



**AFM
REAL ESTATE**

FOR SALE

Maple Branch Tract

± 51 Acres
\$76,500 or \$1500/Ac.
Jefferson County, GA.

AFM Real Estate is pleased to offer Maple Branch in Jefferson County, Georgia. The offering is an ideal recreational and long-term timber investment property in Georgia. The property consists of ±51 acres of well managed loblolly pine. The offering provides a turnkey opportunity for the recreational and timber investment minded buyer.

Property Attributes Include:

- ±51 contiguous acres;
- ±7 acres of mature natural hardwood;
- ±42 acres of 2020 planted pine;
- 3rd generation improved loblolly;
- Excellent long-term investment opportunity;
- Over ±800 feet of Maple Branch frontage;
- Surrounded by large private landowner;
- Dirt frontage along Pollett Rd;
- Abundance of deer, turkey, doves, and ducks;
- Convenient to Augusta, Louisville, and I-16.



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.