

Farm & Timber Properties, LLC
P. O. Box 1204
Forsyth, Georgia 31029

PROPERTY FOR SALE

Tract: Federal 9 South & Nichols Tract. Hancock Tax Assessor's Map & Parcel # 102 0094

Acres: +/- 232.6

Location: Southwest Hancock County on Smith Road and Sheep Creek Road between Milledgeville Highway and Beulah Highway. The property is about 13.5 miles from Milledgeville and a short drive to Lake Sinclair.

General Description: The property has historically been a very productive timber tract with excellent wild life habitat. It has various ages of planted and excellent naturally regenerated pines, upland and bottomland hardwoods and small open fields. Access is excellent with double road frontage on Smith Road and single frontage on Sheep Creek Road (both county maintained dirt roads). The sandy clay soils have a high site index for loblolly pine yet hold up well in wet weather. Sheep Creek runs through the north section of the property with very good hardwood bottoms and upland hardwoods on higher slopes. It is well suited for continued timber production, conversion to agricultural uses and recreation.

Land: 147.4 acres are in planted pines (2014-50.1 ac., 2009-89.8 ac., 2000-7.5 ac.). 21.8 acres are in excellent natural pine regeneration from about 1995. Hardwood bottoms and upland hardwood are about 51 acres. 3 open fields total about 5.5 acres. About 8 acres are clear cut.

Timber: The pine plantations are doing well. The older plantations were planted at 726 trees/acre while the 2014s were planted at 605 trees/acre. The natural pine regeneration is ready to be thinned. The hardwood is generally good quality.

Improvements: None

Taxes: In Conservation Use Valuation Program since 2011.
2017 taxes +/- \$1,701.

Price: \$410,539 \$1,765/acre

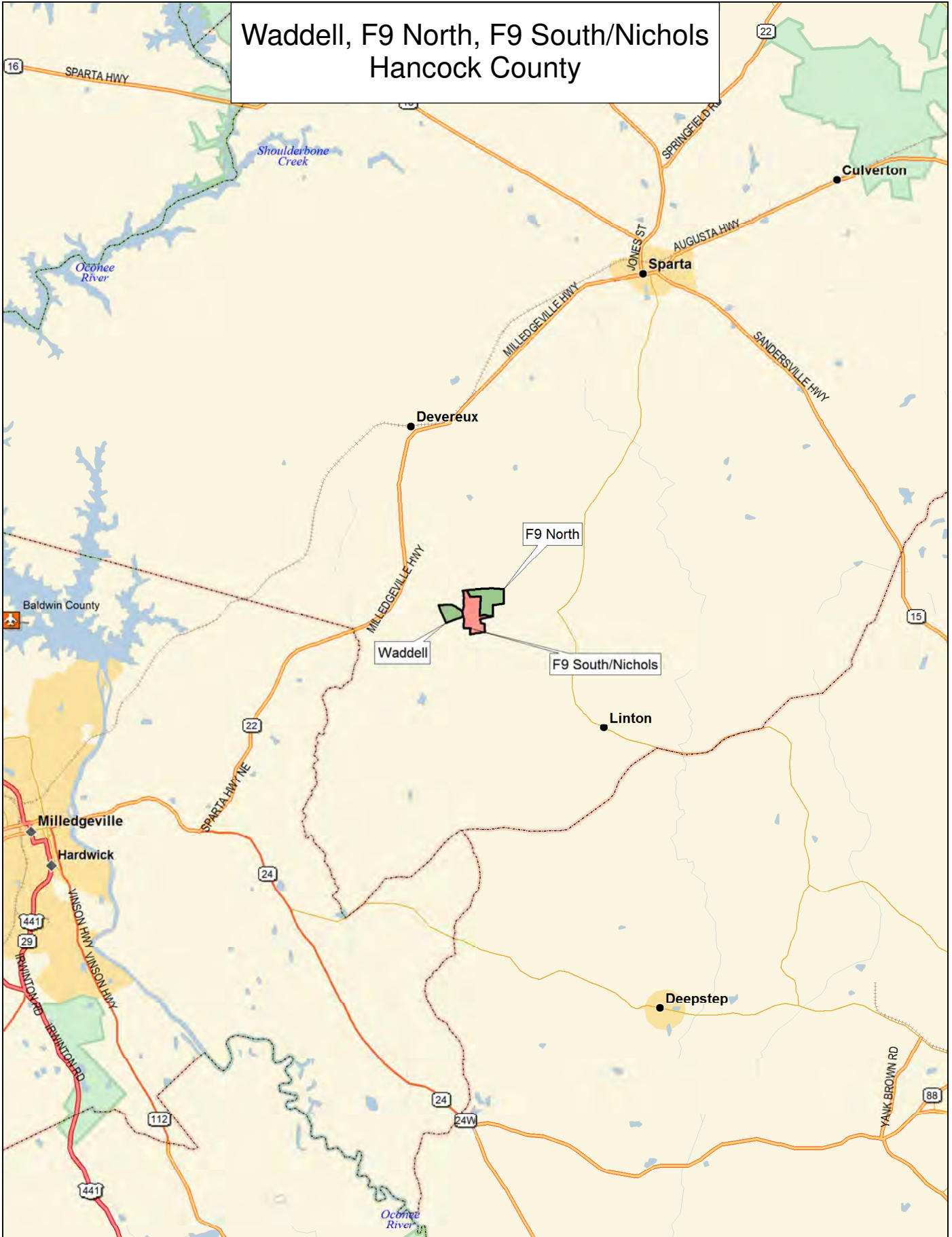
Contact: Jimmy Thwaite

Office: 478-994-1909

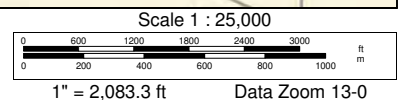
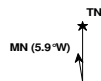
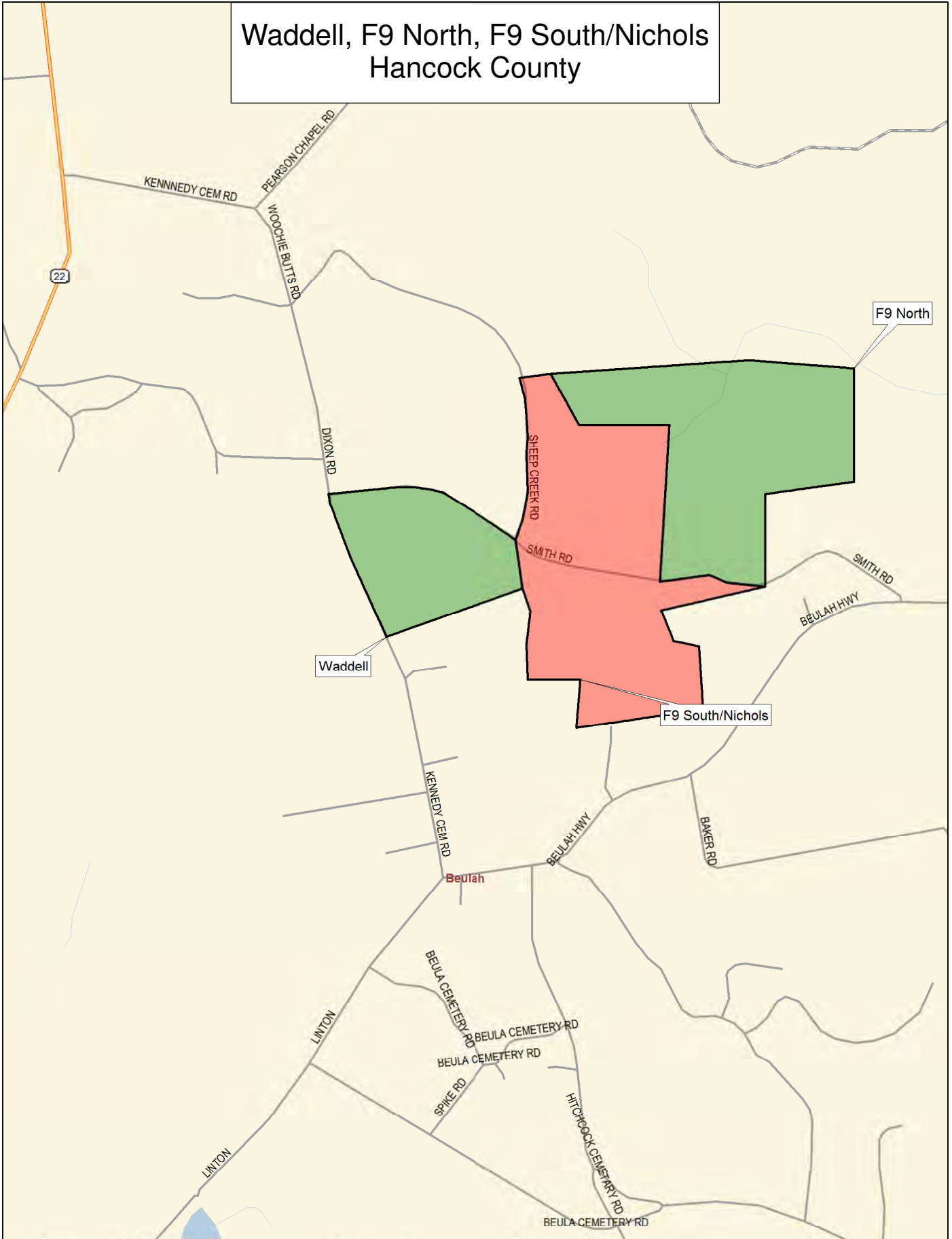
Cell: 478-214-1034

Farmandtimberproperties.com

Waddell, F9 North, F9 South/Nichols Hancock County



Waddell, F9 North, F9 South/Nichols Hancock County



F9 South/Nichols

+/-232.6 Acres, Hancock County

Sheep Creek Rd

OUT



F9S_Nichols Timber Type Map



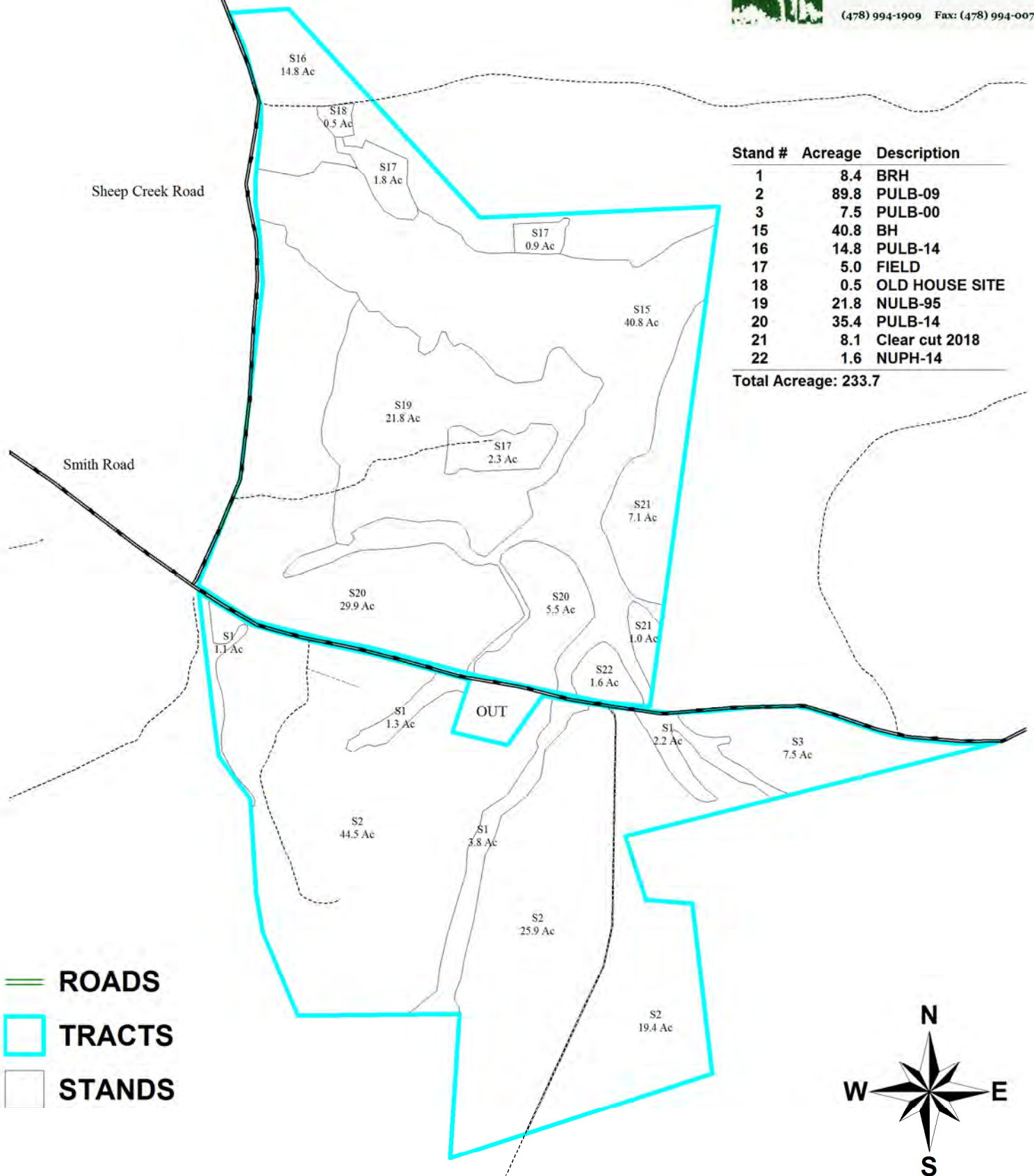
Farm & Timber Properties, LLC

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James G. Thwaite

Georgia Registered Forester #2039
Licensed Georgia Real Estate Broker

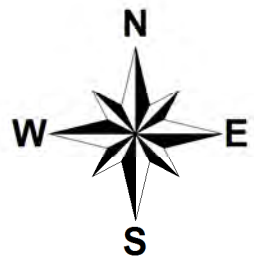
(478) 994-1909 Fax: (478) 994-0076



Stand #	Acreage	Description
1	8.4	BRH
2	89.8	PULB-09
3	7.5	PULB-00
15	40.8	BH
16	14.8	PULB-14
17	5.0	FIELD
18	0.5	OLD HOUSE SITE
19	21.8	NULB-95
20	35.4	PULB-14
21	8.1	Clear cut 2018
22	1.6	NUPH-14

Total Acreage: 233.7

-  **ROADS**
-  **TRACTS**
-  **STANDS**



Scale = 1 : 660.00 (In : US Feet)

03-26-2018