



**AFM
REAL ESTATE**

FOR SALE

Little Shoulderbone Creek

126 +/- Acres - \$473,250
Hancock County, Georgia

The Offering:

The Little Shoulderbone Creek tract is located in western Hancock County along Centennial Rd. The tract is an ideal recreational and timber investment with paved frontage and surrounded by large landowners.

Property attributes:

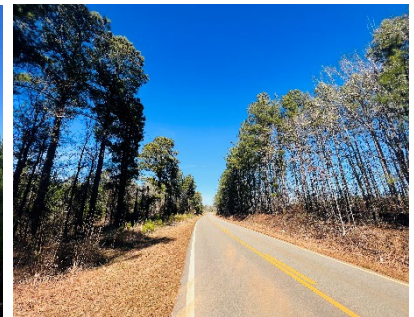
- ±1500 feet of frontage along Shoulderbone Creek;
- ±114 acres of 6 year old pine plantations;
- 10 acres of mature hardwoods along Shoulderbone Creek;
- Convenient to Lake Oconee, Lawrence Shoals public boat ramp, and the Oconee River;
- Excellent deer, turkey and hog hunting;
- Internal road system accessing the property;

Local Attractions:

- Short drive to Eatonton, and Greensboro, GA;
- 5 miles to Lake Oconee;
- Minutes from Lawrence Shoals Public boat ramp;
- Public access to the Oconee River;

Directions:

From Eatonton, travel east on highway 16 towards Lake Oconee and Lawrence Shoals Public recreation area. 3 miles past Lake Oconee, turn left onto Centennial Rd. Property starts on the left approximately 2 miles.



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.