

Beall Springs Tract

412.2 ± Acres

Warren County, Georgia

Price: ~~\$1,500,000~~ — Reduced to ~~\$1,100,000~~ — \$865,000

Description: Investment, recreation or hunting property

This property offers a perfect balance between investment opportunity and recreation. With more than 2.6 miles of paved road frontage on Georgia Hwy. 16 and Beall Springs Road, development potential is astronomical. Mature pine and hardwood timber along with various ages of planted pines produce excellent timber value. 2 small ponds with numerous pond sites throughout the property.

Location: Warren County, GA, Hwy. 16 west of Warrenton

Acreage Breakdown:	Planted Pine (1988)	126 acres
	Planted Pine (1984)	48 acres
	Planted Pine (1997)	12 acres
	Planted Pine (1999)	33 acres
	Planted Pine (2002)	62 acres
	Natural Pine & Hardwood	125 acres
	Fields	5 acres
	Ponds (3)	1 acres
	TOTAL:	412 acres

Features: .53 miles of frontage on GA Hwy. 16
2.14 miles of frontage on Beall Springs Road
Various ages of planted pines for incremental timber revenues
Mature pine and hardwood
Numerous potential pond sites
Interior road system
Adjoins 1285 ± acre "Telfair Plantation"

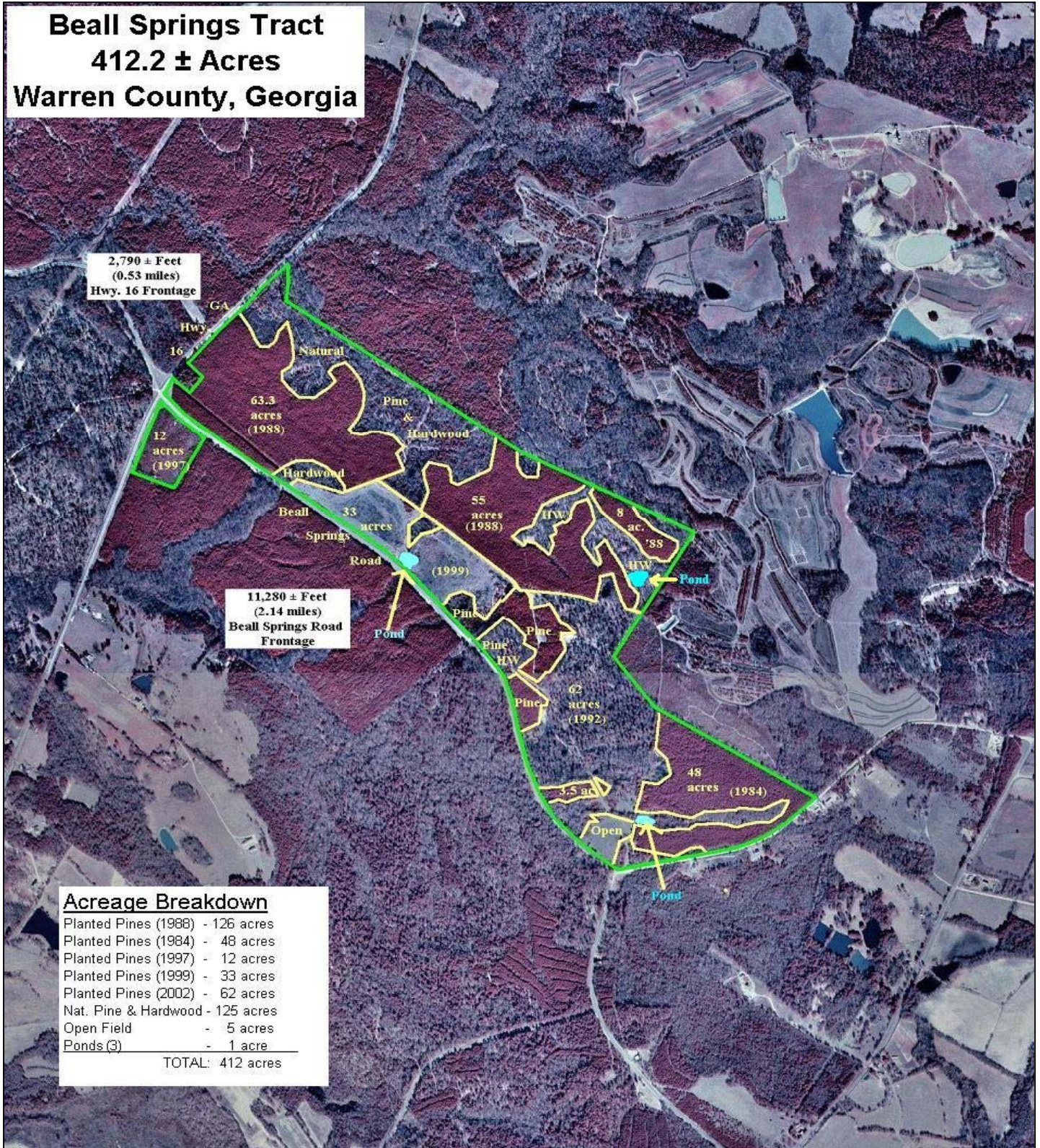
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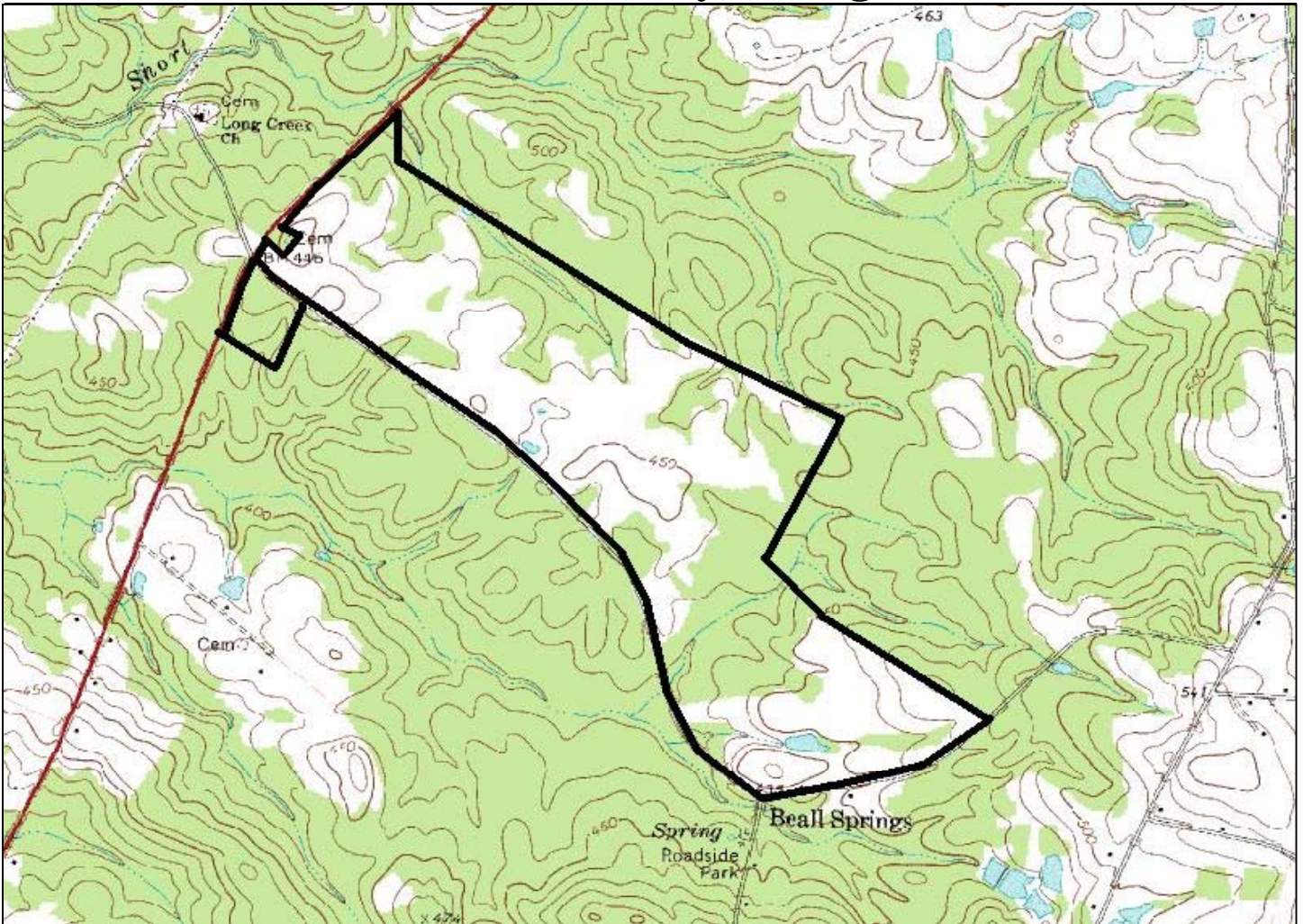
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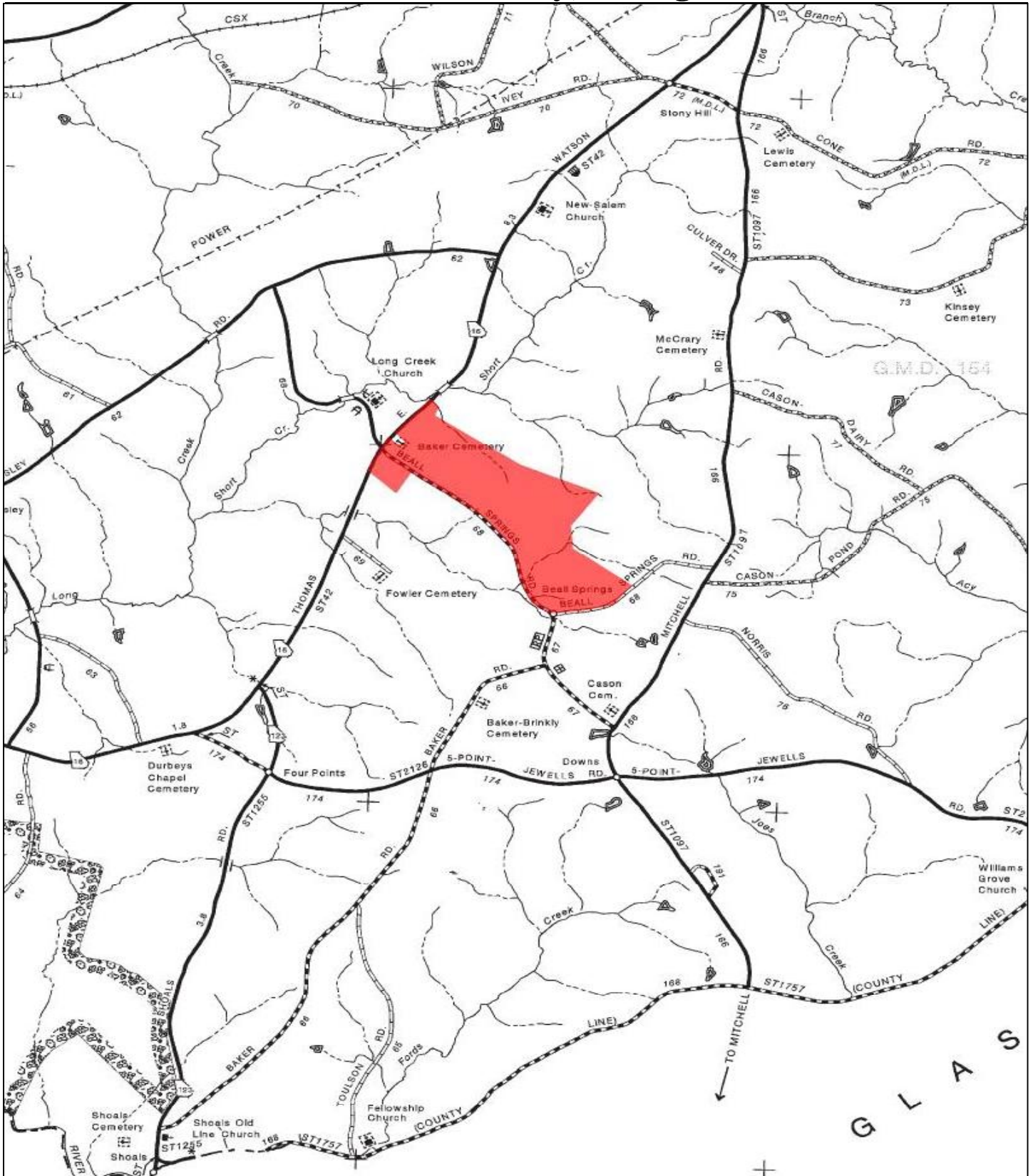
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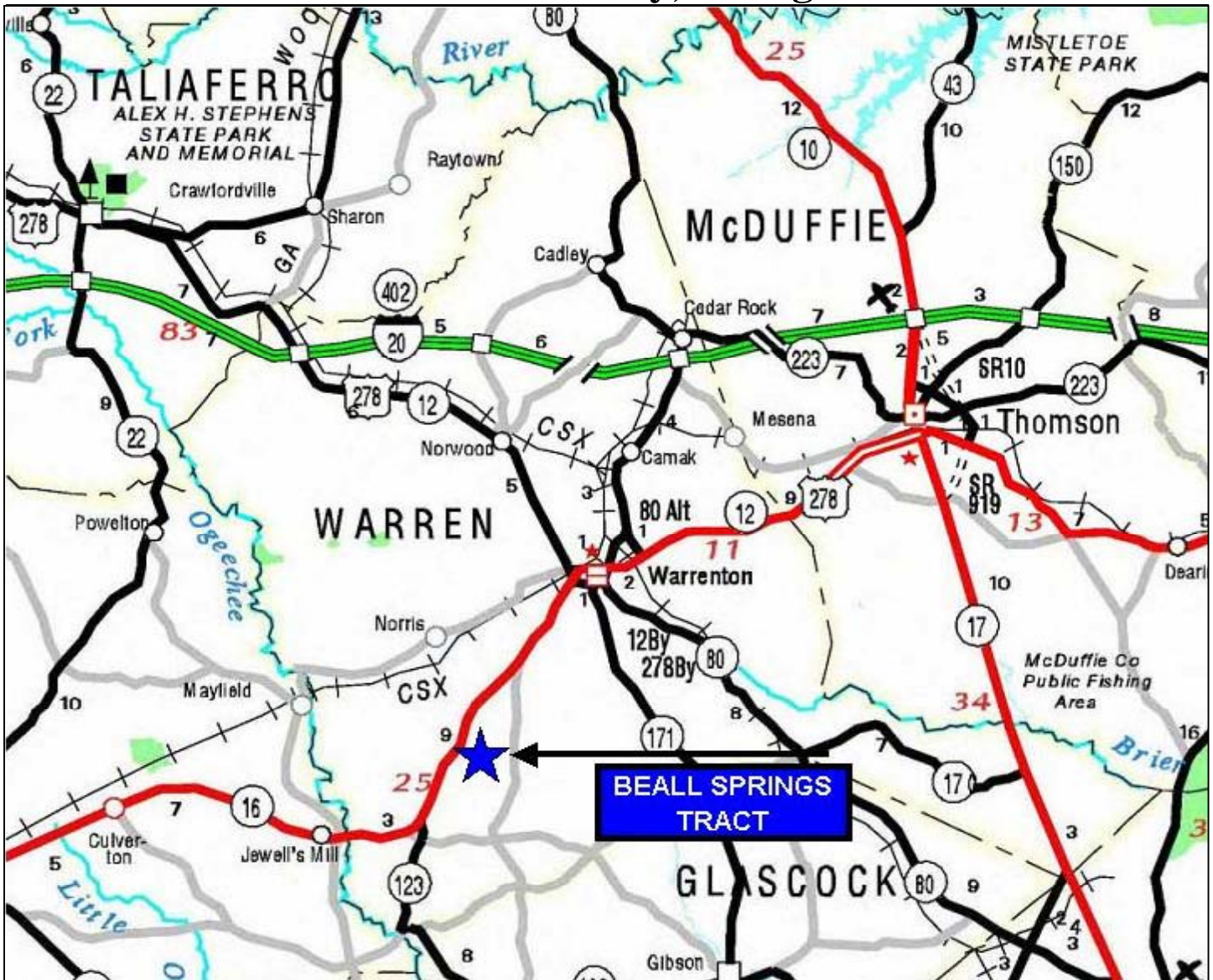
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Destination	Distance	
Athens Georgia	65	miles
Atlanta, Georgia	100	miles
Augusta, Georgia	45	miles
Clark Hill Lake	20	miles
Lake Oconee	35	miles
Lake Sinclair	35	miles
Macon, Georgia	65	miles
Savannah, Georgia	130	miles