



AMERICAN FOREST  
MANAGEMENT



## SHAVER FARMS

Jasper County, GA. | ±189 Acres | Price \$695,000

### The Offering:

American Forest Management, Inc. is pleased to offer Shaver Farms, a unique, sportsman tract offering a rare combination of seclusion and convenience. Shaver Farms is located just outside Monticello GA. in Jasper County. Situated in the heart of the Piedmont, the offering is convenient to local attractions such as downtown Monticello, Lake Juliette and the famous Whistle Stop Cafe, Macon, Atlanta and Madison, GA. This offering provides a turnkey opportunity for the recreational and timber investment minded buyer. From the gated entrance, through the mature upland pine timber, past the hunting lodges and down the scenic drive to the four acre pond, you'll soon realize what a remarkable property the owner has created.

### Property Attributes:

- 189 +/- Contiguous Acres in Jasper County, GA.
- Over 90 + Acres of Beautiful, Mature Hardwoods
- 4000 + Feet of Harmon Pye Branch Frontage
- 4+ Acre Fully Stocked and Managed Pond
- 2 Custom Built Lodges and 30 x 50 Fully Enclosed Shop w Bay Doors
- Joins the Oconee National Forest
- Over 95+/- Acres of Extensively Managed Merchantable & Pre-Merchantable Pine
- Ideal Family Retreat
- 12 + Acres of Wildlife Plots
- Future Cash Flow From Timber Production
- Outdoor Recreation – Abundance of Deer and Turkey
- Convenient to Macon, Monticello, Madison and Atlanta

For more information about this listing, please contact:

**Nathan E. Greer, Broker**

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Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, managers, agents and employees, make no representation or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, "AS IS, WHERE IS, with all faults", at closing.