

Allied Land and Timber Co., Inc.

P.O. Box 227

Americus, Ga. 31709

www.alliedlandga.com

John T. Conger, III Associate Broker

2878 Evergreen Road

Waycross, Georgia 31503

1-800 224 9939

Lic. #017527

Lic. 133305

912 614 4646 Cell Phone

jtc3@gate.net e-mail

LAND FOR SALE
123.00 +/- Acres
Camden County, Georgia

LOCATION: This tract is located in LL 89 LD 3rd of Camden County, Georgia. Access is from Spring Hill Church Road which is the western boundary of the property. Woodbine, the county seat of Camden County, is 6 miles to the north. The tract is approximately 35 miles north of Jacksonville, Florida and 10 miles west of Brunswick, Georgia and Interstate 95. From junction of Highways GA 110 and GA 40, travel eastward on GA40 to Spring Hill Church Road 3.9 miles, then north on SHCR for 3.5 miles, tract on east side of road. Look for Allied Sign.

TRACT DESCRIPTION: This tract is located in an area of timber production. There is bountiful turkey, deer. The tract approximately 123.00 Acres. There are no improvements on the tract. The tract interior is accessed by woods roads from Spring Hill Road. There is mature Pine, Hardwood and Cypress timber growing on the tract with some pine reproduction. The tract is a good investment tract suitable for timber growing and recreation. There is an estimated \$30,000 of merchantable timber growing on the tract. Timber thinned in 2006 leaving 30 to 40 trees per acre. Trees planted 1988.

TERMS: Cash to seller at closing.

PRICE: \$163,350 or \$1,328 per acre

NOTE: Buyer is urged to get their own timber value, neither Seller nor Allied guarantee any timber values.

For more information contact:

John Conger

2878 Evergreen Road

Waycross, GA 31503

912 614 4646 Mobile

912 584 1142 Fax

www.alliedlandga.com

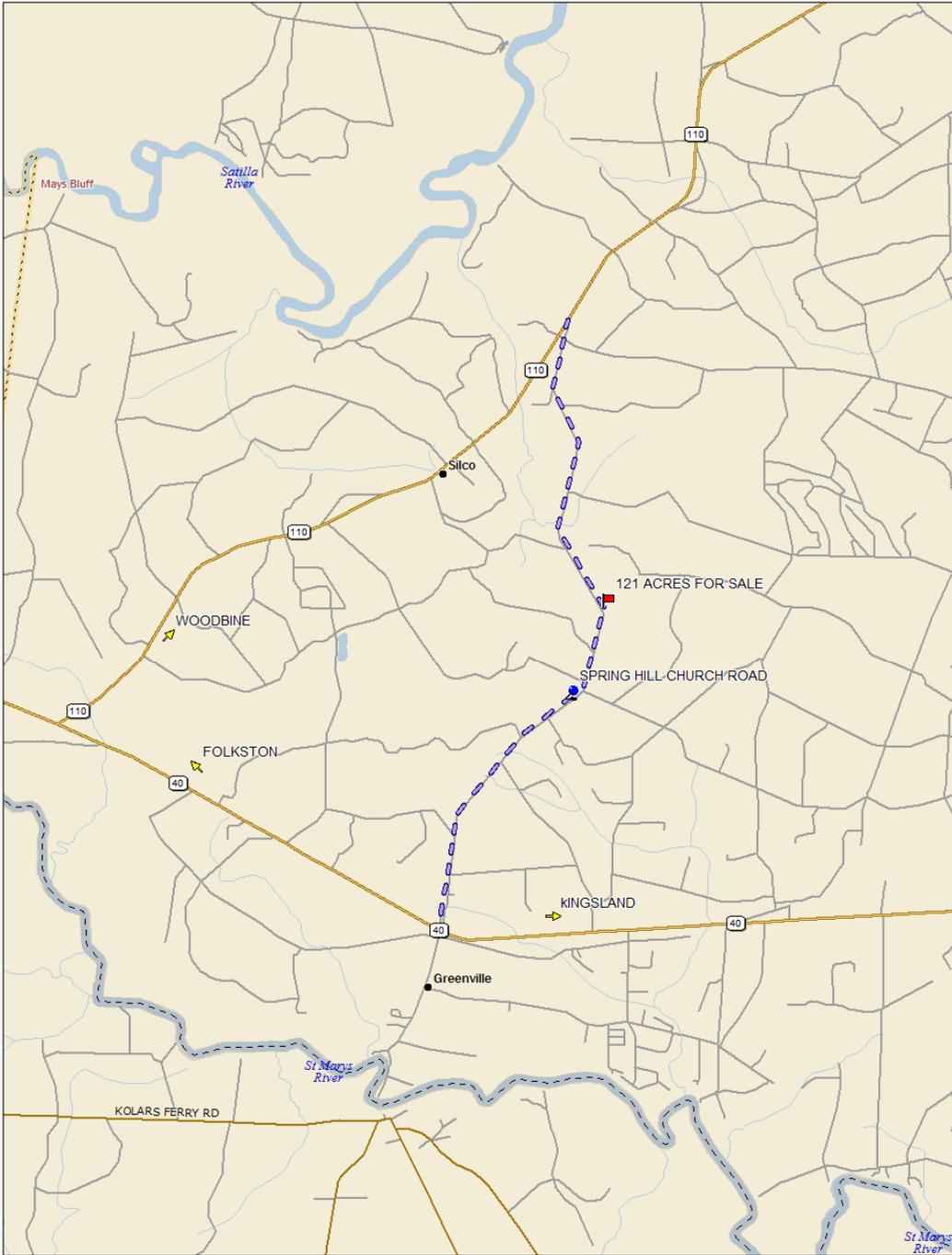
Bobby Taylor,

Allied Land & Timber Co., Inc

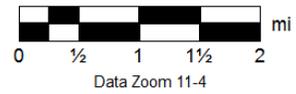
P.O. Box 227

Americus, GA 31709

1 800 224 9939



Data use subject to license.
© DeLorme. DeLorme Street Atlas USA® 2010.
www.delorme.com





Road Frontage view looking north. Tract on right (east of Spring Hill Church Road).



View of property looking east from spring hill Church Road.