

James I. Alfriend Consulting Foresters, LLC

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Registered Foresters, GA and SC
Certified Licensed Appraiser, GA and SC
Licensed Real Estate Broker, GA and SC
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LAND FOR SALE **RIVERS TRACT** **108.33 ACRES** **WILKES COUNTY, GEORGIA**

The Rivers Tract is located approximately 8 miles northeast of Washington and 1/2 mile southwest of Danburg, fronting on the south side of Georgia #44, 612 feet frontage. Location map is enclosed.

In 2013, pine was harvested from 51 acres. The remaining 57 acres support an upland stand of hardwood with the majority of species being oak and hickory. We will be glad to furnish timber cruise/value estimates for this 57 acre stand upon request.

The enclosed aerial details the two timber conditions with an interior road network. There is a drain/creek on the northeast side of the tract. A plat is on record and property lines are evident on the ground.

The surrounding neighborhood is dedicated to rural homes, timber, and livestock farming.

The Rivers Tract represents opportunities for timber management, recreational use/hunting, and a solid investment vehicle. The harvested areas could be cleared for livestock pasture.

PURCHASE PRICE
\$198,900
(\$1,836 PER ACRE)

For more information contact:
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www.alfriendforesters.com