

Allied Land and Timber Company, Inc.

P.O. Box 227
Americus, GA 31709

Phone 229-928-9738
Fax 229-928-9134
www.alliedlandga.com

150 +- Acres Worth County, Georgia

LOCATION: The tract is conveniently located just east of Hwy. 313 just outside of Warwick, Georgia and Lake Blackshear (Flint River), with county road frontage on Gleaton Road and also Acorn Pond Road. **DIRECTIONS:** From Warwick, take Hwy. 313 south about 4 miles to Gleaton Road and turn left. Go approximately 1.5 miles and farm will be on left. This tract is conveniently located to Albany, Cordele and Syvester, and is only a short drive Tifton, Ashburn and I-75.

DESCRIPTION: The tract is located in one of the most sought after trophy whitetail buck counties in Georgia and the Southeastern United States. The property is bounded on the south by one of the premier trophy whitetail buck plantations in the Southeast which makes this area a special pocket of deer genetics coupled with widespread deer management making it one of the finest areas in the Southeast to harvest a trophy whitetail buck. Mature deer in this area can weigh as much as 250 lbs. to 300 lbs. There have reportedly been 180" deer being killed in the area and reliable word of two 160" deer within 2 miles of this farm in last two years. Wisconsin and Texas were transplanted here in the 1960's to supplement the dwindling native herd. This pocket of genetics remains intact today. The property offers established food plots, which have been properly limed and fertilized and planted with protein rich sites as well as several possible pond sites and wet weather creeks. This property consists of approximately 18+- year old thinned planted pine with several hardwood bottoms that traverse the property. There is approximately 55 acres of CRP planted longleaf which pays about \$ 40 per acre per year. It is uncommon for a small tract with this hunting magnitude and potential to be offered for sale in this area.

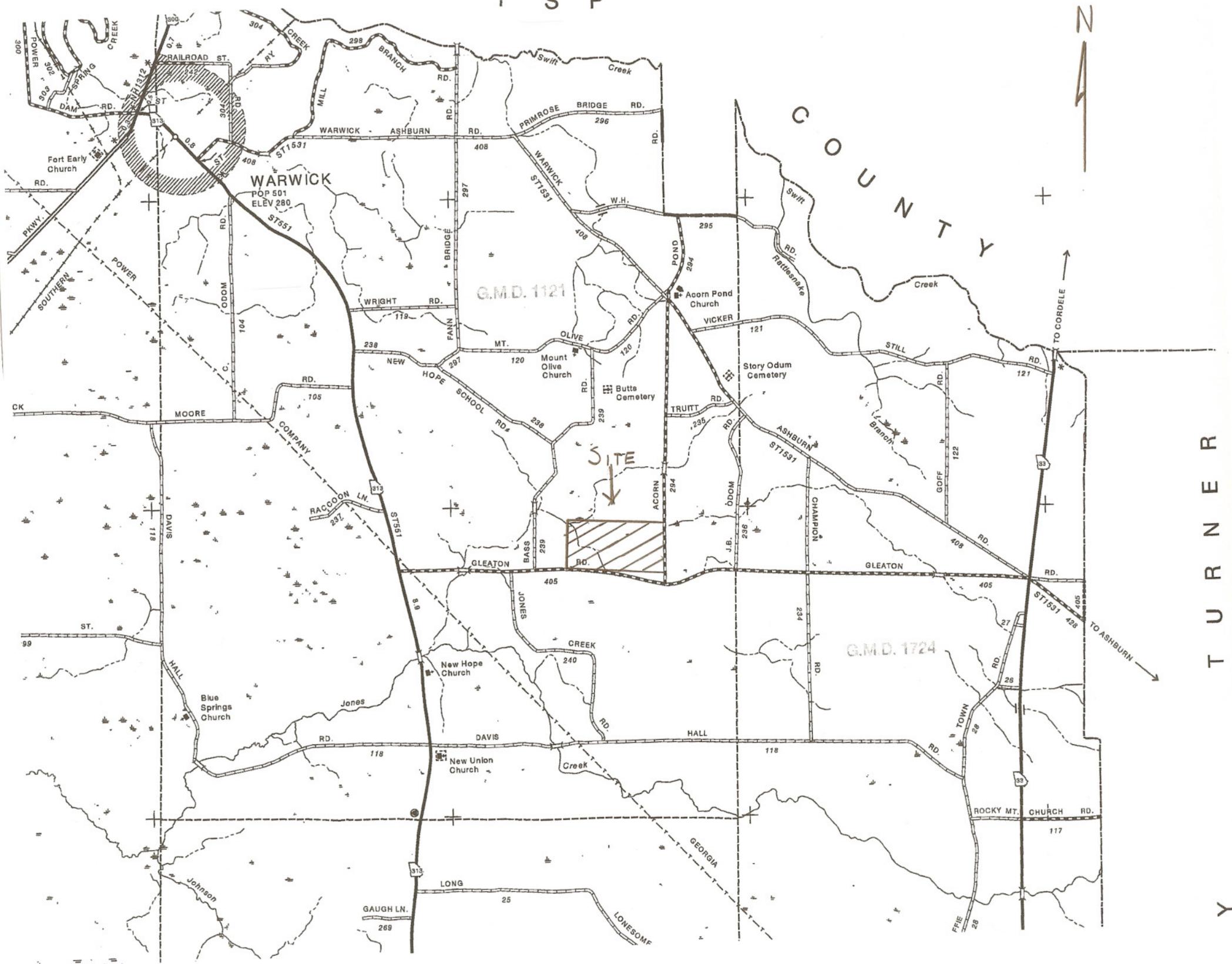
**PURCHASING
INFO:**

The property was recently appraised at \$ 3500 per acre. Owners will consider reasonable offers. Cash to Seller at closing.

**FOR FURTHER INFORMATION OR AN APPOINTMENT TO VIEW THIS OR OTHER PROPERTIES,
PLEASE CONTACT:**

Thomas Taylor or Bobby Taylor
1-800-224-9939 TOLL FREE
229-434-1023 OFFICE 877-895-2033
229-434-1026 FAX 229-928-9134
229-894-5392 MOBILE 229-938-6676
thomas@alliedlandga.com E MAIL ADDRESS

Note: All information in this package was taken from sources believed to be correct and reliable, but Seller nor Seller's agent shall not be responsible for any misstatement of fact, or error. It is the Buyer's responsibility to verify any and all information about the subject property before signing a sales agreement. All timber prices, acreage, and ages of timber are estimated and are not guaranteed by Seller nor Seller's agent. Agent is representing the Seller only in this transaction. Owners of the property are licensed real estate brokers in the state of Georgia. Owner reserves the right to place covenants on property if sold divided.



T
U
R
N
E
R

C
O
U
N
T
Y

