

James I. Alfriend Consulting Foresters, LLC

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Registered Foresters, GA and SC
Certified Licensed Appraiser
Licensed Real Estate
Member, Association of Consulting Foresters

LAND FOR SALE

**GARY CLAUSSEN TRACT
354.00 ACRES
MCDUFFIE COUNTY, GEORGIA**

Location: 10 miles southeast of Thomson fronting on the north side of US 221 and Georgia 47 (3,036 frontage). Within 30 minutes of Augusta and Fort Gordon/Eisenhower Medical Center. I-20 Exit 183 is 15 minutes from tract affording direct access to Atlanta or east to Columbia, South Carolina.

ACREAGE SUMMARY

1992 Loblolly Plantation	98.00 Acres
1996 Longleaf Plantation	84.00 Acres
2000 Longleaf Plantation	58.00 Acres
Natural Pine.....	54.00 Acres
Hardwood.....	<u>60.00 Acres</u>
Total.....	354.00 Acres

GENERAL

- Managed timber stands
- Combination of planted pines, natural pine, and pure hardwood stands for diversity.
- Creeks and branches for pond sites.
- Tract supports population of whitetail deer and turkey

**PURCHASE PRICE
(\$1,610 per acre)**

For more information contact:
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www.alfriendforesters.com





