

James I. Alfriend Consulting Foresters, LLC

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Registered Foresters, GA and SC
Certified Licensed Appraiser, GA and SC
Licensed Real Estate Broker, GA and SC
Member, Association of Consulting Foresters

LAND FOR SALE **Conner Tract** **140 acres** **McDuffie County, Georgia**

The Conner Tract is located off Mt. Pleasant Road fronting on Sterling Gibson Road approximately 4 miles southwest of Thomson. Access is via a 100 foot right-of-way over established roads. Interior roads provide access through the property. This is a longtime family ownership.

An acreage summary is as follows:

Planted Pine – 1989.....	83.00 acres
Planted Pine – 2006.....	36.00 acres
Pine -Hardwood.....	19.00 acres
Right-of-way	<u>2.00</u> acres
Total	140.00 acres

The western and southwestern boundaries of the tract are branches and the run of Brier Creek. The 1989 planted pines have been properly thinned, and the 2006 planted pines are ready for a management thinning. The pine-hardwood area is a natural stand of pine, with a good bit of White Oak mixed throughout the stand.

There is a substantial volume of marketable timber, pine and hardwood. Excellent investment opportunity with multiple uses for the property.

PURCHASE PRICE

\$624,444
(\$4,460 per acre)

Please contact our office for additional information and access to a locked gate.