

## 742 +/- acre Hunting & Timber Property

**Description:** This 742 +/- acre property is uniquely located adjacent to a 1600 +/- acre property owned by The Nature Conservancy. It also has road frontage on Sandstone Way which allows for easy access. The pine plantation consists of loblolly and slash pines ranging from 12 to 30 years old, located on high and dry sandy soils. Soils of this type are known for maximizing the return on a timber investment. There is a 155 +/- acre clear-cut that was harvested in 2018 which will allow for new forage for wildlife. Hardwood creek bottoms and stream-side management zones are located throughout the property helping to create wildlife travel corridors.

**Acreage:** 742

**Location:** Sandstone Way  
Broxton, GA 31519

**Total Price:** \$1,855,000.00  
**Price Per Acre:** \$2,500.00

