

The King Farm

1432 +/- Acres Bleckley County, GA



The Offering:



The combination of size, soil types, location, timber volume, wildlife and water resources makes this farm an ideal farmland offering and investment opportunity available in Central Georgia. In addition to the farmland, the acreage is dominated by a diverse age class distribution of merchantable and pre-merchantable pine plantations offering an alternate income stream. This area is known for its productive soils positioned for strong biological growth, product shifts and price appreciation.

Property Attributes Include:

- 1432 +/- Contiguous Acres Located in Bleckley County, Georgia
- Approximately 600 +/- Acres of Productive Irrigated and Dry Farmland
- 5 New Center Pivot Valley Irrigation Systems, 2013, 2014, 2015 Models
- 3 16 Inch Wells, 360-392 Feet Deep, 1500 GPM Capacity
- 595 Acres of Planted Loblolly Pine Ranging from 1981—2015
- Over 20,000 Total Merchantable Pine Tons
- Future Cash Flows from Timber Production
- Excellent Interior Road System Accessing All Areas of Property
- Ideal Lake Sites
- Over 2500 Feet of Shellstone Creek Frontage
- Bordered by Large Private and State Owned Lands
- Outdoor Recreation—Deer, Turkey, Hogs, Ducks, Doves
- Convenient to I-75, Macon, Atlanta, and I-16

Offering Price: \$3212/Ac or \$4,600,000

TIMBERLAND: A Natural Investment

Neither Seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, managers, agents and employees, make no representations or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, "AS IS, WHERE IS, with all faults", at closing.