

James I. Alfriend Consulting Foresters, LLC

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Brad Collins, Forester
Calvin E. Morris, III, Forester
Gregory J. Klett, R.F.
Davis Young, Technician
Lisa L. McCorkle, Office Manager

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

LAND FOR SALE

SMITH TRACT 100.27 ACRES GLASCOCK COUNTY, GEORGIA

The Smith Tract is located 6 miles north of Gibson and 7 miles south of Warrenton, fronting on the east side of Georgia Highway 171 for 700 feet, and on the northwest side of Edford-Reece Road (dirt) for 1,950 feet.

This is a productive timber management tract with recreational, residential, and investment opportunities.

An acreage summary is as follows:

<i>Thinned Planted Pines</i>	78.00 acres
<i>Hardwood</i>	14.00 acres
<i>Open</i>	2.00 acres
<i>Power and Gas Line</i>	5.00 acres
<i>Pond Site</i>	1.27 acres

Timber volumes are available upon request. Access roads are gated but not locked.

PURCHASE PRICE
THREE HUNDRED SEVENTY-SIX THOUSAND DOLLARS
(\$376,000)
(\$3,750 PER ACRE)

Contact our office or Lane McMichael (706) 833-6543 for additional information.