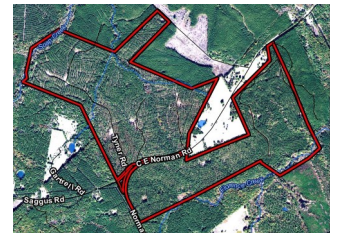


Norman Road Tract



Offered for \$2650 / Acre



+/- 453 Acres | C E Norman Rd | Lincoln County, GA | 30817

Looking to perform a 1031 Exchange? Investment Grade Timberland Property!! The Norman Road tract is the ideal property for the individual or family looking to diversify their portfolio with core timberland investment. The 453 Acre property features 405 acres of mature thinned planted pines. The planted pines consists of three age classes: 1981 PP (39 yrs) = 238 Acres; 1995 PP (25 yrs) = 82 Acres; 1996 PP (24 yrs) = 83 Acres. The numerous hardwood drains and food plots provide excellent habitat for deer and turkeys. In addition, there are two large creeks that flow through the property.

If you are considering a 1031 Exchange you need to view this property. The 405 Acres of mature timber offers the option to generate immediate cash flow. The future owner of this property will not have to waste time waiting for their trees to mature. Shown by appointment only. Call Jesse 706-614-4855.

Jesse Johnson

Listing Agent

1551 Jennings Mill Rd. Suite 1400A

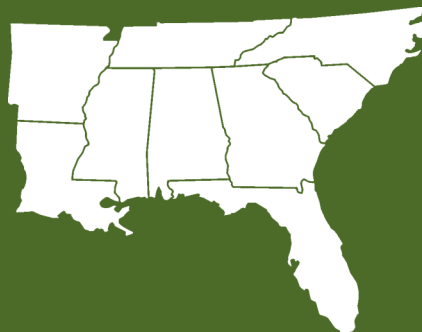
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Email:

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**Southern
Land Exchange**