

James I. Alfriend Consulting Foresters, LLC

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Certified Licensed Appraiser, GA and SC
Licensed Real Estate Broker, GA and SC
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LAND FOR SALE

Langham Tract A – 108.71 acres & Langham Tract B – 186.61 acres **McDuffie County, Georgia**

The Langham Tract is located approximately five miles southwest of Thomson, fronting on both sides of Mt. Pleasant Road and the west side of Sterling Gibson Road. The property is offered as Tract A, 108.71 acres, Tract B, 186.61 acres, or as a whole, 295.32 acres. Details of Tract A and B are attached.

Planted pine has been properly thinned and the tract is productive as a timber and land investment. Brier Creek is the western boundary of Tract A and a portion of the southern boundary of Tract B. Abundant road frontage provides options for small tract subdivision.

Tract A – 108.71 acres

\$434,840

(\$4,000 per acre)

Planted Pine – 2001.....	59.00 acres
Planted Pine – 2010.....	12.00 acres
Hardwood.....	<u>37.71</u> acres
Total	108.71 acres

Road frontage on Mt. Pleasant Road is 2,440 feet

Tract B – 186.61 acres

\$746,440

(\$4,000 per acre)

Planted Pine – 2001.....	141.61 acres
Planted Pine – 2010.....	6.00 acres
Hardwood.....	<u>39.00</u> acres
Total	186.61 acres

Road frontage on Mt. Pleasant Road is 3,036 feet and Sterling Gibson Road (dirt) 2,508 feet.

PLEASE REFER TO ENCLOSED AERIAL AND LOCATION SKETCH.
PLEASE CONTACT OUR OFFICE FOR ADDITIONAL INFORMATION.