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Licensed Real Estate Brokers
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LAND FOR SALE

SHUCRAFT ROAD TRACT 12.79 & 130.14 ACRES COLUMBIA COUNTY, GEORGIA

The Shucraft Road Tract is located at the intersection of Whiteoak and Shucraft/Dozier Roads approximately ½ mile northwest of Appling, Georgia. The tract is 3.5 miles from I-20, Exit 183, and 1.5 miles from Georgia #232, Columbia Road. These access corridors provide convenient and direct access to Evans, Martinez, Fort Gordon, and Augusta. Thomson Exits 175 and 172 on I-20 are within 12 to 15 minutes of this property.

The 12.79 acre tract sits in the northeast corner of Shucraft and Whiteoak Roads with approximately 460 feet frontage on Whiteoak and 660 feet frontage on Shucraft. The 130 acre tract is located in the southwest corner of Whiteoak and Shucraft Roads, with approximately 2,700 feet frontage on Whiteoak and 2,500 feet frontage on Shucraft. Woods roads provide excellent interior access.

The property is zoned rural/agricultural. Reference is made to Tax Map 17, Parcels 002A and 002B, and Plat recorded in the Columbia County Clerk's Office in Plat Cabinet A, 292-1. The property is enrolled in the Conservation Use Covenant. County water is available on both Shucraft and Whiteoak Roads.

The surrounding neighborhood is represented by rural single family homes, and large undeveloped tracts. Most probable schools are Harlem High, North Columbia Elementary, and Harlem Middle School. Patriots Park on Columbia Road and William Few Parkway is within a 10 minute drive.

The Shucraft Road Tract has been managed for timber products and supports a significant volume of marketable trees, pine and hardwood. Topography is gentle rolling uplands and is functional for either continued timber management or alternate uses as single family homes or larger tracts for rural uses as horse pastures. Intermittent and well drained branches are found on the south and southeast boundaries of the tract.

Attached photographs relate actual conditions on the tract, with road frontage and interior views. With the aerial photograph and location sketch, the property can be located for inspections.

This is a strategically and well located property with either continued forest management and recreational use or higher alternate uses.

Please be advised that on the 130.14 acre tract is the Apple Grove Cemetery, abandoned for all maintenance purposes, containing 1.18 acres. This is an OUT section.

The purchase price is as follows:

12.79 acres - UNDER CONTRACT
\$9,561 per acre or \$122,290

West Block – 130.14 acres
\$6,760 per acre or \$879,700

Please contact James I. Alfriend Consulting Foresters, LLC for additional information or a personal showing.