



**Farm & Timber
Properties, LLC**

Contact:

Jimmy Thwaite

478-214-1034

Graham Tract

Property for Sale:

Graham Tract, +/- 126 acres, Oglethorpe County, GA

General Description:

Well stocked natural pine and hardwood timber with double road frontage on Hwy. 22 South. The diverse mix of natural pine and hardwood along with creeks, drains and a beaver pond make this tract an exceptional recreational hunting tract. The timber is well stocked and growing offering opportunities for current timber sale income and future income. Overall, this is an excellent timberland investment.

Location:

About 7.5 miles south of Lexington, the county seat, on Hwy. 22, Oglethorpe County, GA. The property is about 24 miles from Athens, GA.

Timber:

The timber was cruised in October of 2017. There is approximately 6,376 tons of pine with about 38% pulpwood, 27% chip-n-saw and 35% saw timber. Hardwood totals about 3,006 tons with about 54% pulpwood and the balance in saw timber, cross ties, and pallet wood. About 62% of the hardwood saw timber is poplar, oak and ash. The Timber Cruise Summary is included in this packet.

Taxes:

2017 taxes paid – \$1,169.31

This property is in the Conservation Use Valuation Program

Price: \$2,875/acre



Timber Cruise Summary

Tract: Graham Owner: Newton Family 1958 KMA Hardin Trust
Strata: ALL Acres: 121.5
Date: 10/12/2017

Product	Per Tract		Per Acre	
	# Trees	Tons	# Trees	Tons
Pine				
PST	1483	2251	12.2	18.5
PCS	3069	1723	25.3	14.2
PPW	10060	2402	82.8	19.8
Pine Total	14612	6376	120.3	52.5
Hardwood				
Red Oak ST	339	472	2.8	3.9
White Oak ST	61	70	0.5	0.6
Ash ST	69	51	0.6	0.4
Poplar ST	217	251	1.8	2.1
Gum ST	168	163	1.4	1.3
Hickory ST	133	122	1.1	1.0
Misc. ST	49	67	0.4	0.6
Cross ties	0	0	0.0	0.0
Pallet	322	172	2.7	1.4
HPW	5201	1639	42.8	13.5
Hardwood Total	6559	3006	54.0	24.7
Tract Total	21171	9382	174.2	77.2

Total Tract Acres: 126.05

James G. Thwaite
Ga. Reg. Forester #2039

This Timber Cruise Summary Report is an estimate only and is not guaranteed

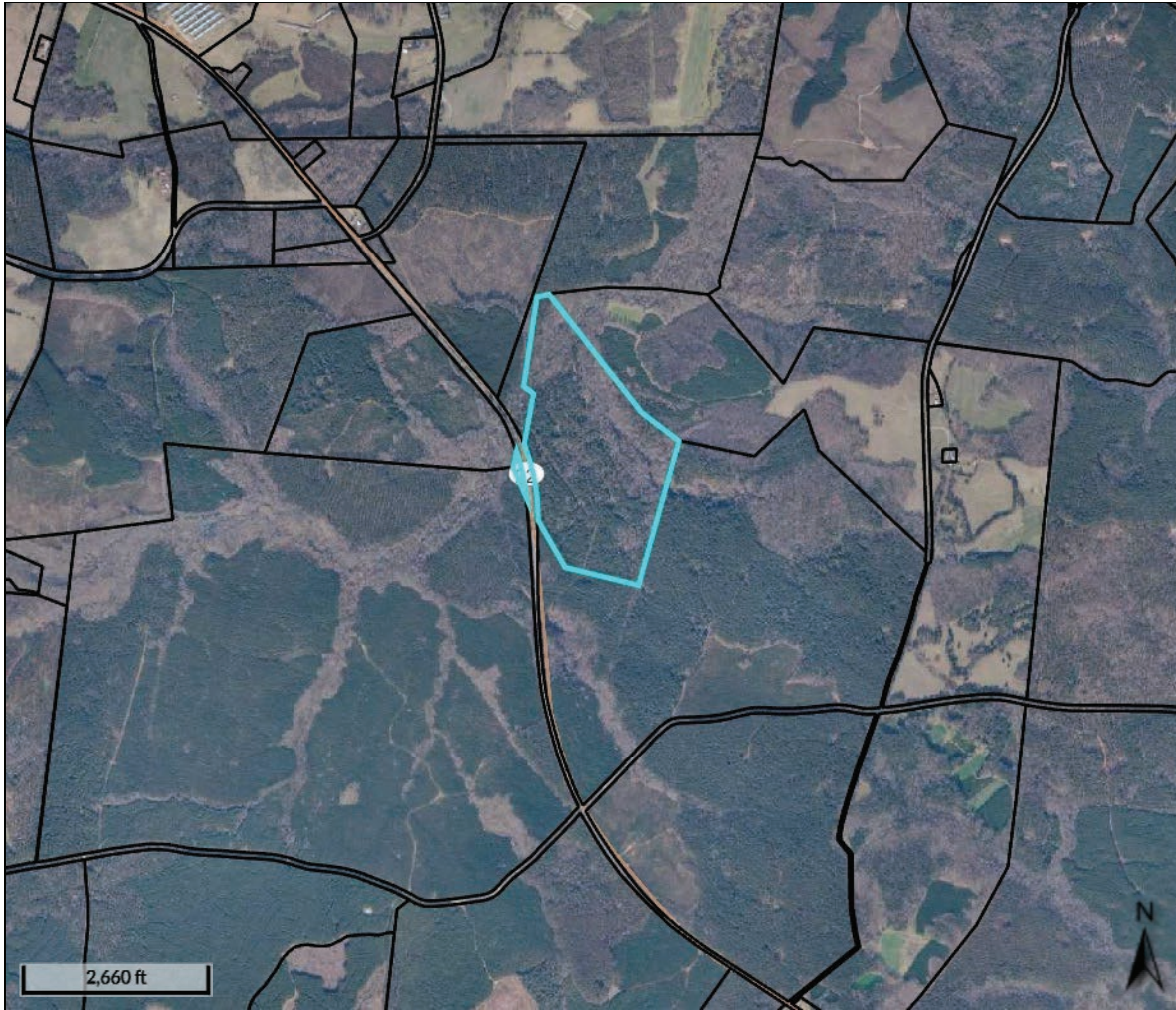


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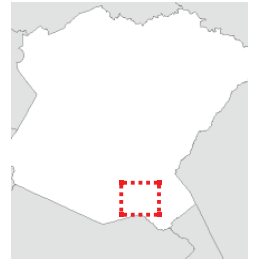
Graham Tract

Tax Map

 **qPublic.net™** Oglethorpe County, GA



Overview




Legend

-  Parcels
-  Roads

Parcel ID	120 009	Owner	Newton Family 1959	Last 2 Sales			
Class Code	Consv Use		KMA Hardin Trust	Date	Price	Reason	Qual
Taxing District	COUNTY		P O Box 5938	12/7/2001	\$0	LG	U
	COUNTY		Forsyth GA 31029	n/a	\$0	n/a	n/a
Acres	126	Physical Address	Crawfordville Road				
		Assessed Value	Value \$151328				

(Note: Not to be used on legal documents)

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 Developed by
The Schneider Corporation

Email: jthwaite@gmail.com
Website: farmandtimberproperties.com

P.O. Box 1204 • Forsyth, Georgia 31029
Office: 478-994-1909 • Cell: 478-214-1034



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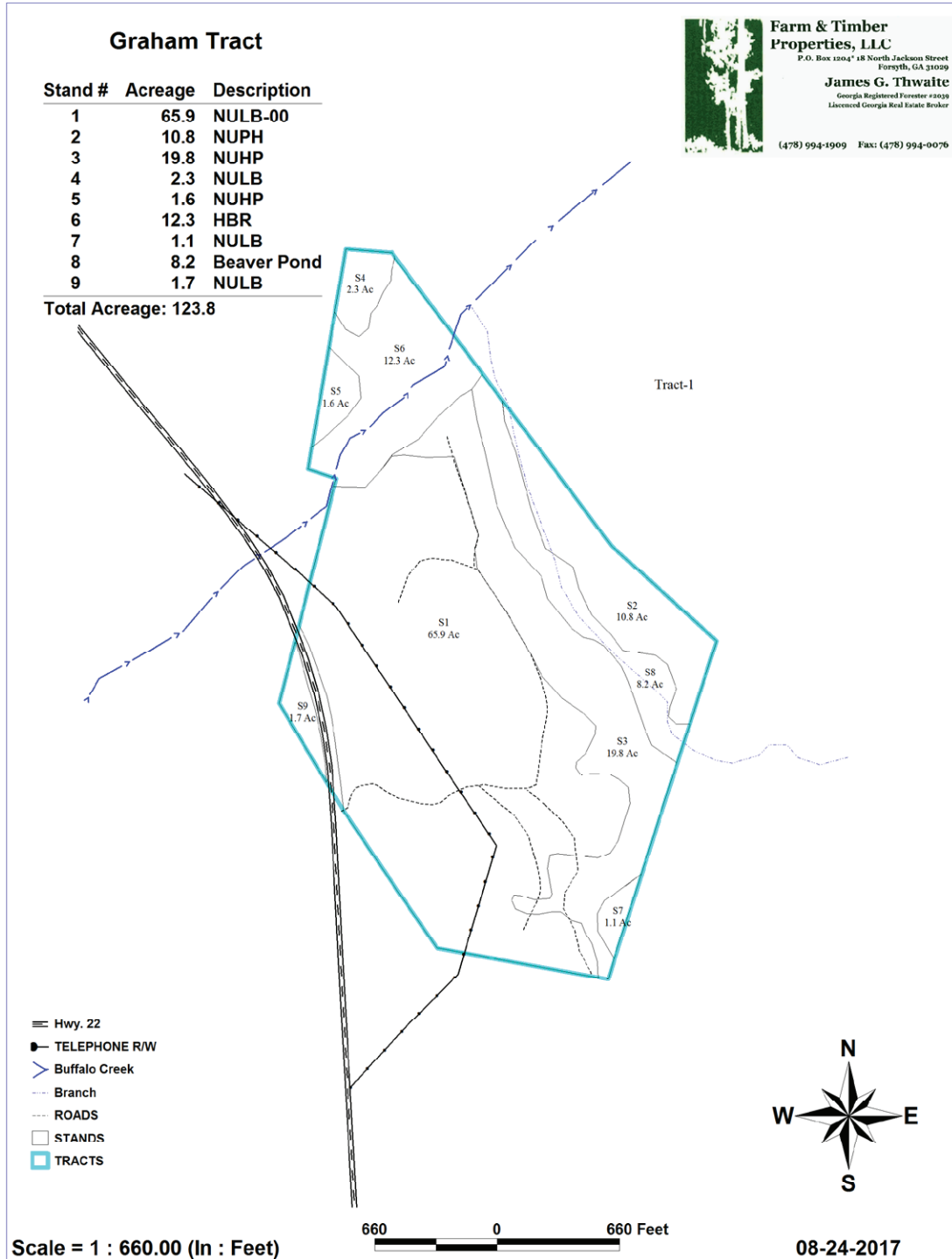
Graham Tract

Google Earth Aerial Map





Type Map





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Photography





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