



**AFM  
REAL ESTATE**

**FOR SALE**

## Racoon Plantation

± 560 Acres

\$1,330,095

Washington County, Georgia

AFM Real Estate is pleased to offer Racoon Plantation located in Washington County, Georgia. The property consists of 560 +/- surveyed acres just minutes from downtown Sandersville. The property is bordered by over 3.5+ miles of frontage along Tarver Grove Road, Hog Road, and Bartow Dublin Road. In addition the property has over 2.5 miles of frontage along Nealy Creek and Red Hill Branch providing a unique and diverse recreational paradise in east Georgia.

Property attributes consist of:

- Ideal timberland investment;
- Immediate and future cash flow;
- 85% convertible upland acres;
- 308+ acres of 1996 planted loblolly pines;
- 151+ acres of 2016 planted loblolly pines;
- 100+ acres of mature hardwoods;
- Numerous established food plots;
- Excellent internal road system;
- Over 2.5 miles of creek frontage;
- Over 3.5 miles of road frontage;
- Abundance of deer, turkey, ducks and hogs;
- Minutes from downtown Sandersville, Georgia;



### CONTACT:

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Broker - Georgia

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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.*