



Thrasher North

Sumter County, GA.

Thrasher Farms North

43 Acres - \$299,925
Sumter County, Georgia

The Offering:

Thrasher Farms offers an appealing combination of productive timberland, diverse wildlife habitat, and an excellent setting for a country homesite in southern Sumter County, Georgia. Situated along Thrasher Road, this 43± acre property features approximately 1500 feet of paved road frontage, providing flexibility for a buyer seeking potential division opportunities or a private retreat to build a home and enjoy the surrounding acreage.

Highlights:

- Several homesites;
- Merchantable well managed loblolly pines;
- Excellent interior road system;
- Immediate Income available;
- Excellent deer, turkey and wild game;
- Several game plots;
- Excellent bedding and feeding areas;
- Over 1500 feet of paved frontage;
- Surrounded by farms, timber and large recreational properties;
- Mature hardwoods, upland and bottomland;
- Easily accessible to Downtown Americus;
- Convenient to Lake Blackshear, lake life and golf;

Broker's Comments:

"For those looking to build, Thrasher Farms offers an excellent opportunity to establish a home in a peaceful rural setting with room for privacy, outdoor recreation, and long-term enjoyment. The combination of paved road frontage, wooded acreage, and convenient access to nearby amenities makes the property appealing as a full-time residence or a weekend getaway."



CONTACT:

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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.