

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

PROPERTY FOR SALE

Tract: Wilder Tract

Acres: +/- 100

Location: The property fronts on Hays Farm Road about ¼ mile off Highway 42 in Crawford County. The Monroe County/Crawford County line is the north boundary of the property. The property is about 20 miles west of Macon and about 13.5 miles south of Forsyth.

General Description: The Wilder tract consists of very good stands of mature natural pine and hardwood timber. Access is good with frontage on Hays Farm Road and a woods road. A stream runs through the property from north to south with several drains providing excellent wildlife habitat in upland hardwood and bottomland hardwoods. The stream may have a potential lake site. The tract has considerable timber value and can be thinned or clear cut and replanted or converted to open land. The timber was cruised in April 2018, see summary attached. A power line r/w runs through the property.

Acreage Summary: Approximately 44 acres in mixed upland hardwood/pine, 39 acres predominantly upland pine and 15 acres creek and branch hardwoods.

Improvements: None.

Taxes: This tract is not currently enrolled in a preferential tax treatment program. 2022 estimated taxes +/- \$1,548.99

Price: \$349,500

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

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