



**AFM
REAL ESTATE**

FOR SALE

Buckhorn Lake Tract

Oconee River

± 1167 Acres

\$1,751,460.00

Wilkinson County, GA.

AFM Real Estate is pleased to offer the Buckhorn Lake Rd. - Oconee River property located in Wilkinson County, GA along the west bank of the Oconee River. The property consists of ±1,167 contiguous acres, minutes from Toombsboro, GA and a short drive to Macon, GA. The property offers the avid sportsman an abundance of deer, turkey, waterfowl, and hog hunting in central GA.

Property Attributes Include:

- ±1,167 contiguous acres;
- Excellent interior road system;
- Borders large private landowners;
- Over 13,000 feet along the Oconee River;
- Numerous oxbows providing excellent habitat for waterfowl;
- 10,000+ feet along Commissioner's Creek;
- Outdoor recreation - abundance of deer, turkey, waterfowl and hogs;
- Convenient to Macon, I-16 and I-75;



CONTACT:

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Broker - Georgia

AFM Real Estate

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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.