

Bear Creek Farms

1005 Acres - \$3,266,250
Montgomery County, Georgia

The Offering:

AFM Real Estate is pleased to offer a unique opportunity to own 1,005 contiguous acres in Montgomery County, GA. This exceptional tract boasts over 8,500 feet of double frontage along Bear Creek and extensive frontage on Ferguson Road, setting the stage for both premier timber investment and outstanding recreational hunting.

Timber Investment Attributes:

- 793 acres of upland pine plantations.
- Diverse age class: 1993 to 2024
- Immediate and future cash flow potential.
- Ideal asset for investors seeking sustainable returns.
- 163 acres of mature hardwoods along Bear Creek
- Over 8500 feet along Bear Creek.

Recreational & Hunting Attributes:

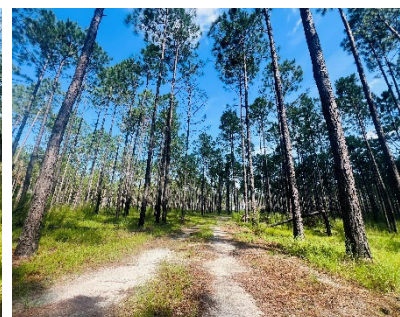
- Mature hardwoods and creek frontage
- Ideal food sources for all types of wild game.
- Excellent bedding and deer habitat.
- Known area for quality deer genetics.
- Surrounding by large farms, timber and recreational properties.

Additional Highlights:

- Well established internal road system.
- Conveniently located to I-16, Savannah, and Statesboro, and I-95.
- Double frontage along Ferguson and Bear Creek, two county-maintained roads.

Broker Comments: "Whether you envision restoring timber stands for future income, developing additional food plots, or simply enjoying the land for recreation, this property offers flexibility and long-term value."

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 representation 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.



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