

James I. Alfriend Consulting Foresters, LLC

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Brad Collins, Forester
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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

GIGNILLIAT TRACT 47.71 ACRES WARREN COUNTY, GEORGIA

The Gignilliat Tract is located on paved county road #172, Camak Road, near the community of Camak and 2.5 miles from I-20, Exit 165. Frontage on Camak Road is approximately 415 feet. Attached is an aerial photograph of the property, a location sketch, and a plat.

An acreage summary is as follows:

Woodland.....	35.00 acres
Old Fields	12.00 acres
Pond Site	<u>.71 acres</u>
Total.....	47.71 acres

Soils are productive and the old fields, with cleanup, can provide pasture areas for horses or wildlife habitat. The tract is ideal for a well-located, rural home site in a positive neighborhood. There is marketable timber on the 35 acre woodland area.

PURCHASE PRICE

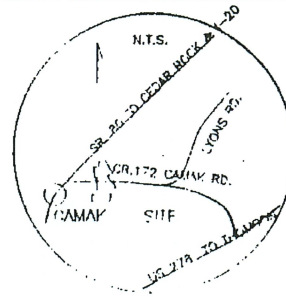
**\$189,600
(\$3,974 PER ACRE)**

For more information contact:

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400 0 400 800 1200
GRAPHIC SCALE - FEET

WILHOIT ENTERPRISES, INC.
P.B. PG.16



LEGEND

1. IPF - IRON PIPE FOUND
2. RWM - R.W. MONUMENT
3. AIF - ANGLE IRON FOUND
4. CTF - CRIMP TOP PIPE FOUND
5. CMF - CONC. MONUMENT FOUND
6. CMS - CONC. MONUMENT SET
7. RRF - REBAR FOUND
8. RBS - REBAR SET
9. SIF - SQUARE IRON FOUND
10. OIF - OPEN TOP PIPE FOUND
11. RRF - RAILROAD IRON FOUND
12. X - FENCE FOUND
13. F - CENTERLINE FENCE



FILED FOR RECORD Dec. 8, 2004
TIME 9:15AM AND RECORDED IN
PLAT SLIDE 294 PAGE C
Melissa Callaway
CLERK SUPERIOR COURT, WARREN COUNTY, GA

47.71 ACRES



CAMAK ROAD CR. 172 100' R/W (paved)

SURVEY FOR
CAROLE G. JACKSON
PROPERTY LOCATED IN THE 425th. G.M.D.
AND NEAR THE CITY OF CAMAK.
WARREN COUNTY, GEORGIA
SCALE: 1" = 400 FT. DECEMBER 31, 2003
PREPARED BY
W. C. HOWELL, LAND SURVEYOR
WRENS, GEORGIA (706)547-8747
RAY SF CIG2 TAX MAP #58 PAR. #37(part)

NOTE: THIS PLAT IS SUBJECT TO ANY EASEMENTS
OR PROTECTIVE COVENANTS OF RECORD.

TECHNICAL NOTES:

1. THIS SURVEY WAS PERFORMED WITH A TOPCON GTS 312 TOTAL STATION AND A 200' TAPE.
2. THIS SURVEY HAS A TRAVERSE CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND HAS AN ANGULAR ERROR OF 00°00'10" PER POINT AND WAS ADJUSTED BY LEAST SQUARES.
3. THIS PLAT HAS A CLOSURE PRECISION THAT EXCEEDS ONE FOOT IN 100,000 FEET.