



**AFM
REAL ESTATE**

Thrasher Farms

Sumter County, GA.

Thrasher Farms

98 Acres - \$585,550
Sumter County, Georgia

The Offering:

Thrasher Farms offers an appealing combination of productive timberland, diverse wildlife habitat, and future flexibility in southern Sumter County, Georgia. Situated along Thrasher Road, this 98± acre property features approximately 3,000 feet of paved road frontage, providing options for an investor seeking potential division opportunities or a buyer looking to keep the tract intact as a private recreational retreat.

Highlights:

- Highly productive soils;
- Merchantable well managed loblolly pines;
- Immediate Income available;
- Excellent deer, turkey and wild game;
- Several game plots;
- Excellent bedding and feeding areas;
- Over 3000 feet of paved frontage;
- Desirable area of Sumter County, GA.;
- 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:

"Whether managed for timber production, enjoyed as a hunting property, considered for potential division, or preserved as a long-term landholding, Thrasher Farms brings together income potential, recreational appeal, and accessibility in a manageable 98± acre tract."



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.