

687 ACRES IN MONTGOMERY COUNTY - Agricultural, Recreational, Development and Timber Land

- TRACT 2 - 49.20 ACRES**
- 17 ± Acres in Cropland
 - 28 ± Acres Wooded
 - 4 ± Acres in Pecan Trees
 - Creek Frontage

- TRACT 3 - 65.90 ACRES**
- Homeplace
 - 13 ± Acres in Cropland
 - 43 ± Acres Wooded
 - 6 ± Acres in Planted Pine
 - Creek Frontage

- TRACT 4 - 19.75 ACRES**
- Corner Lot
 - Commercial Potential
 - Wooded
- TRACT 5 - 23.75 ACRES**
- Timber Cut 2021

- TRACT 6A - 60.85 ACRES**
- Creek Frontage
- TRACT 6B - 48.43 ACRES**
- 2 Acre Pond

- TRACT 7 - 61.73 ACRES**
- Timber Cut 2021
- TRACT 8 - 37.75**
- Timber Cut 2021
- TRACT 9 - 70.55 ACRES**
- Timber Cut 2021

- TRACT 10 - 4.5± Acres**
- Corner Lot
 - Potential Commercial

- TRACT 11 - 37.24 ACRES**
- (6 Acres in the shaded area will be deeded via Quit Claim Deed. The remaining 31.24 acres will be deeded via a Warranty Deed.)*
- \$300 Per Month Lot Rental on Mobile Homes
 - Timber Cruise Completed 2020

TIMBER TRACT 11
TIMBER CRUISE MARCH 2020

Pine Pulpwood118 Tons
Pine Topwood367 Tons
Pine CNS58 Tons
Pine Sawtimber1510 Tons
Hardwood PW507 Tons
Gum Logs263 Tons

FOR INFORMATION CALL SALE MANAGER
Greg Williamson in Vidalia at 912-293-3429

Tracts 5, 7, 8 & 9
were clear cut in 2021

There is a permanent easement from Old Savannah Road that runs 600' as depicted in red. This (red) easement stays in full force and effect regardless of how the property sells. The easement depicted in blue is in effect to access lot 6A, if lots 6A and 6B sell individually.



HOMEPLACE ON TRACT 3