



**AFM
REAL ESTATE**

FOR SALE

Maynard's Mill Farms

± 95 Acres

\$599,900

Monroe County, GA.

AFM Real Estate is pleased to announce the exclusive offering of Maynard's Mill Farms in Monroe County, Georgia. The property contains 95 +/- contiguous acres near the historic town of Forsyth and urban centers of Macon and Atlanta. These secluded acres offer a rare combination of ideal size, habitat diversity, and well managed merchantable timber. The ideal location, abundance of wildlife and water resources makes this an appealing recreational investment opportunity available in central Georgia.

Property Attributes Include:

- 95 +/- total acres of land;
- 58 acres of well managed 1999 loblolly pine;
- 25 acres of mature hardwoods;
- 2.5 acre fully stocked pond;
- 3 acres of wildlife plots;
- Extensively managed for bream and bass;
- Custom built dock;
- 1350+ feet along Maynard's Mill Rd.;
- Surrounded by large private landowners;
- Abundance of deer, turkey, doves, and ducks;
- 5 miles to Downtown Forsyth, GA.;
- 5 miles to Monroe County High School;
- Convenient to Atlanta and Macon GA.;



CONTACT:

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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.