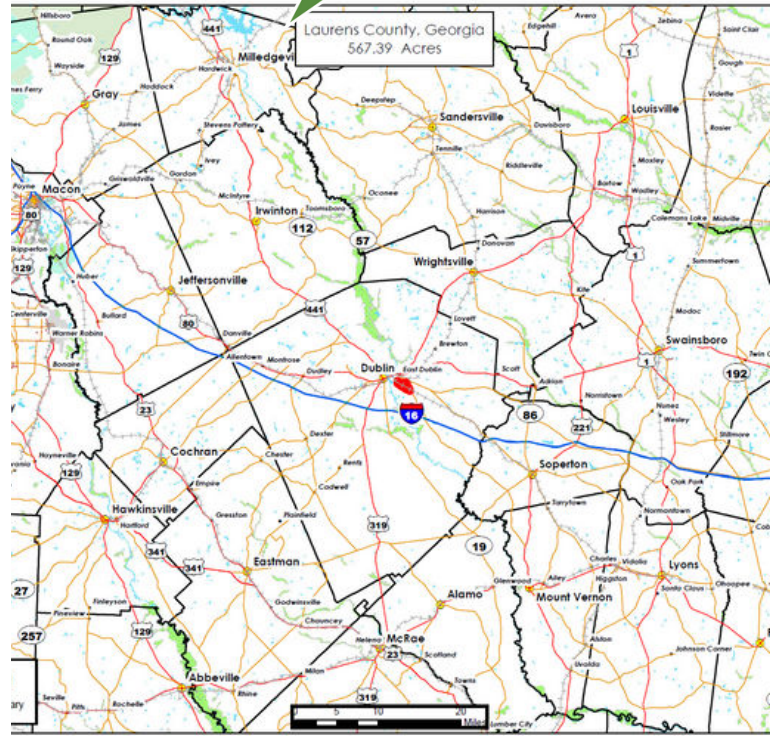


PROPERTY FOR SALE



NATHANIEL DRIVE TRACT

LAURENS CO., GA • ±589.82 Acres • \$881,781

The tract consists of ±340 acres of longleaf pine plantation and ±42 acres of loblolly plantation established in 2019, multiple hardwood branches, and a 25-acre beaver pond. The pre-merchantable timber makes this a great investment opportunity. The hardwoods along with the beaver pond make this a fine tract for hunting all types of game. This tract also has great road frontage along Nathaniel Drive, Old River Road, and Oakwood Drive. The property is subject to a Conservation Easement. Property viewing is by appointment only. **PRICED REDUCED to \$1495/acre**

LOCATION

Located 2 miles east of downtown Dublin, off GA Hwy 199, and 1 mile east of the Oconee River

SITE DATA

- Planted Pine and Hardwood Forest
- Paved Road Frontage
- Quick Access to Downtown Dublin
- Subject to a Conservation Easement

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

OPPORTUNITY

- Timber Investment
- Pine Straw Lease
- Recreation
- Hunting



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