



Chapman Pines Jones County, GA.

Chapman Pines

166.7 +/- Acres
\$709,750 or \$4250/Ac.
Jones County, Georgia

The Offering:

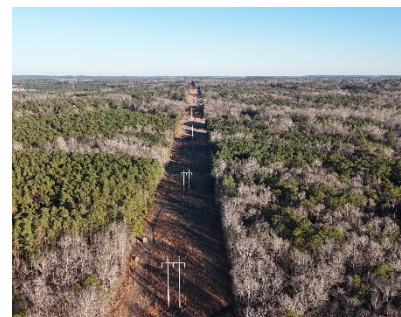
Chapman Farms is a unique Jones County timber and recreational property that combines investment potential with seclusion and convenience in middle Georgia. The property features well-managed 23-year-old planted pines ready for an upcoming thinning or harvest, alongside 8-year-old stands that promise continued growth and long-term value. Hardwood bottoms weave through the landscape, offering excellent wildlife habitat and scenic diversity.

Location:

Surrounded by private farms and mini-farms, the property enjoys a peaceful, secluded feel—yet sits just minutes from downtown Gray's shopping, dining, and conveniences. With paved frontage along Chapman Road and an excellent interior road system, access is easy throughout the property. Whether your goals are a productive timber investment, a private hunting escape, or a quiet recreational retreat, this Jones County property offers the ideal blend of seclusion, accessibility, and wildlife.

Attributes:

- 71 Acres of Merchantable Pines
- 59 Acres of Pre-Merchantable Pines
- Established food plots
- 33 Acres of Hardwoods
- Minutes from Downtown Gray, GA.
- Excellent deer and turkey hunting.



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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.