



James M. McKenstry Co., LLC

Forest Management Specialist

www.mckenstry.com

P.O. Box 6111
Macon, GA 31208

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LAND, TIMBER & IMPROVEMENTS SALE

Acting as agent for **BOYKIN S. ELLIOTT III**, we offer land, timber, house and improvements on 24.22+- acres, for \$300,000.00, in Monroe County, Georgia.

This property offers a great home place, excellent investment and recreational opportunity. Improvements include a 1,766 square foot home with 4 bedrooms and 2 baths, built in 1957. Mobile home hook-up with septic tank and city water available. Property has a 10+- acre pasture and 6+- acre mature pecan grove, two out buildings, lean to and drilled 700 foot well. The land, timber and all improvements are being sold **AS IS** and will be shown by appointment only.

10% earnest money required within 5 business days of offer acceptance for the land, timber and improvements, closing within 45 days of offer acceptance. If a survey is required, it will be at the buyer's expense within 45 days of the signed contract. Property taxes will be prorated from the date of closing. Neither seller nor James M. McKenstry Company LLC warrants or guarantees acreage, volumes or other information contained in this prospectus. Buyer relies solely on its own inspection to determine their offer.

Please feel free to call on us for further information or assistance.

Sincerely,

JAMES M. MCKENSTRY CO., LLC



James M. (Mike) McKenstry
President
PO Box 6111
Macon, GA 31208
Voice: (478)932-5795

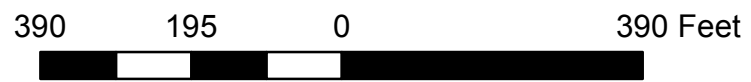
R.F #1845
G.B #148848

ELLIOTT TRACT
MONROE COUNTY, GEORGIA
24.22+- ACRES

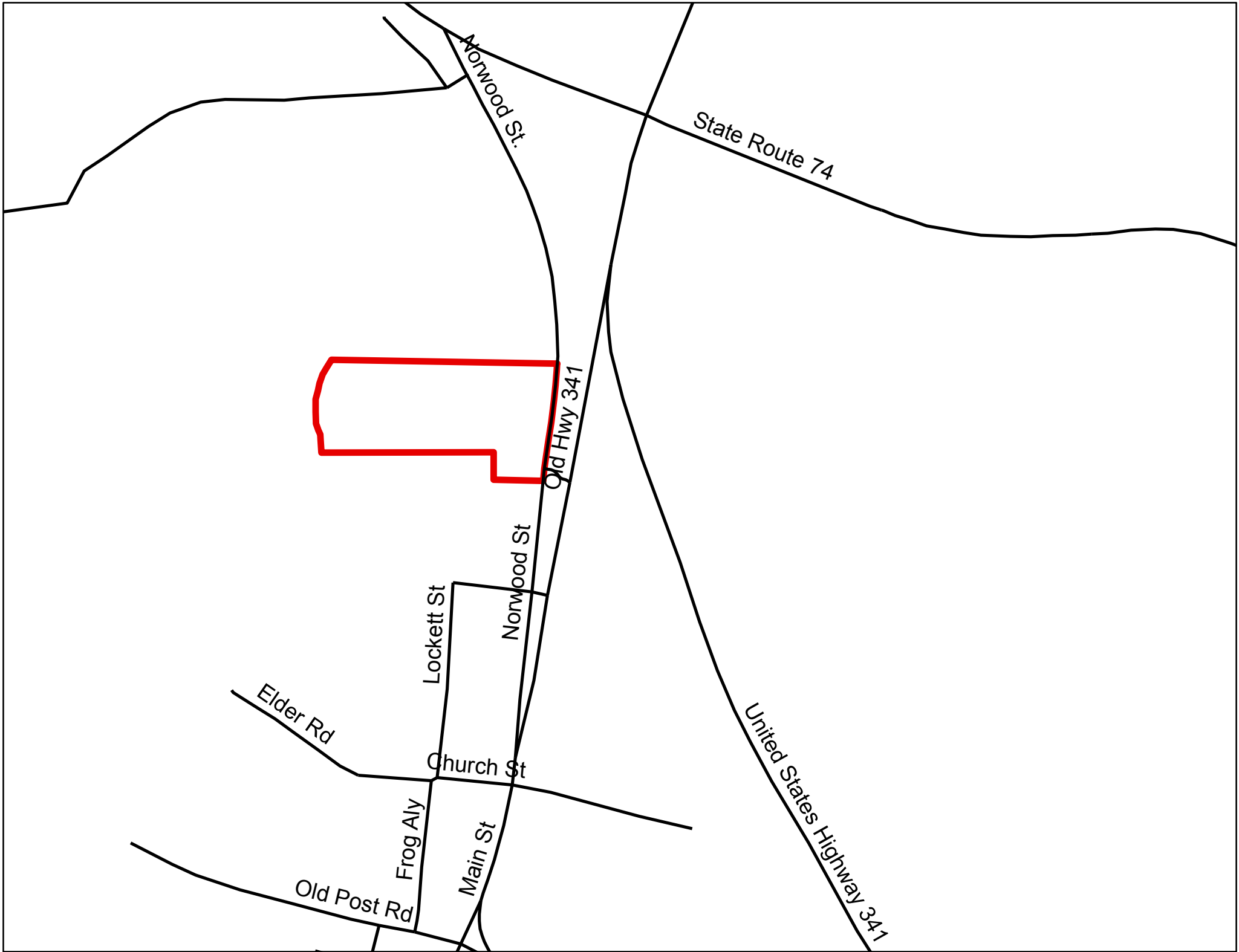


Legend

-  BOUNDARY
-  FENCE



JAMES M. MCKENSTRY CO., LLC
PO BOX 6111
MACON, GEORGIA 31208
478-932-5795
22 JULY 2024



Norwood St.

State Route 74

Old Hwy 341

United States Highway 341

Elder Rd

Frog Aly

Main St

Church St

Lockett St

Norwood St

Old Post Rd

