

**pAllied Land and Timber Co., Inc.**  
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John T. Conger, III Associate Broker  
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Waycross, Georgia 31503

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**LAND FOR SALE**  
**20.00 +/- Acres**  
**Appling County, Georgia**

**LOCATION:** This tract is in LL 336 LD 2<sup>nd</sup> of Appling County, Georgia. Access is from paved county road known as “Old Surrency Road” which is the southern boundary of the property. Baxley, the county seat of Appling County, is 6+/- miles to the west. From Baxley, GA, take GA 144 East to Old Surrency Road, then 1.75mi +/- to Wisteria Lane, the tract’s western boundary. The tract is approximately 75 miles west of Savannah, Georgia and 55 miles north of Waycross, Georgia and 75 miles west of Interstate 95. Interstate 75 is approximately 90 miles to the west.

**TRACT DESCRIPTION:** A great investment tract located on Georgia “Old Surrency Road”, 6+/\_ miles east of Baxley, GA. This tract is in an area of agriculture and timber production and residential development. There is some development. The tract approximately 20 Acres. There are no improvements. The tract interior is accessed by Old Surrency Road, a paved County road. There is mature Pine and Hardwood timber growing on the tract. The tract is a good investment tract suitable for timber growing. To date this timber has not been thinned.

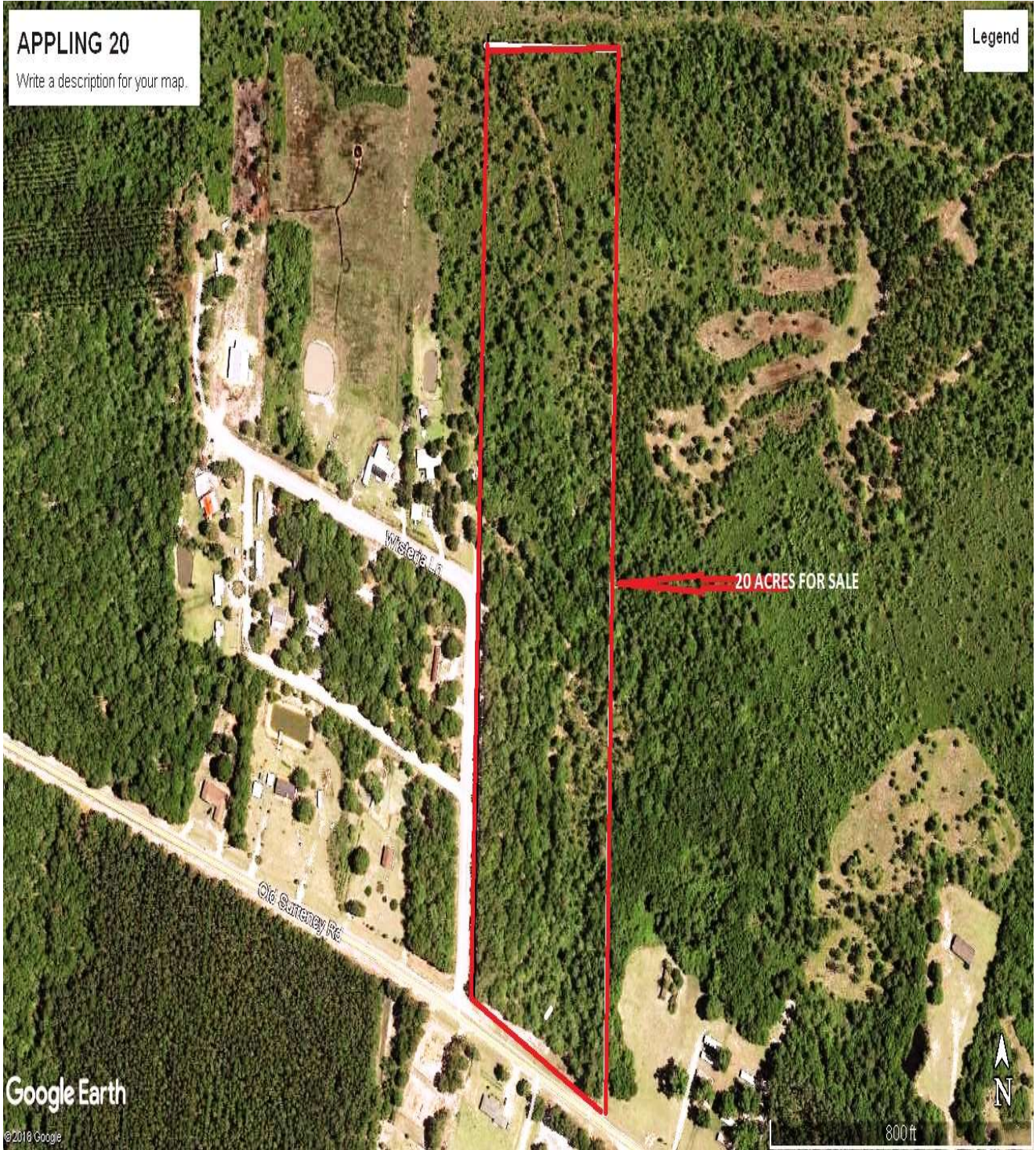
**TERMS:** Cash to seller at closing.

**PRICE:** \$55,000.00

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

For more information contact:  
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Appling 20



Appling 20 Location Map