



FOR SALE

BRYANT HILL

“SPORTSMAN TRACT”

±441 Acres - \$2995/Ac.
Macon County, Georgia

American Forest Management, Inc., is pleased to announce the exclusive offering of Bryant Hill Sportsman Tract in Macon County, GA.

The property contains 441 +/- contiguous acres located near the historic towns of Marshallville, Fort Valley and Perry, GA.

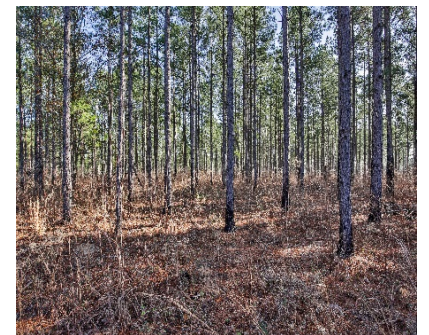
These secluded acres offer a combination of size, habitat diversity, and merchantable timber volume. The abundance of wildlife and water resources makes this a very appealing recreational investment opportunity available in charming central Georgia.

Property Attributes Include:

- 441 +/- Contiguous Acres in Macon County, GA.
- 300 + Acres of Beautiful, Mature Hardwoods
- 95 + Acres of Merchantable Planted Loblolly Pine
- 4000 + Feet of Creek Frontage
- Over 25 Acres of Wildlife Plots
- Miles of interior roads – Gated Entrance
- Ideal Family Retreat
- Flint River Corridor
- Future Cash Flow from Timber Production
- Outdoor Recreation
- Abundance of Deer, Turkey, and Ducks
- Convenient to Perry, Macon, & I-75.

Directions:

Tract is located west of Marshallville along Bryant Hill Rd.



CONTACT:

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All information is assumed to be accurate and substantially correct but no assumptions of liability are intended. Neither the seller nor the agent or representatives warrant the completeness or accuracy of the information. Seller does not guarantee timber volumes, values, acreages (total, woodland/cropland, stand or otherwise), tree ages or the condition and/or function of any improvements, including but not limited to all buildings, machinery, appliances, wells, equipment, livestock and ponds. No representations or warranties are expressed or implied as to the property, its condition, boundaries or logging feasibility. Prospective buyers should satisfy themselves as to the accuracy of this information.

WE'RE IN THIS TOGETHER

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