

Farm & Timber Properties, LLC

Land for Sale

Tract: Big Blue Heron, Swearingen Tract

County: Taylor County, Georgia

Size: 255.63 acres

Map & Parcel #: 073 030

Description: The Swearingen Tract consists of approximately 193.4 acres of loblolly pines planted in 2000 and thinned in 2018. At least 31% of the trees are currently chip-n-saw size with the remaining trees about to cross the diameter threshold from pulpwood to chip-n-saw within the next few years. A light timber cruise made in February of 2022 shows about 6,300 tons of pine timber. The balance of the land is in hardwood drains, creek bottoms and water.

There is a creek along the north property line with a beaver pond in the northeast corner. There is a string of ponds forming the south boundary line.

Rustin Road runs through the property making it a good candidate for subdivision into country estate lots once the FLPA expires.

This is an excellent investment tract with appreciating timber value and the potential for higher and better use valuation while offering excellent recreational opportunities in the meantime.

Preferential Tax Treatment: This tract was enrolled in the Forest Land Protection Act (FLPA) preferential tax program in 2011 for a period of 15 years ending in 2025. Any buyer will be required to continue in the FLPA program until it expires in 2025 or pay the penalty for breaching the covenant.

Price: \$3,500/acre or \$702,983 for all.

For more information call: Jimmy Thwaite Cell: 478-214-1034 E-mail: jthwaite@gmail.com

Jimmy Thwaite
P. O. Box 1204
Forsyth, Georgia 31029