

PROPERTY FOR SALE



THAMES TRACT: ± 870 ACRES

RANDOLPH COUNTY, GA • \$2,044,500 (\$2,350/ACRE)

This property consists of 718 acres of planted pine and 150 acres of mature natural hardwoods. Thames Tract is a turnkey investment opportunity for the recreational and timberland buyer.

LOCATION

Located on US Highway 27 in Randolph County, about five (5) miles north of Cuthbert, Georgia and four (4) miles north of Maddox Lake.

SITE DATA

- ± 870 Acres
- 706 Acres of 12 and 13-year-old Planted Pine
- 150 Acres of Mature Natural Hardwood
- Interior Creek Through Property
- Abundance of Deer and Turkey

Information on this property is believed reliable but is not warranted or guaranteed.

OPPORTUNITY

- Excellent Long-term Investment Opportunity
- Timberland Asset
- Hunting/Recreational Property
- Surrounded by Large Private Landowners



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