

Summary of Salient Facts and Observations

- 326.6 acres based on tax assessor
- A rare find with this much mature hardwood timber and this mix of features
- Natural stand of mostly mature hardwood timber with some pine timber
- Mixed topography providing level bottoms, moderate to steep hillsides and long ridge lines offering long panoramic views
- 3300 + feet of frontage on Chipco Creek
- 1450+ feet of frontage on Hatchett Creek
- 2 – fields in grass, 2.8 acres and 3.2 acres +/-
- Miles of internal woods roads through property
- 21 + acre potential lake site near property entrance
- 17 + acre potential lake site, or potential for large level field site with floodable duck pond
- Long ridge on southern part of property offers potential for long narrow field site with panoramic views
- Diversity of property provides opportunities for deer, turkey, dove, quail, and duck hunting
- Other recreational opportunities include: horseback riding, fishing, canoeing, hiking, biking, four-wheeling, and general relaxation
- Power is available on the public ROW just to the north and just to the south of the property.
- This is truly a special property with a very unique bundle of features and opportunities which truly sets it apart from other properties on the market today
- Price: \$989,000