



AMERICAN FOREST
MANAGEMENT



PEARSON BRANCH TRACT

Wilkinson County, GA. | ± 186.36 Acres | Price: \$316,812 or \$1700/Acre

The Offering:

American Forest Management, Inc., is pleased to announce the exclusive offering of Pearson Branch Tract in Wilkinson County, Georgia. The Pearson Branch tract consisting of 186.36 acres of diverse natural hardwoods and various age class planted pines. The offering provides a turnkey opportunity for the recreational and timber investment minded buyer.

Property attributes include:

- 186.36 contiguous surveyed acres;
- 73 +/- acres of beautiful mature natural hardwood;
- Beautiful white oaks and water oaks scattered along Pearson Branch;
- Various age class planted pines; 2012, 2016, and 2007 planted loblolly;
- 25 +/- acres of 2007 planted loblolly pine ready for first thinning;
- 94 +/- acres of pre-merchantable planted pines providing future income streams;
- Wildlife food plots;
- Surrounded by large private landowner;
- Outdoor Recreation - abundance of deer, turkey, doves, and ducks
- Convenient to Macon, Warner Robins, and Dublin;

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.