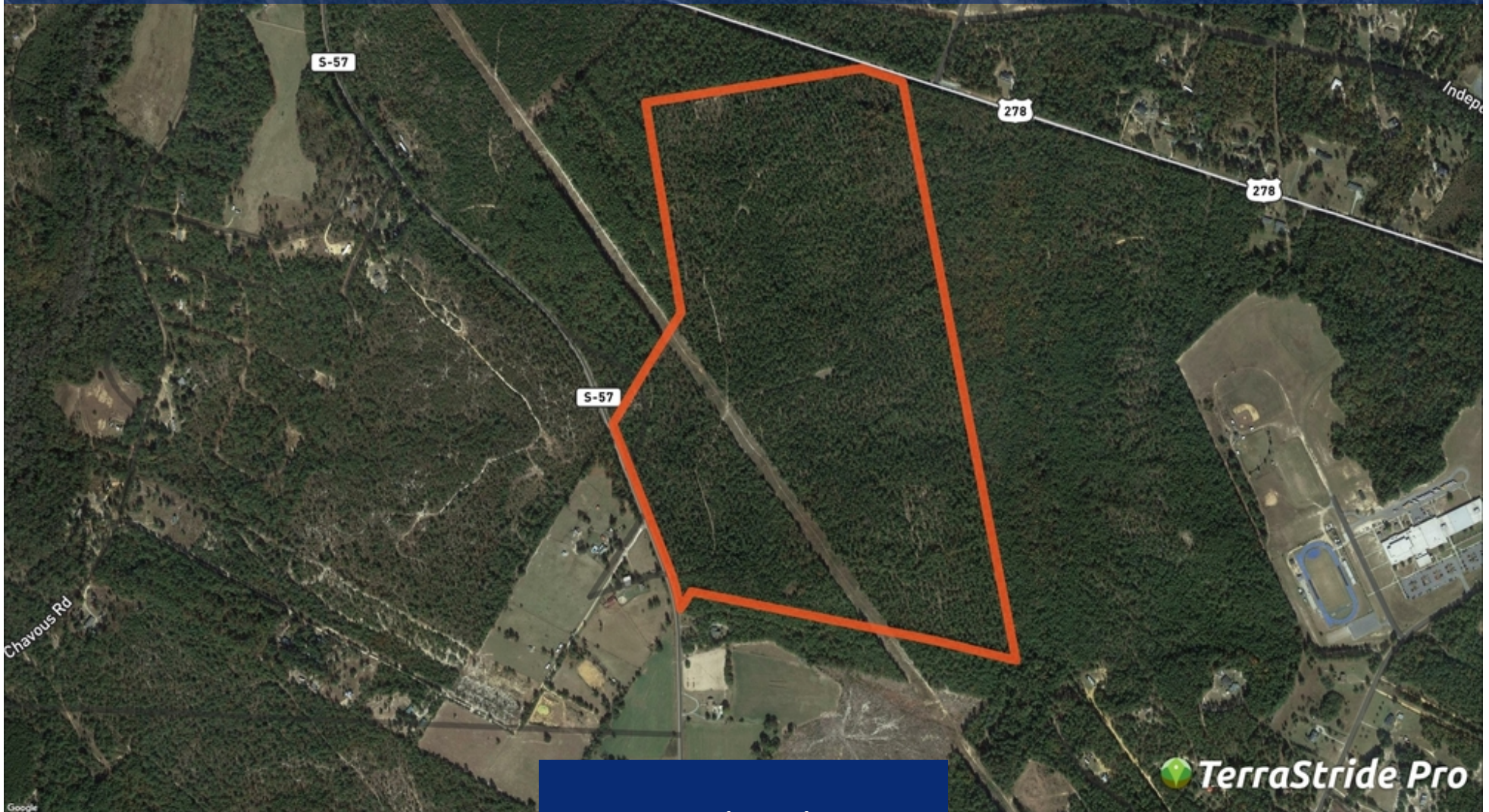


FOR SALE

GREEN POND TIMBER LAND

00 Green Pond Rd., Beech Island, SC 29842



 TerraStride Pro

MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Joel Presley	803.341.1526	jpresley@meybohm.com
Jonathan Aceves, MBA	706.294.1757	jaceves@meybohm.com
John Eckley, MBA, Civil Eng.	803.428.7111	jeckley@meybohm.com

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GREEN POND TIMBER LAND



OFFERING SUMMARY

Sale Price:	\$636,000
Lot Size:	169.6 Acres
Price / Acre:	\$3,750

PROPERTY HIGHLIGHTS

- Planted Pine (Saw Timber)
- Whitetail Deer Hunting
- Turkey Hunting

PROPERTY OVERVIEW

Meybohm Commercial is proud to present this 170 acre tract of timber and recreational land for sale. This property features planted pine saw timber and offers a variety of recreational possibilities including whitetail deer hunting and turkey hunting.

LOCATION OVERVIEW

Located 15 miles southeast of Augusta, GA off Williston Rd. (Highway 278) out past Beech Island.

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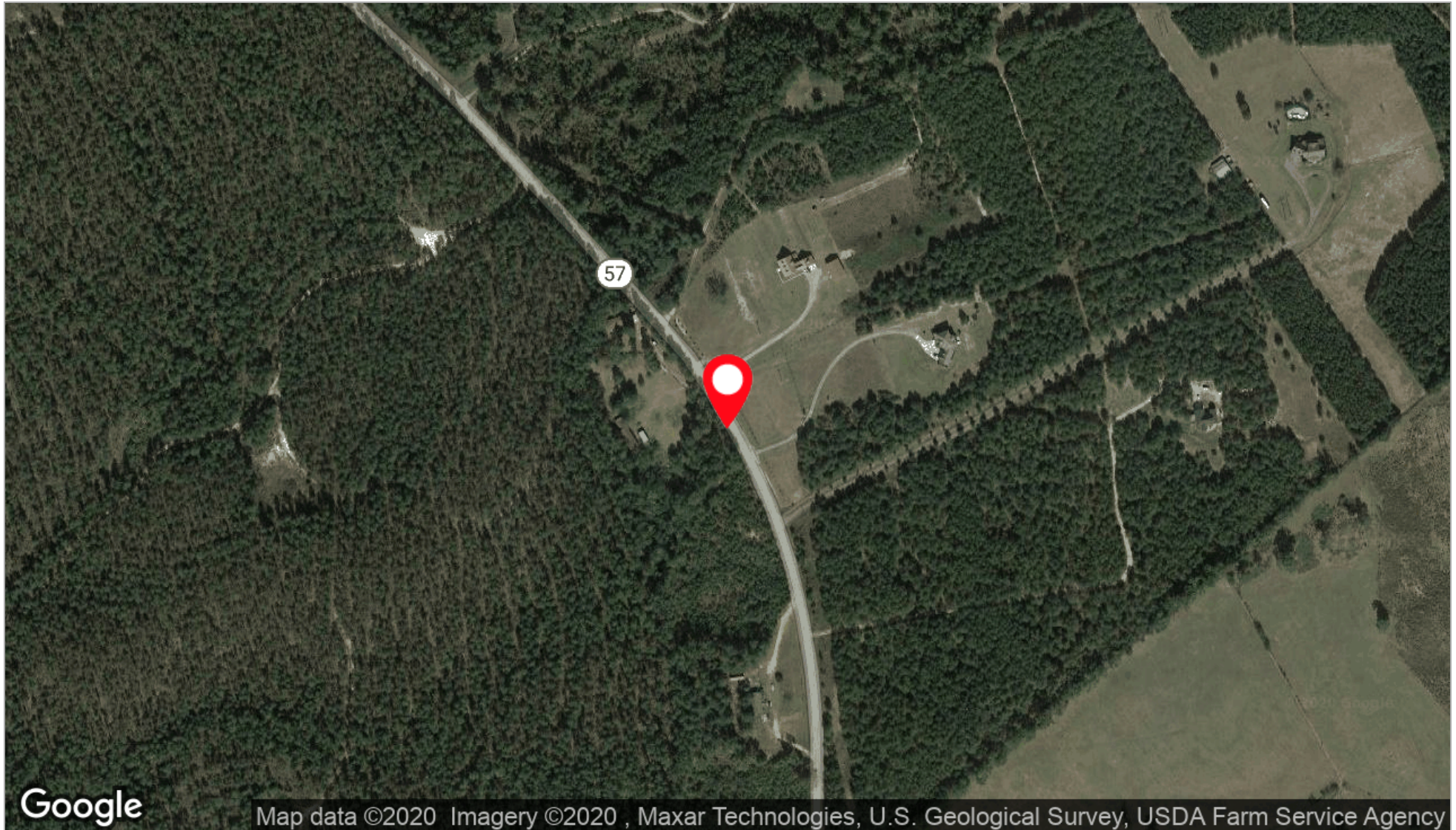
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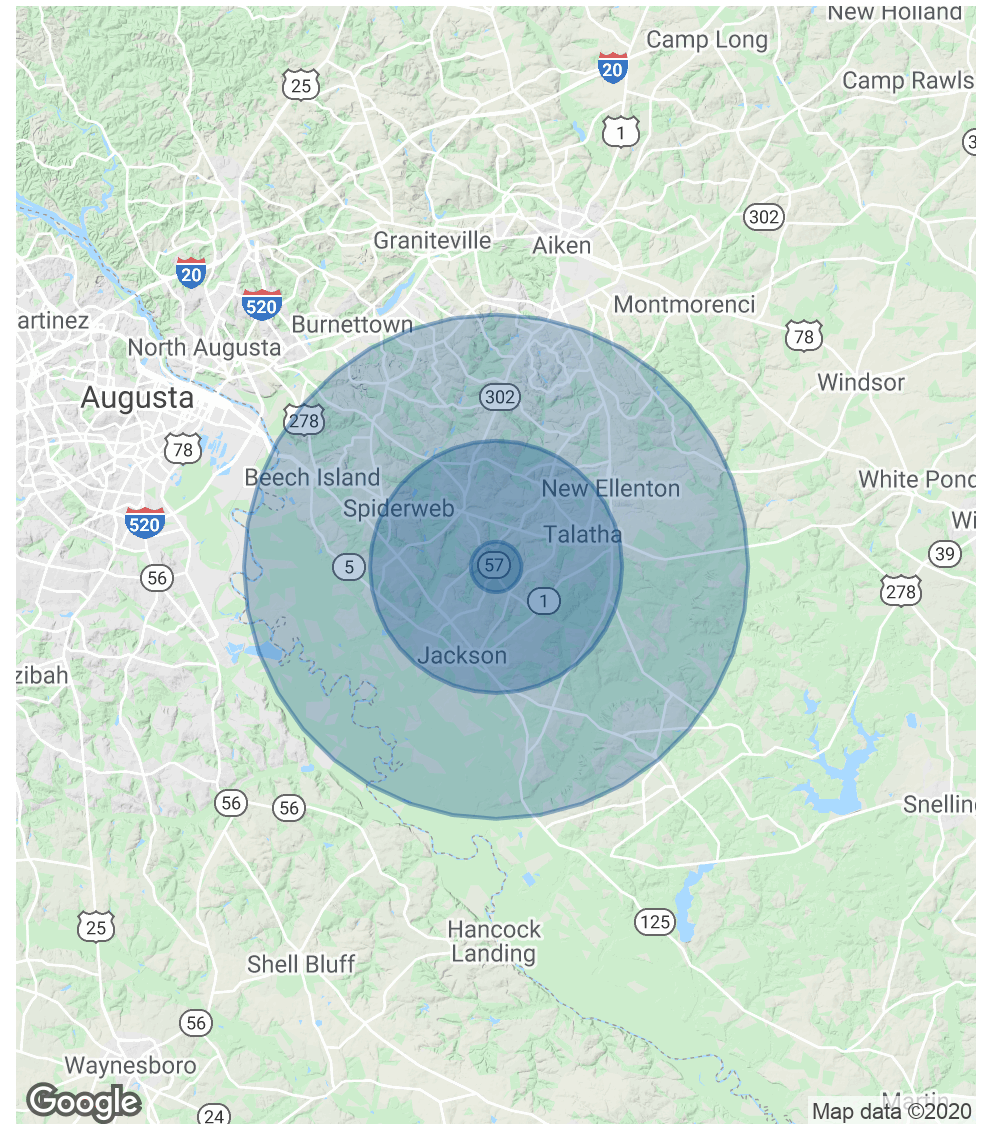
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GREEN POND TIMBER LAND

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	355	7,107	39,257
Average age	40.0	40.6	43.1
Average age (Male)	35.2	35.7	41.4
Average age (Female)	41.7	42.2	44.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	141	2,859	15,992
# of persons per HH	2.5	2.5	2.5
Average HH income	\$53,953	\$54,047	\$70,818
Average house value	\$101,980	\$101,086	\$221,498

* Demographic data derived from 2010 US Census



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PROFESSIONAL BACKGROUND

Joel is a senior advisor and broker at Meybohm Commercial Properties, working in development and brokerage of land and commercial properties. He is a native of North Augusta, South Carolina. Joel and his wife Tracy have been blessed with four wonderful children - Alexandra, Thomas, Sophia, and Isabelle - and one beautiful granddaughter so far! Joel was graduated from Liberty University in Lynchburg, Virginia with a B.S. in Journalism. After college, he worked for international relief and development agency Samaritan's Purse; and then served for six years as an officer in the United States Air Force. He enjoys helping people, music, good stories, beautiful land, traveling and adventures with his family. He is an active member of First Presbyterian Church in Augusta, a board member of Ithaka Fellowship, a founding committee member of Logos Classical Academy in Augusta, and supports stewardship organizations like Tall Timbers in Georgia's amazing Red Hills Region, the Central Savannah River Land Trust, and the Valley Conservation Council.

PROFESSIONAL BACKGROUND

Jonathan serves as a commercial sales and leasing agent with Meybohm Commercial. Originally licensed in 2005, Jonathan specializes in downtown development, multifamily brokerage, land site selection and development, and business analysis. Jonathan served as the Administrator of Christ Community Health Services years, overseeing finance and operations for a community health center employing 60 staff and serving over 20,000 patients annually. He earned his BBA and MBA from Augusta University. Jonathan lives downtown in the Olde Town neighborhood with his wife and five children. He has lived in Augusta for over 23 years, has served as a deacon at First Presbyterian Church, and is an active part of the Olde Town Neighborhood Association.

PROFESSIONAL BACKGROUND

John serves as an Industrial and Office Advisor as a part of the greater specialized Meybohm Commercial team, which aims to be a holistic real estate solution for clients simultaneously seeking asset-class-focused expertise and attention to their greater investment horizon. Consultative, client-focused and analytical, John has his MBA and comes from a civil engineering background, has previous experience providing consultation and marketing services to small businesses, and managing a team of training experts in the medical field. John has a passion for downtown Augusta having built the first new home in the Olde Town neighborhood in several generations. John is a member and Deacon at First Presbyterian Church with his wife, two sons and daughter, where they have resided for the past eight years. He serves as treasurer of the Olde Town Neighborhood Association, is a member of the Heritage Academy Junior Board, and serves on the board of directors for Saving Grace in Uganda, a street children's ministry in East Africa.

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