

Farm & Timber Properties, LLC

Land for Sale

The Newton Timber Company Anderson Tract, +/-202.5 Acres and Big Blue Heron Basseth Tract, 60' Fee Simple Access From Hwy. 42 +/-1.36 Acres, Monroe County, GA

These two tracts are being offered as a single tract because access to the Anderson Tract from Highway 42 is through the Basseth Tract. These tracts are owned by separate entities which have the same owners. There will be two separate transactions at closing.

These tracts are located on Highway 42 in south Monroe County near the Monroe/Crawford County line. They are about 18 miles west I-475 and Macon and only 13.4 miles from Forsyth.

These tracts have been managed for timber production for many years and are loaded with pine and hardwood timber of various ages. The Anderson Tract has over 10,000 tons of pine and 6,000 tons of hardwood; about 80+ tons/wooded acre.

There are several creeks and branches on these tracts.

The approximate acreage breakdown for each tract is as follows;

Basseth

- Planted Pine 1999 (22 years old), Thinned 2017 – +/-1.36 acres

Anderson

- Natural Upland Pine +/-50 years old, thinned 2009 – 131.6 acres
- Natural Upland Mixed Pine/Hardwood +/-60 years old – 33.3 acres
- Natural Upland Hardwood +/-60 years old – 37.2 acres

Together these tracts offer a tremendous timberland/recreation investment opportunity within an easy drive of Macon and Forsyth. Merchantable timber is there for near term income while affording the owner the opportunity to manage the resource to his/her liking and to keep wildlife habitat diverse. There are potential lake sites on this property. This is not your typical timber company planted pine tract.

It should be noted that a landowner adjoining the Anderson Tract on the east has access through both Basseth and Anderson.

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Price: Basseth - \$10,000.

Anderson - \$3,250/acre



For more information call: Jimmy Thwaite Office: 478-994-1909 Cell: 478-214-1034

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