

James I. Alfriend Consulting Foresters, LLC

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Licensed Real Estate Broker, GA and SC
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LAND FOR SALE

ROBINSON TRACT 96.7 ACRES BURKE COUNTY, GEORGIA

The Robinson Tract is located approximately 7 miles south of Vidette and 14 miles southwest of Waynesboro. The tract is located on Magruder Road between the communities of Magruder and Scott's Corner. The tract fronts on Magruder Road for 1254 feet and Tillman Road, dirt, 528 feet. The north boundary is a county dirt road with 767 feet frontage.

An acreage summary of the tract is as follows:

<i>Planted Pine - 2001.....</i>	<i>60.00 acres</i>
<i>Hardwood</i>	<i>35.00 acres</i>
<i>Food Plots</i>	<i><u>1.70 acres</u></i>
<i>Total</i>	<i>96.70 acres</i>

The planted pines are 23 years old and have been properly thinned. The hardwood stands afford diversity to the tract and contain approximately 35 acres of mixed species. Some of the hardwood area is poorly drained, affording duck habitat.

An interior road runs completely through the tract, from Magruder Road on the south to a county dirt road on the north end.

A recent timber cruise is available upon request. Please refer to the attached aerial photograph of the tract with location sketch.

PURCHASE PRICE

\$384,390

or

\$3,975 per acre

Please contact our office for any additional information.