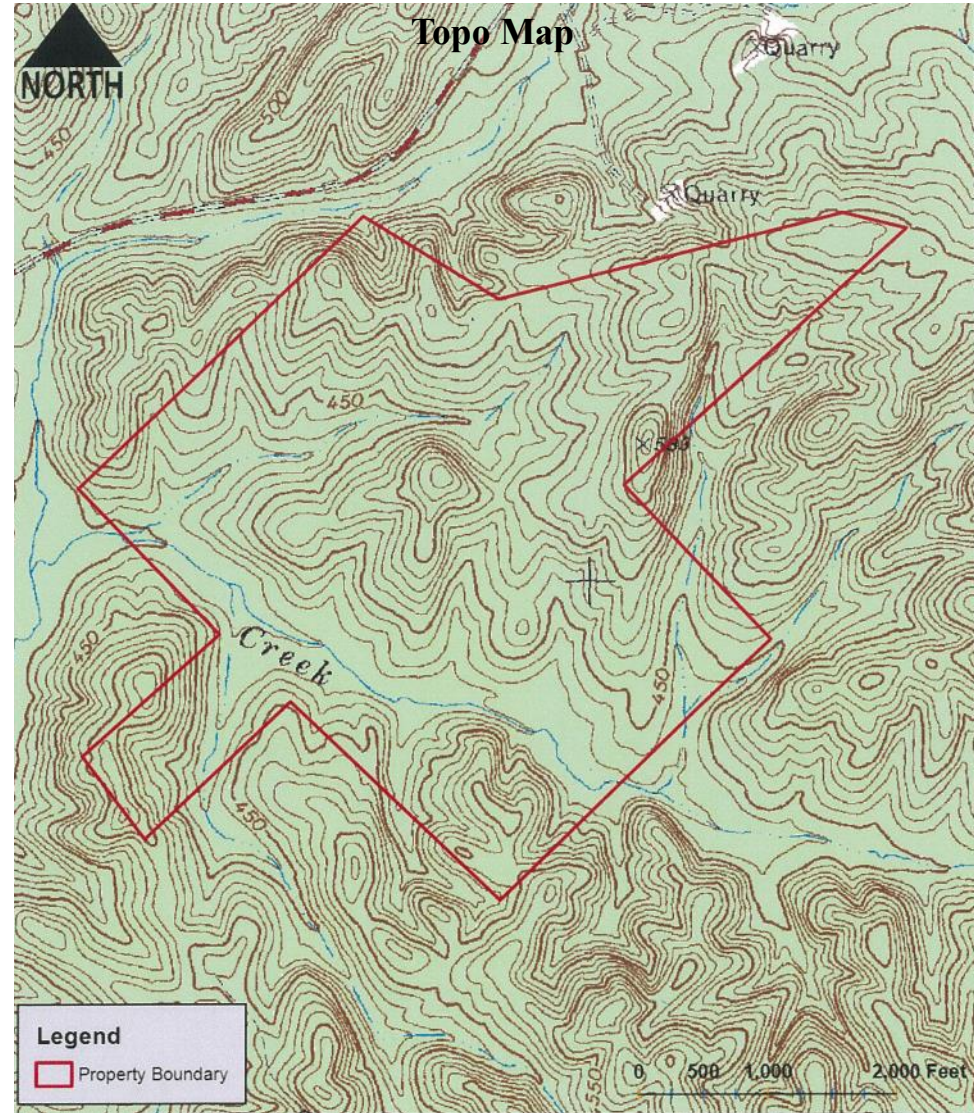
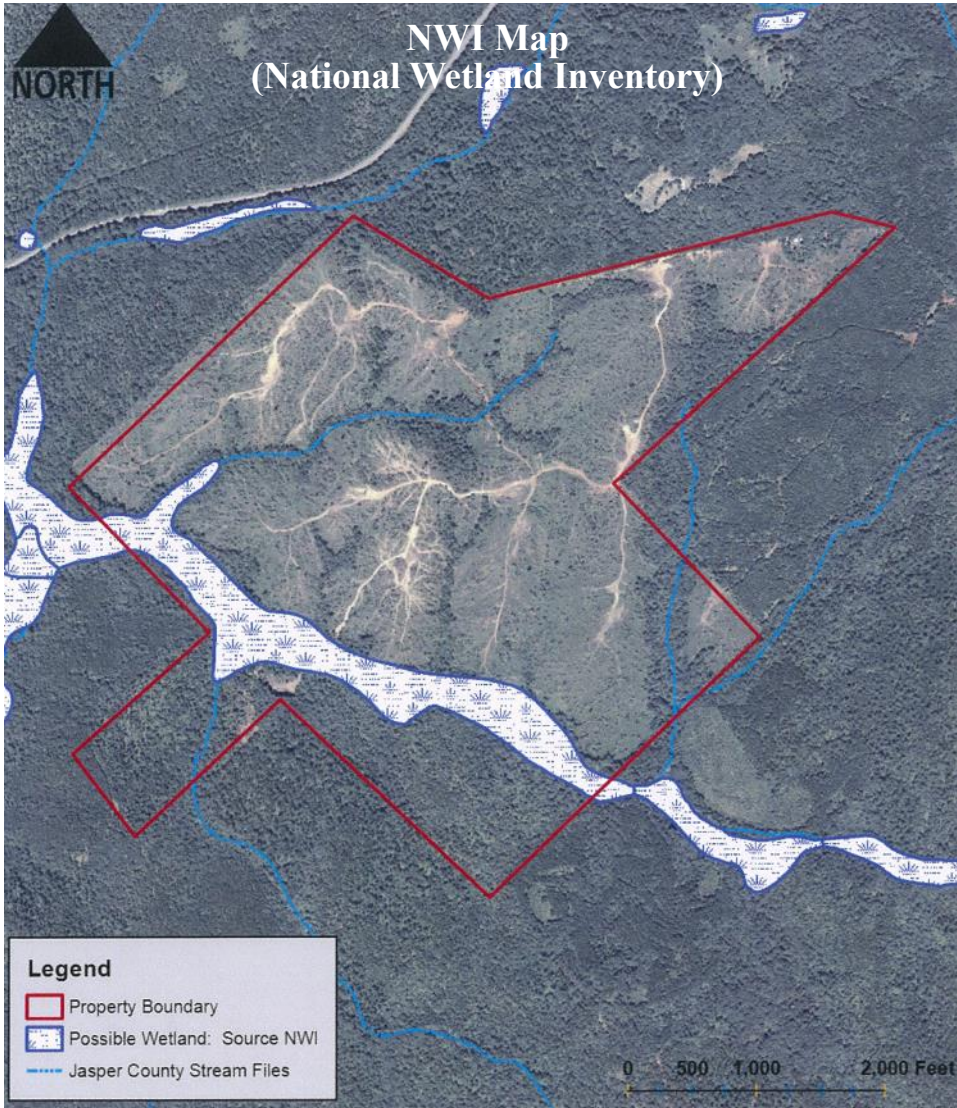
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