



James M. McKenstry Co., LLC

Forest Management Specialist

www.mckenstry.com

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Macon, GA 31208

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LAND AND TIMBER SALE

Acting as agent for **JCA GENIES THREE LLC**, we offer land and timber on 28.7+- acres for \$315,000.00 total, in Monroe County, Georgia.

This property offers excellent recreation, investment, hunting and development. Property has approximately 1,100 feet of paved road frontage.

10% earnest money required within 5 business days of offer acceptance for the land and timber, 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 offer acceptance. Property taxes will be prorated from the date of closing. Property is currently enrolled in CUVA with the Monroe County Tax Assessor. Purchaser agrees to continue the enrollment in the program or pay any and all penalties incurred for breaking the agreement. 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, Co-Brokers welcome.

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

Sincerely,

JAMES M. MCKENSTRY CO., LLC

Mike

Digitally signed by Mike
DN: cn=Mike, o, ou,
email=mike@mckenstry.com, c=US
Date: 2025.03.10 08:54:22 -0400

James M. (Mike) McKenstry

President

PO Box 6111

Macon, GA 31208



Voice: (478) 932-5795

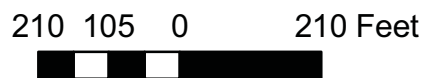
R.F #1845
G.B #148848

JCA GENIES THREE LLC
MONROE COUNTY, GEORGIA
28.7+- ACRES



Legend

-  BOUNDARY
-  LAND & TIMBER SALE AREA



JAMES M. MCKENSTRY CO., LLC
PO BOX 6111
MACON, GA 31208
478.932.5795
10 MARCH 2025

Maynard S Mill Rd

Gr 42

Charles Johnson Rd

Reedy Creek Rd

Maynard S Mill Rd

Yellow Creek Rd

PROPERTY FOR SALE

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