

# TIMBER TRACT FOR SALE

0 Allgood Road  
Jeffersonville, GA 31044



Summary

Area Info

Aerial

**SUBJECT  
PROPERTY  
661.7 AC**

**SALE PRICE: \$1,810,000**

## CONTACT

**Scotty Dumas, REALTOR®**  
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sdumas@fickling.com



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## PROPERTY INFORMATION

### SITE

<b>Property Type:</b>	Land	<b>Parcel ID:</b>	007 003
<b>Property Subtype:</b>	Residential Building Lot	<b>County:</b>	Wilkinson
<b>Site Size:</b>	661.7 Acres	<b>Zoning:</b>	Agri/Rural
<b>Lot Size Dimensions:</b>	Irregular	<b>Current Classification:</b>	Undeveloped/Zoned Agriculture
<b>Waterfront Features:</b>	Creek	<b>Current Use:</b>	Agricultural; Recreational; Timber
<b>Utilities:</b>	None	<b>Possible Use:</b>	Agricultural; Recreational; Timber
<b>Structures:</b>	None	<b>School Zones:</b>	Elementary: Wilkinson Co. Middle: Wilkinson Co. High: Wilkinson Co.
<b>Topography:</b>	Gently Rolling	<b>Annual Taxes:</b>	\$8,503 (2023)
<b>Vegetation:</b>	Heavily Wooded	<b>Special Circumstances:</b>	Sold As/Is
<b>Timber:</b>	Hardwoods; Mixed; Pine; Planted Pines	<b>Terms Available:</b>	Cash; Land Bank
<b>Restrictions/Requirements:</b>	Deed Restrictions		

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This 661+ acre tract is an excellent timberland investment tract.

Contains approximately 284 acres of mature planted pine. 160 acres cutover, that has been chemically sprayed and is setup to be burned and replanted with improved loblolly pines in the 2024/2025 planting season. 190 acres of hardwood bottomland.

Balance - non-forest land. The property has frontage on both sides of Allgood Road. There are various wood roads & 4wheeler roads throughout the tract. There are several creeks that dissect the property, Porter Creek and Mallory Creek. Plenty of wildlife on the tract. The property is currently leased to a hunting club for the 2024-2025 hunting season.

The previous owners have retained 75% of all mineral rights and royalties. Balance of mineral rights/royalties (25%) will be transferred to the new buyers/owners. See disclaimer notice. Please call listing agent to set up a time to view the tract so arrangements can be made with the hunting club.

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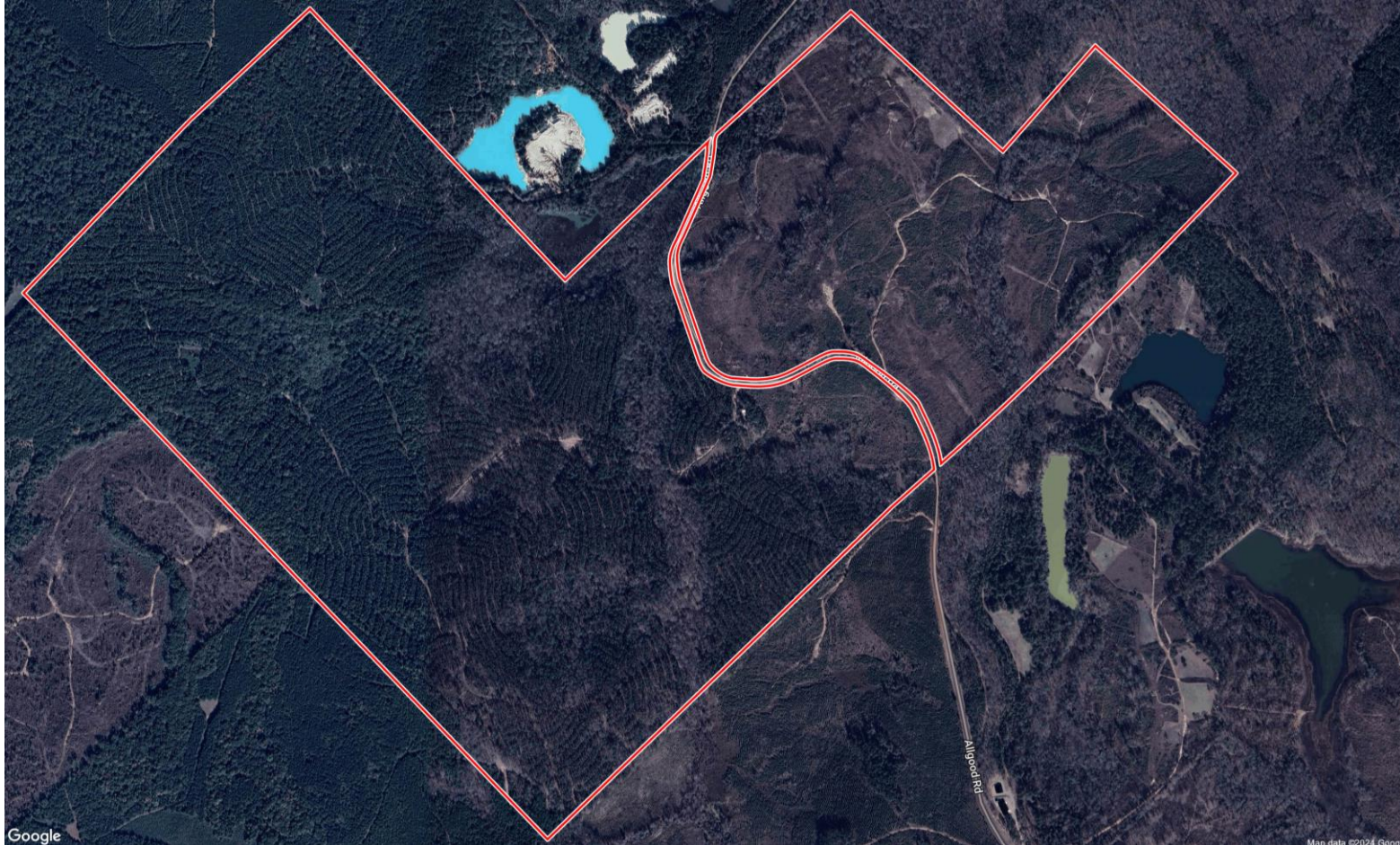
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