

# FOR SALE

## JONES PLACE

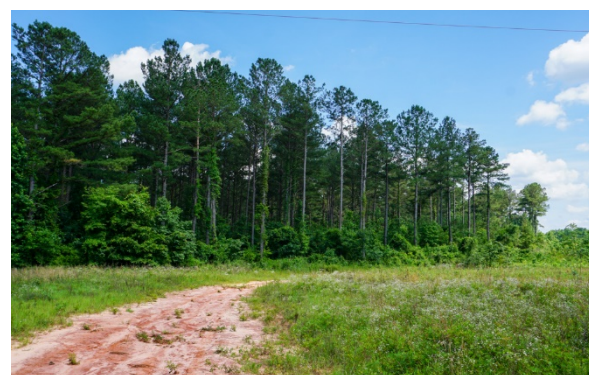
Twiggs County, GA

274 +/- Acres

\$705,550.00



**CROSBY**  
LAND COMPANY



The Jones Place offering is located approximately 20 miles SE of Macon, GA. in a quiet rural setting surrounded by larger private landholdings providing privacy and seclusion. Accessibility is readily available from the county paved road with three gated points of entry. The condition of this property is excellent; it has been managed with care while maximizing the productivity with a focus on sustainable forestry. The age-class distribution ranges from pre-merch pine to mature saw timber that was established in 1983 and ready for harvest. The typography of this tract offers a gentle roll with several small ephemeral streams providing a seasonal flow and scenic landscape. These picturesque settings overlooking the hardwood bottoms could potentially provide several excellent residential sites or a family compound.

### FEATURES

- Merchantable Pine Plantation
- Natural Pine and Hardwood
- Cutover
- Hunting
- Permanent Residential Site
- Highway Frontage
- Electric
- Creeks/Streams
- Food Plots
- Gated

### Timber Data:

Timber Volumes:	TONS:
Pine Topwood	760.99
Pine Pulpwood	598.69
Pine Small Sawtimber	428.44
Pine Large Sawtimber	6,843.77
Hardwood Pulpwood	1,577.18
Hardwood Sawtimber	698.98

### DIRECTIONS

Take I-16 south from Macon, GA for approximately 16 miles to Jeffersonville Rd. Turn left onto Jeffersonville Rd. and travel 6 tenths of a mile to Marion-Ripley Rd. Turn left onto Marion Ripley Rd. , travel 2.5 miles and property is on the right.

### CONTACT

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