



**Farm & Timber
Properties, LLC**

Contact:

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Federal 9 North

Property for Sale:

Federal 9 North Tract, +/- 248 acres, Hancock County, GA

General Description:

This tract has been managed for timber production for many years. The mature pine plantations were cut in the summer of 2018. There are about 50 acres in young planted pines. There is a creek running through the property with beautiful hardwood bottoms and upland hardwoods. The topography is gently rolling with several drains leading into the creek. The northern most end of the creek bottom has one of the prettiest stands of Cherry Bark Oak left in this part of the world. Access is very good with a well maintained logging road running through the property. The clear cut areas would make excellent pasture or they can be planted back in trees to produce another valuable crop of timber to feed the new saw mills being built in Warrenton and Washington. Wildlife habitat is excellent.

Location:

The property fronts on Smith Road (a county maintained dirt road) just off Beulah Highway in southwest Hancock County. The property is about 14 miles northeast of Milledgeville and 12.8 miles southwest of Sparta.

Acreage Summary:

Clear cut – 162.2 acres, 2014 PP – 39.2 acres, 2000 PP – 10.4 acres, Natural pine – 3.1 acres, Bottomland hardwood – 27.2 acres, Branch hardwood – 4.6 acres.

Improvements:

None

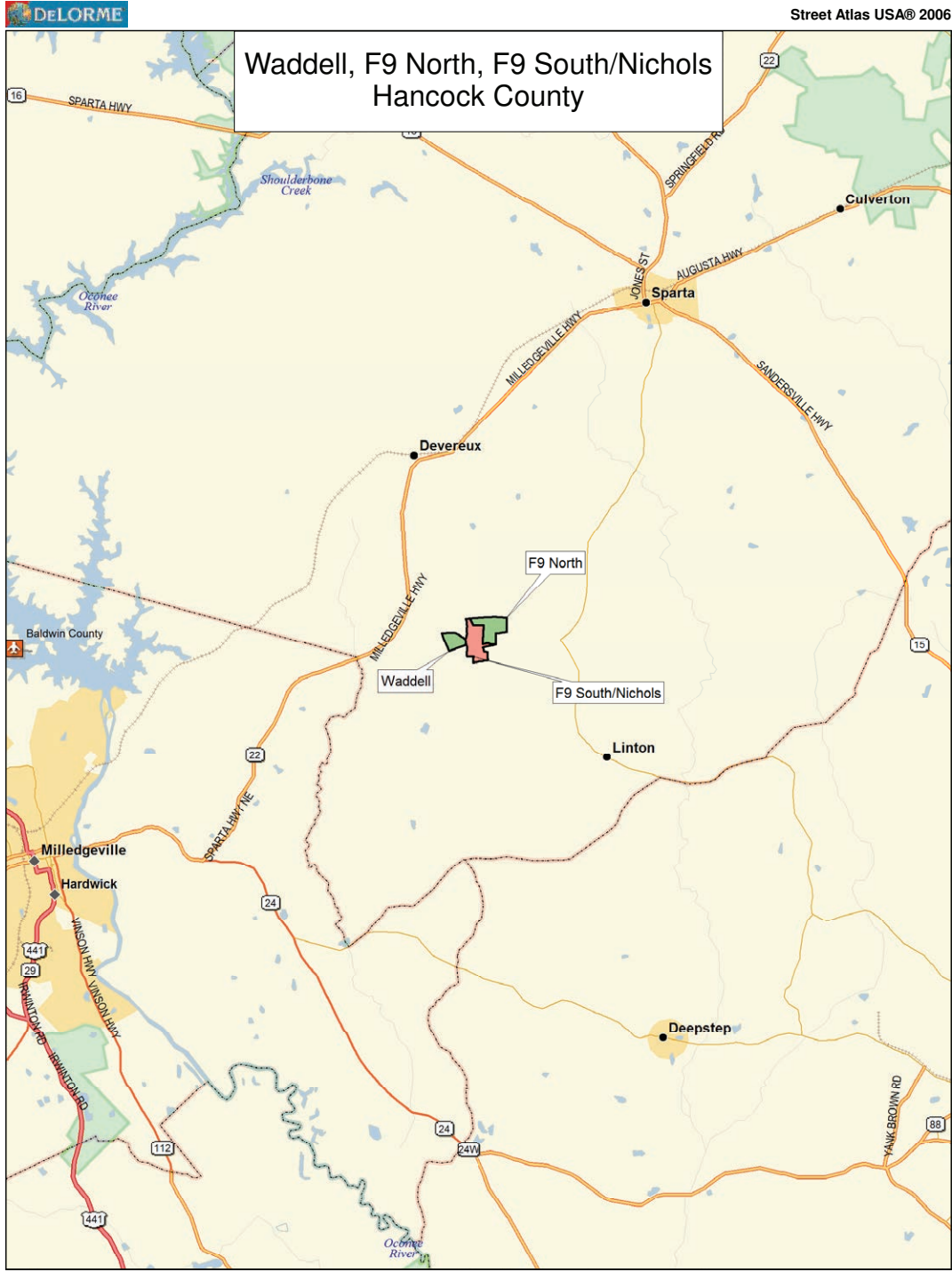
Taxes:

2017 taxes: +/- \$1,814
This property is in the Conservation Use Valuation Program.

Price: \$1,500/acre



Location



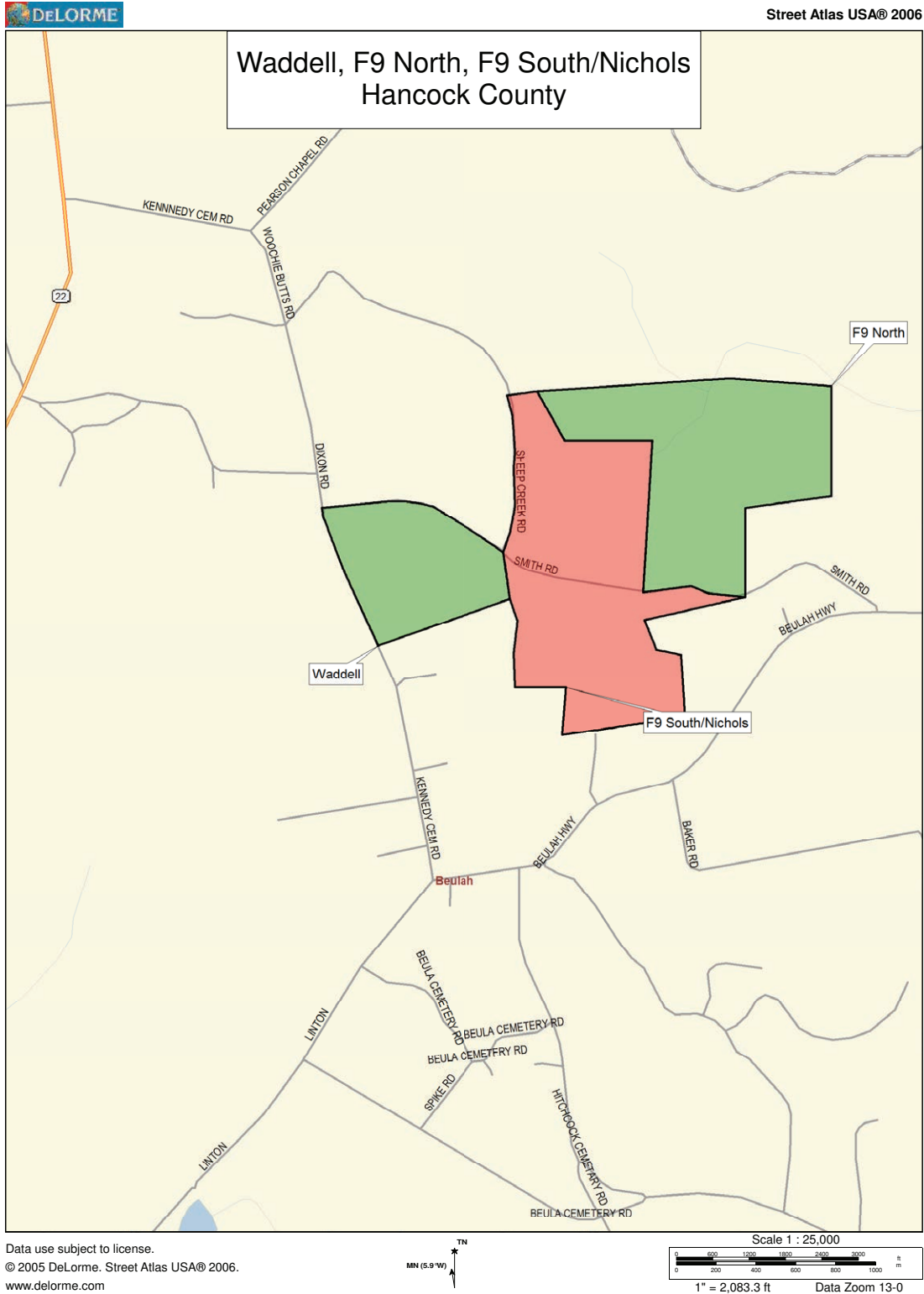
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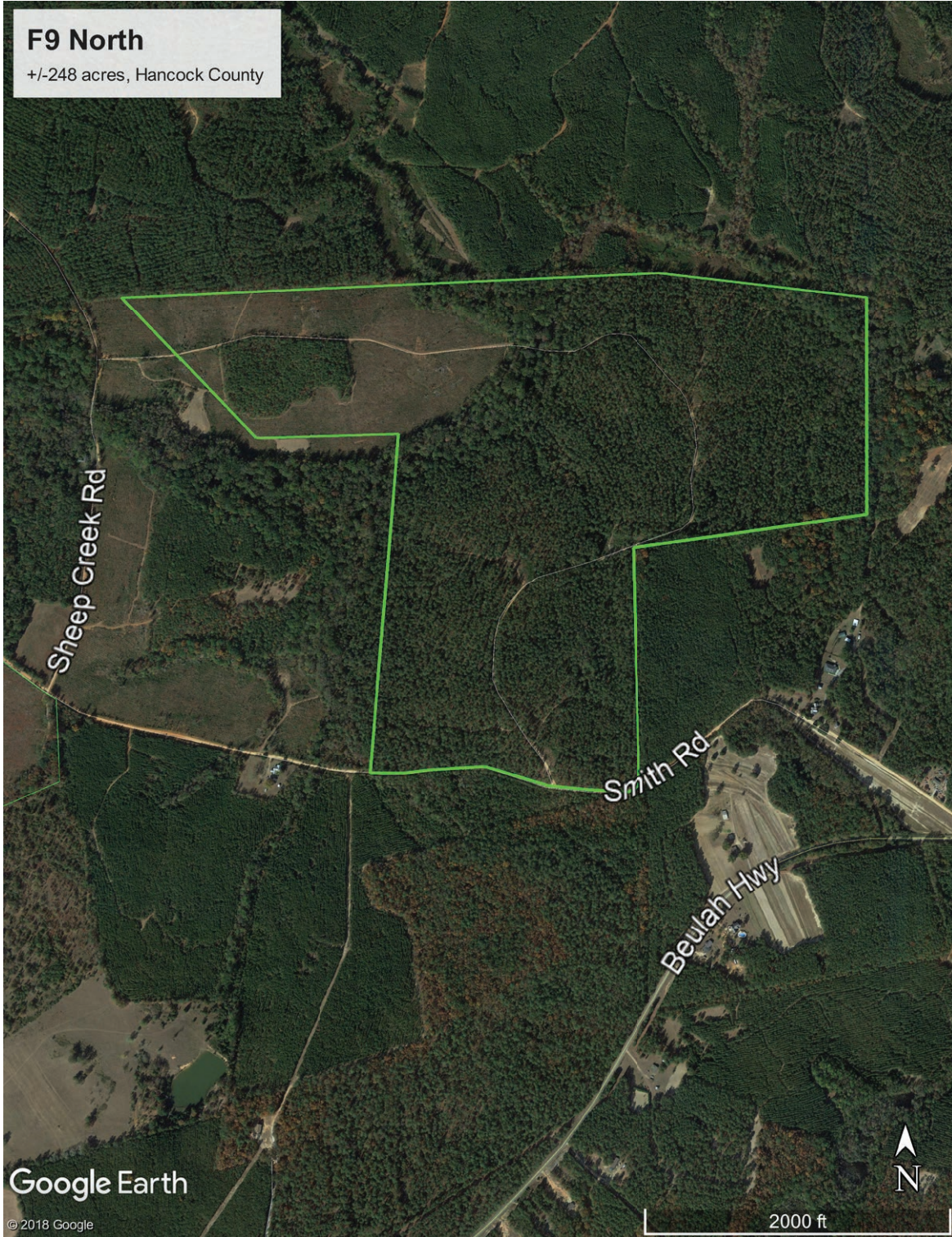
Site Map





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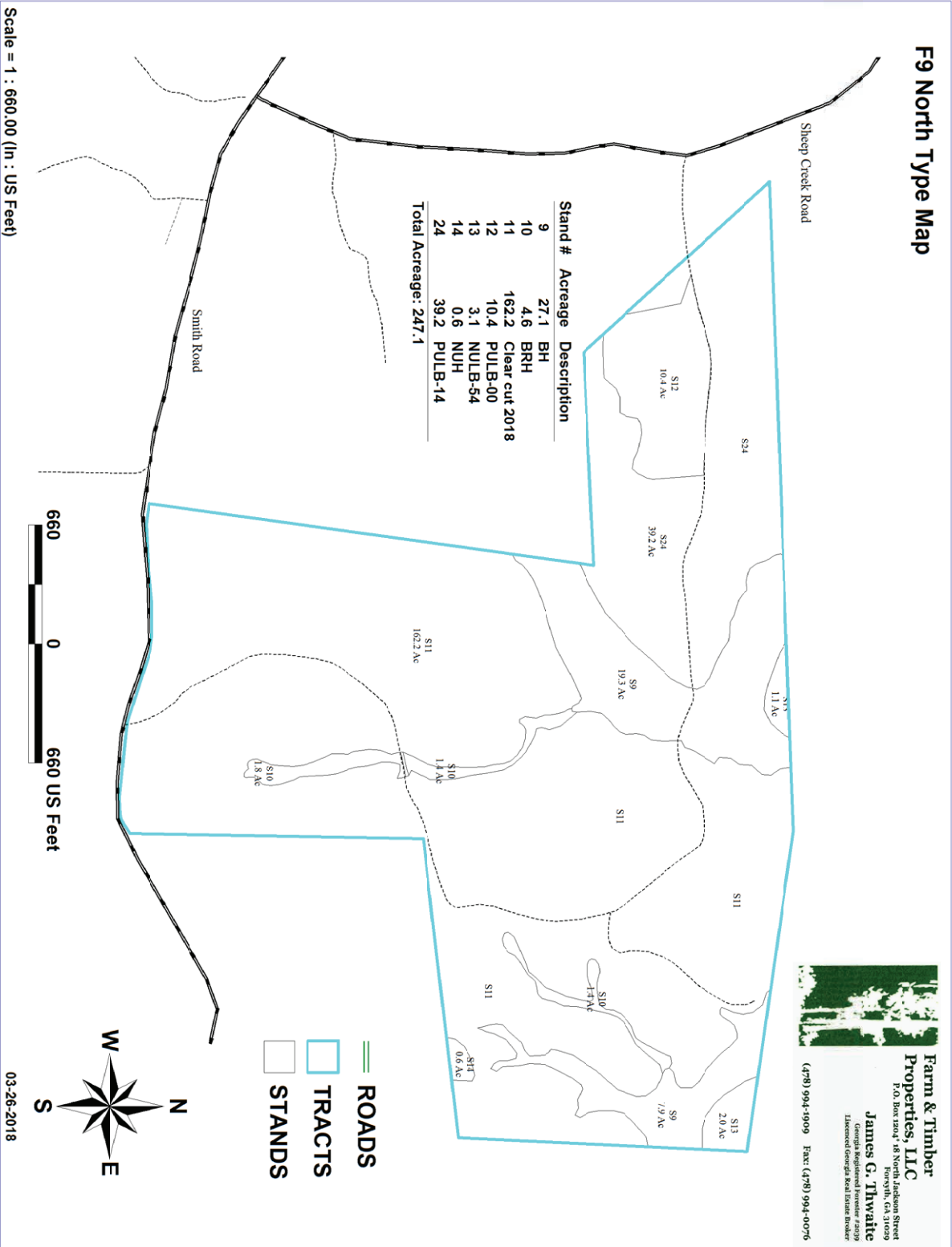
Satellite Map





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Type Map





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Photography





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