

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

PROPERTY FOR SALE

Tract: Gaultney Tract

Acres: +/- 150

Location: The Gaultney Tract is located on both sides of U. S. Highway 19 in Taylor County approximately 8 miles north of Butler and about 18.5 miles south of Thomaston.

General Description: The tract consists of 8 and 10 year old planted pines and stands of mature natural pine and hardwood timber along branches and slopes. Access is excellent with double frontage on U. S. Highway 19 and woods roads on both sides of Hwy. 19. Stream branches run through both sides of the property with several drains providing excellent wildlife habitat in upland hardwood and bottomland hardwoods. The stream on the west side of Hwy 19 may have a potential lake site. This tract has growing timber, excellent wildlife habitat and potential to be divided into smaller tracts.

Acreage Summary: Planted loblolly pine 2012 – 67.4 acres, Planted loblolly pine 2014 – 34.4 acres, Hardwood branches – 14.2 acres, Upland hardwood/pine – 31.4 acres.

Improvements: None.

Price: \$525,000 or \$3,500/acre

Contact: Jimmy Thwaite Office: 478-994-1909 Cell: 478-214-1034

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