



Pines at Devereux Hancock County, GA.

Pines at Devereux

78 +/- Acres

\$355,947 or \$4550/Ac.

Hancock County, Georgia

The Offering:

AFM Real Estate is pleased to offer Pines at Devereux consisting of 76 acres in southern Hancock County that perfectly blends investment potential, and rural charm. This recreational tract features well-managed 20-year-old thinned pine plantations, presenting both immediate and long-term timber value. Mature hardwood drains with nut-bearing oaks meanders through the center of the property, enriching its habitat diversity and making it a haven for deer, turkey, and other wild game.

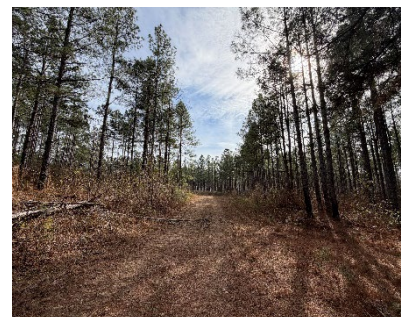
Conveniently situated within minutes of downtown Milledgeville, Pines at Devereux offers both convenience and privacy in the heart of Georgia's Lake Country. This property places you minutes from Lake Sinclair and endless opportunities for boating, fishing, and recreation. Pines at Devereux is the perfect outdoor retreat, hunting getaway.

Attributes:

- 55 Acres of Merchantable Pines – 20 Yrs.
- Established food plots
- Paved highway frontage.
- Hardwood drains – ideal for wildlife.
- Excellent hunting
- Convenient to Downtown Milledgeville, GA.

Broker Comments:

"Pines at Devereux is the perfect recreational and investment tract located minutes from Milledgeville. The tract offers an excellent road system, merchantable pines and surrounded by private landowners that focus on wildlife improvements."



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.