

Farm & Timber Properties, LLC

Land for Sale

The Sanders Tract

The Sanders Tract is 676.6 acres of well managed timber land in Northeast Crawford County about 13.5 miles west of the Highway 80 exit at I-475. The property is divided by Smith Chapel Road into two tracts; Sanders West +/-226.5 acres and Sanders East +/-450.5 acres. The property is offered as a whole or divided.

Sanders West consists of approximately 218 acres of merchantable pine and hardwood timber (see timber volumes below) with the balance in open land and food plots. About 4 acres have been partially cleared and would make an outstanding dove field. There is an old covered pavilion with a poured slab floor that was part of a skeet and sporting clay set up on the property. Electricity is run to the pavilion. Property lines are well defined.

Sanders East consists of approximately 346 acres of beautiful merchantable pine and hardwood timber (see timber volumes below) and about 93 acres of young pine, some of which was planted and some was naturally regenerated. All of the young pine was sprayed to release the pines from hardwood competition. The eastern property line of Sanders East is Echeconnee Creek.

A 10% timber cruise was conducted October 27, 2018. Estimated tons by product class are summarized below:

| | <u>West</u> | <u>East</u> | <u>Tract Total</u> |
|----------------------|--------------|--------------|--------------------|
| Pine pulpwood | 3,644 | 2,546 | 6,190 |
| Pine chip-n-saw | 2,085 | 2,436 | 4,561 |
| Pine saw timber | <u>5,166</u> | <u>8,973</u> | <u>14,139</u> |
| Pine Total | 10,895 | 13,955 | 24,890 |
| Hardwood pulpwood | 1,592 | 2,900 | 4,492 |
| Pallet wood | 512 | 704 | 1,216 |
| Cross ties | 556 | 939 | 1,495 |
| Poplar saw timber | 87 | 185 | 272 |
| White Oak saw timber | 98 | 477 | 575 |
| Red Oak | 311 | 754 | 1,065 |
| Ash | <u>0</u> | <u>198</u> | <u>198</u> |
| Hardwood Total | 3,156 | 6,157 | 9,313 |
| All timber total | 14,051 | 20,112 | 34,203 |

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

There is an old survey of the entire property by Land Lot. The survey shows the total tract acres to be 676.631 acres. Acreages used in this offer are estimated from digitized aerial photos. Exact acreage in each tract will need to be determined by new surveys.

These two tracts offer a rare opportunity to own outstanding timber tracts with excellent, diverse wildlife habitat within 15 minutes of Interstate 475.

The properties are offered at:

676.6 acres as a whole- \$2,500/acre

or divided:

226.5 acres Sanders West- \$2,550/acre

450.5 acres Sanders East-\$2,500/acre

Jimmy Thwaite

Farm & Timber Properties, LLC

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Farmandtimberproperties.com

Sanders Tract West Photos



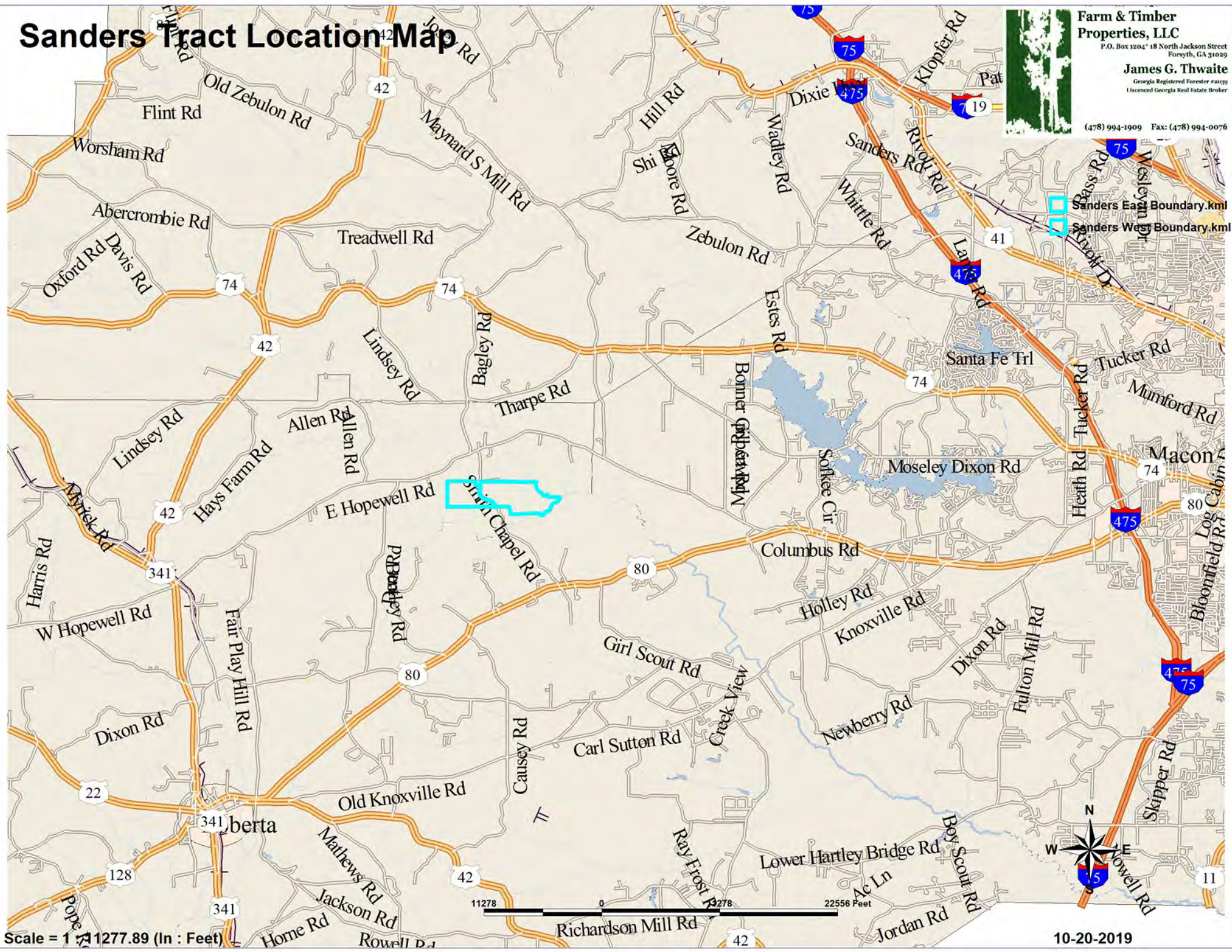
Sanders Tract East Photos



Sanders Tract Location Map

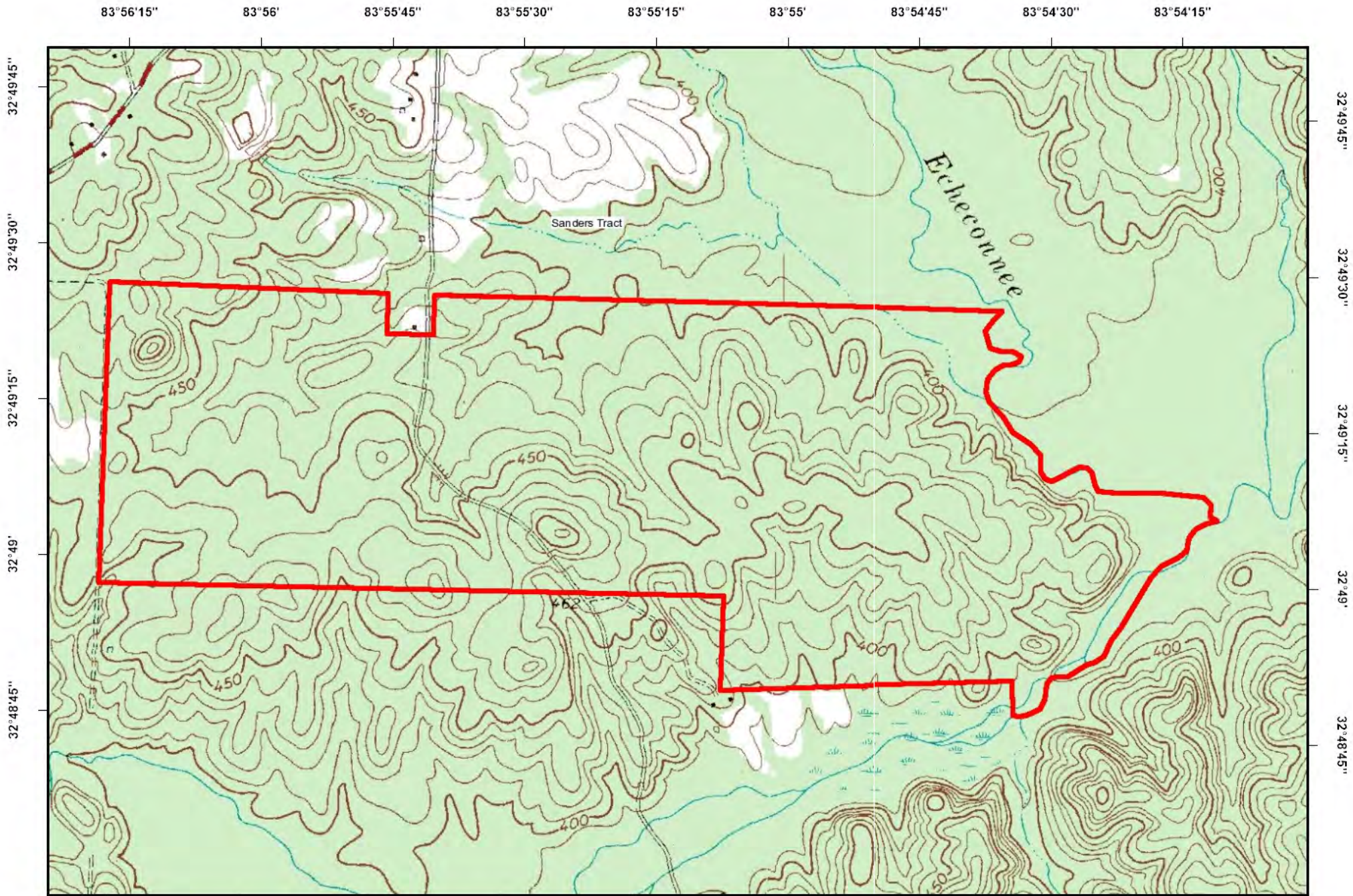
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Scale = 1" = 11277.89 Feet

10-20-2019



83°56'15" 83°56' 83°55'45" 83°55'30" 83°55'15" 83°55' 83°54'45" 83°54'30" 83°54'15" 83°54'

Universal Transverse Mercator (UTM) Projection Zone 17
North American Datum of 1983

