

LAND FOR SALE

375+/- Acres, Bulloch County, Georgia
Offered at \$748,125 or \$1,995 Per Acre

Highlights:

- Excellent hunting
- Good timberland
- Near Savannah, Georgia
- Easy access right off Interstate 16

L-1700760

Property Location: From Interstate 16 at Ash Branch Church Rd. (Exit 132) travel south on Ash Branch approximately 0.3 mile from east bound on/off ramps and turn left on New Town Rd., travel 0.8 mile to woodland road (Gated) on the right. Please do not enter the property without the broker's consent! Also, if gated, it may be locked!

Legal Description: Deed Book 1911 Page 120 (Parcel # 6 The Bay Farm), Bulloch County, Georgia Clerks Office.



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For additional information, please contact:

Wayne Groover, Broker

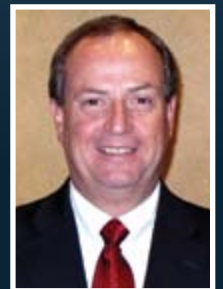
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Property Information

Property Description: 375+/- acres of mostly timberland located in Bulloch County, Georgia, approximately 30 miles west of Savannah, Georgia, 20 miles south of Statesboro, Georgia and just north of Pembroke, Georgia. The property is located just south of Interstate 16 at the Ash Branch Church Road Exit 132. Property access is from New Town Road. It consist of approximately 40 acres cultivated land and a small pond with the balance being lightly timbered woodlands. There is a modest volume of pine Sawtimber, Chip-N-Saw and pulpwood. The property has excellent deer and turkey populations and wood make a great hunting, recreational and timber investment property. There is a good road system throughout. Note: The Plat of Survey drawn from 1933 shows the property as being 375 acres, however, it is estimated that the property may be as much as 430 acres. The owner is selling the property as being 375 acres, and does not represent otherwise.

Improvements: Small pond

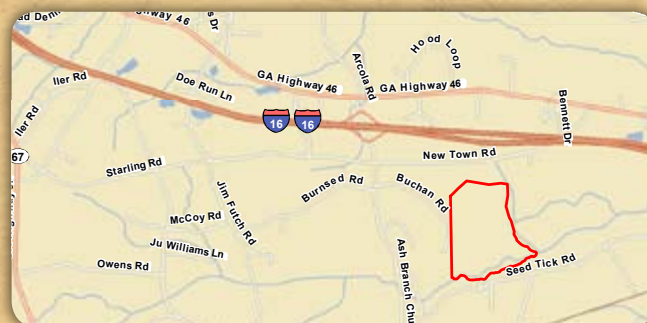
Farm Data:

Cropland	38 acres
Other	5 acres
Timber	<u>332 acres</u>
Total	375 acres

FSA Information:

	Base
Generic	18.80 acres

Taxes: \$1,178.35



Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.