

# **Hancock Tract**

## **190.55 ± Acres**

### **Burke/Jefferson County, Georgia**

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**Price:**           **\$250,000**

**Description:** **Recreation, Hunting, Planted Pines & Conservation Easement**  
**Property is completely wooded with 123.5 acres in a permanent conservation easement. Of which, approximately 80 acres is an old "Carolina Bay" that has been converted into a wetland mitigation bank. Balance of acreage, app. 67 acres, is composed of planted pines (2000). Great property for all types of wildlife.**

**Location:**       **Burke/Jefferson Co. at the intersection of Hwy. 17 and Hancock Rd.**

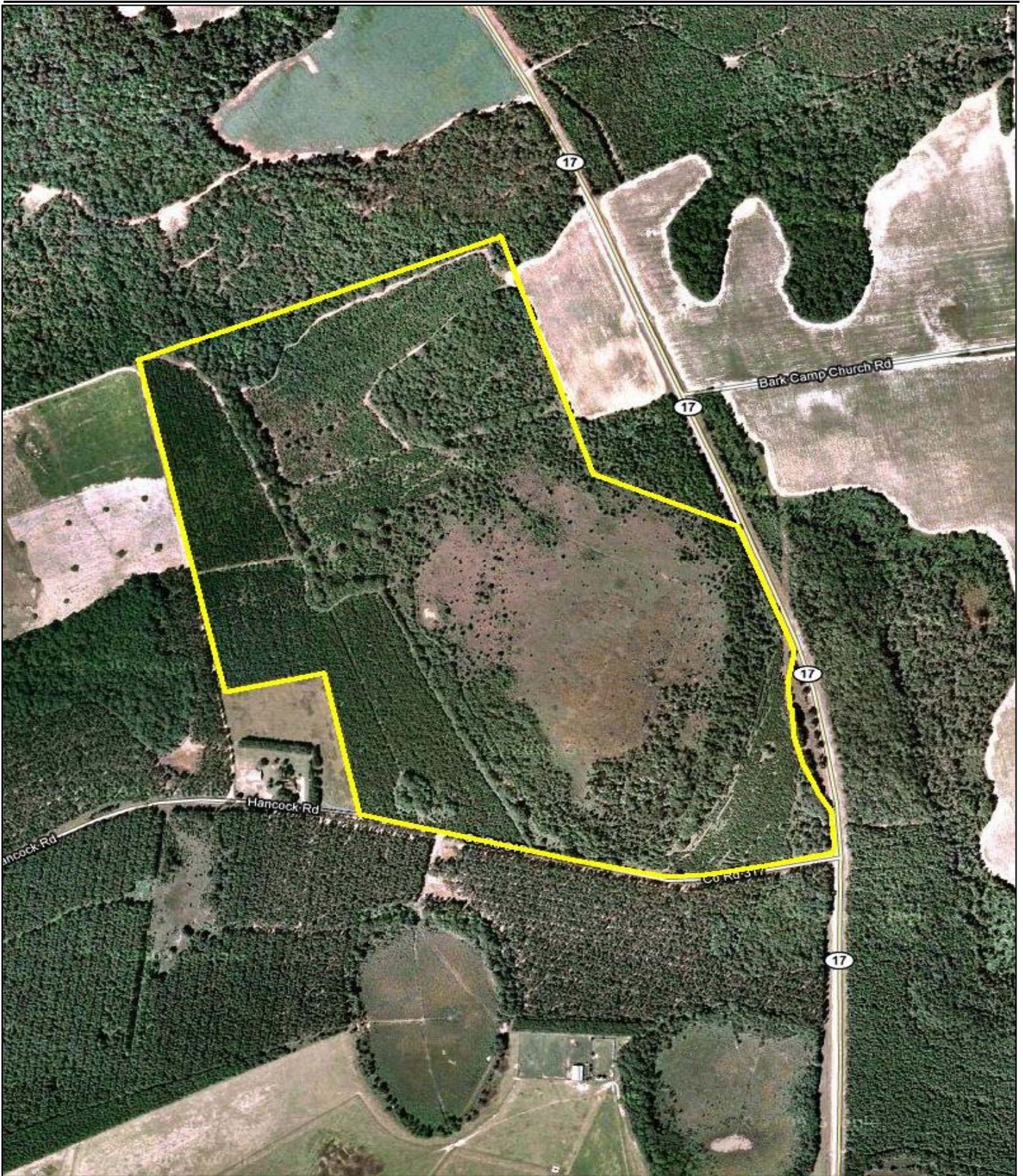
**Features:**       **Wetland mitigation bank (ducks)**  
**Paved and dirt frontage**  
**Income producing planted pines**  
**Conservation easement (lower taxes)**  
**Excellent recreation and hunting**

**Contact:**       **PineSouth Land Company, Inc.**  
**Dennis Coxwell or Chad Mosley**  
**(706) 465-2972       (888) 710-0072**

All information contained herein is deemed accurate and reliable, however, PineSouth Land Company, nor any representative, shall be held responsible for any errors and/or omissions.

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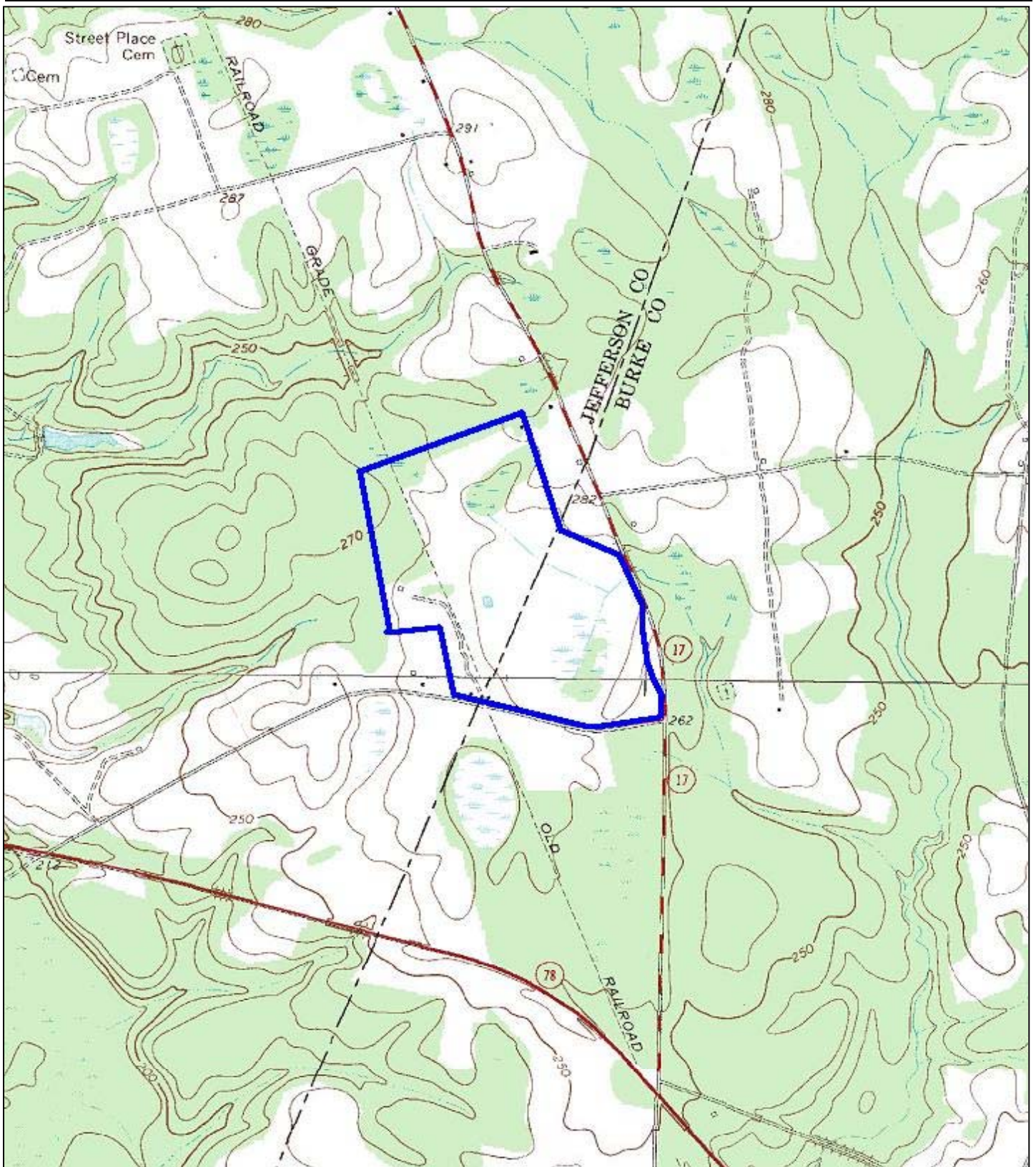
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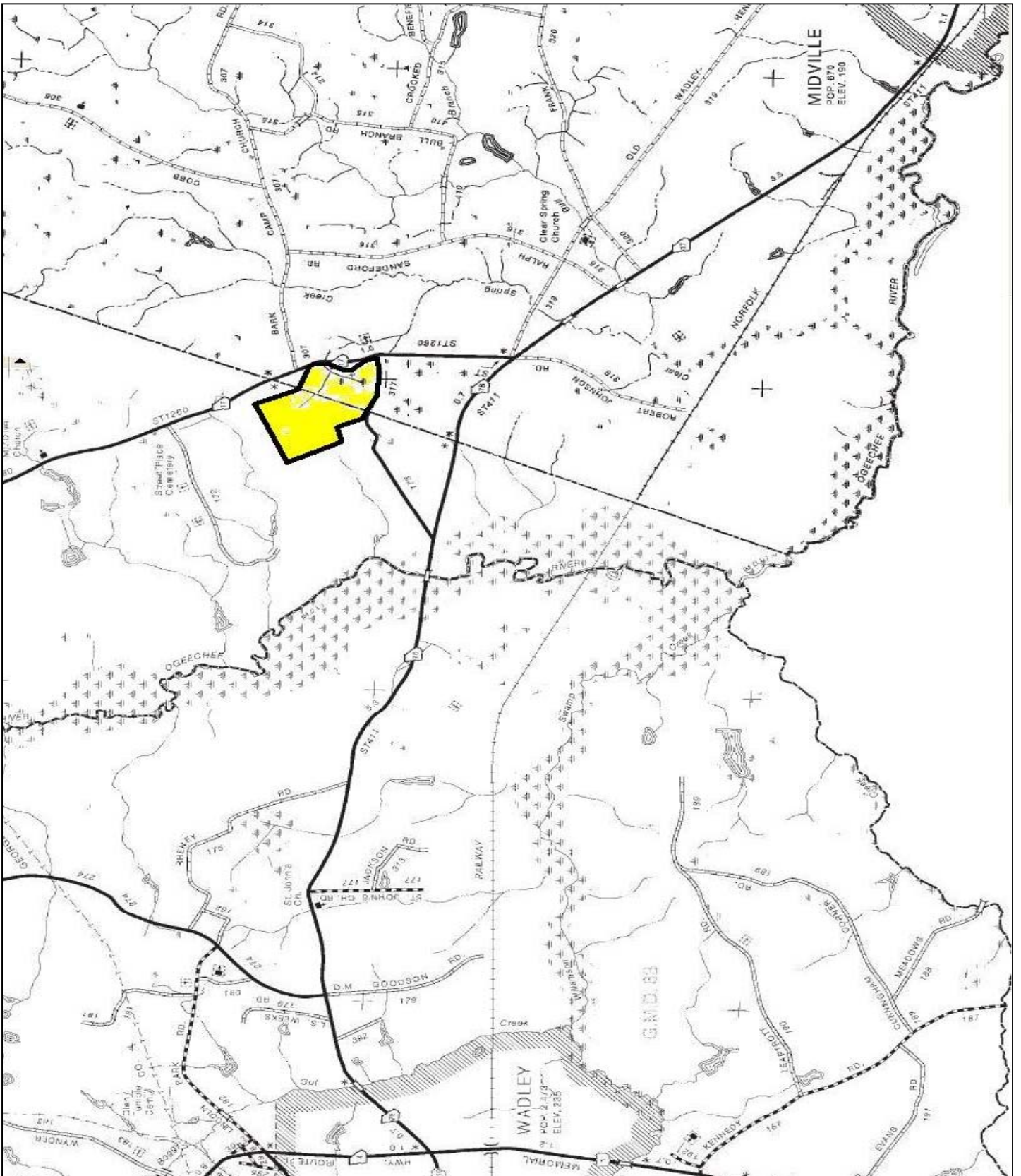
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