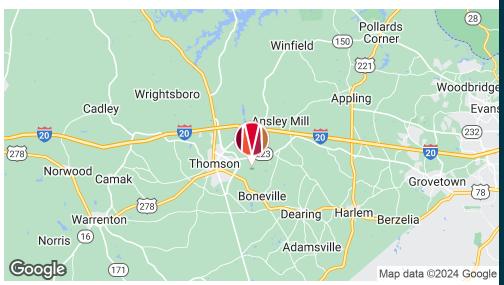
FOR SALE



EXECUTIVE SUMMARY





OFFERING SUMMARY

Sale Price: \$587,000

Lot Size: 196.41 Acres

Price/Acre: \$2,989

Zoning: R2

- Recreational / Hunting / Residential
- Three Ponds
- Close to Downtown Thomson GA

PROPERTY OVERVIEW

Meybohm Commercial Properties is proud to exclusively present this two parcel +/- 196.41 acre recreational hunting tract located in Thomson, GA the county seat of McDuffie County. Escape to the wilderness just 30 minutes from Augusta, GA and just minutes from revitalized downtown Thomson, GA! This tract offers the perfect blend of convenience and outdoor adventure. Property consists of several strategically designed food plots, 3 picturesque ponds with ducks located on the rear of the property, and a power line running through a portion of the property perfect for ample deer stand and hunting opportunities. Plenty of wildlife, perfect for deer, turkey, ducks, boar, and more. Explore the ultimate hunting paradise on this 196-acre tract. Embrace the thrill of the wild and create lasting memories in nature's playground. Your hunting retreat awaits!

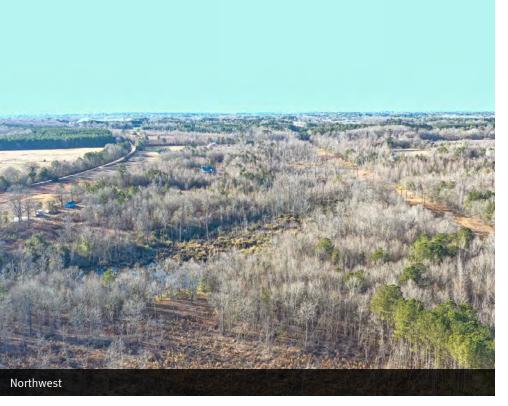
LOCATION OVERVIEW

Centrally located off Margarets Rd in Thomson, GA. Just off of White Oak Road, which is a main thoroughfare connecting Thomson to Augusta, GA. Easily accessible from Interstate 20 (I-20) and the newly built Thomson Bypass.



























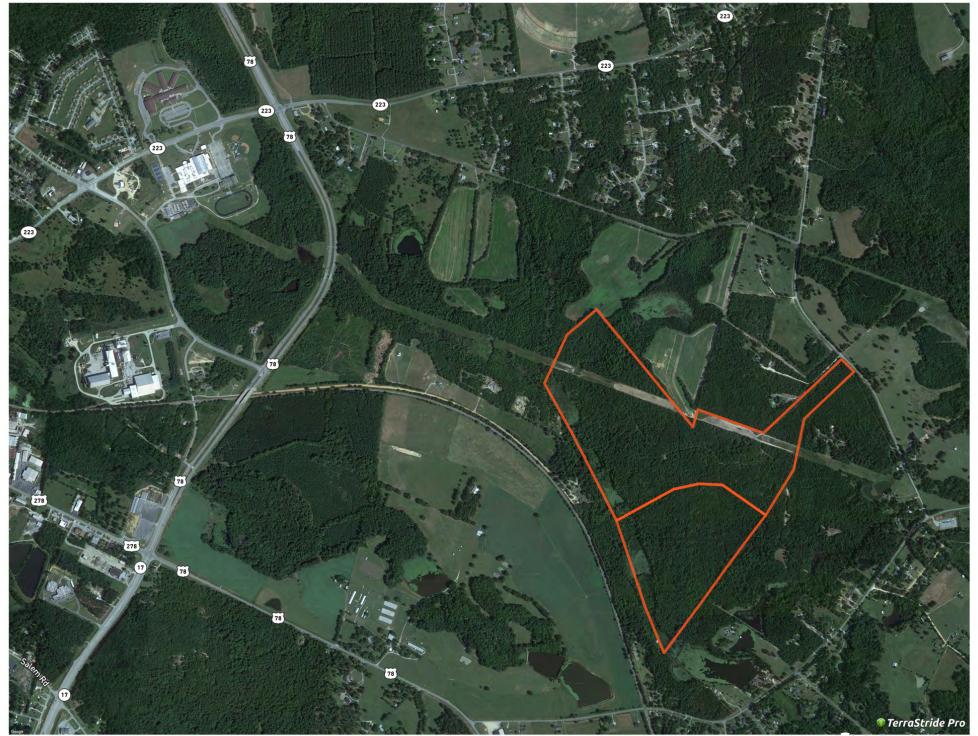




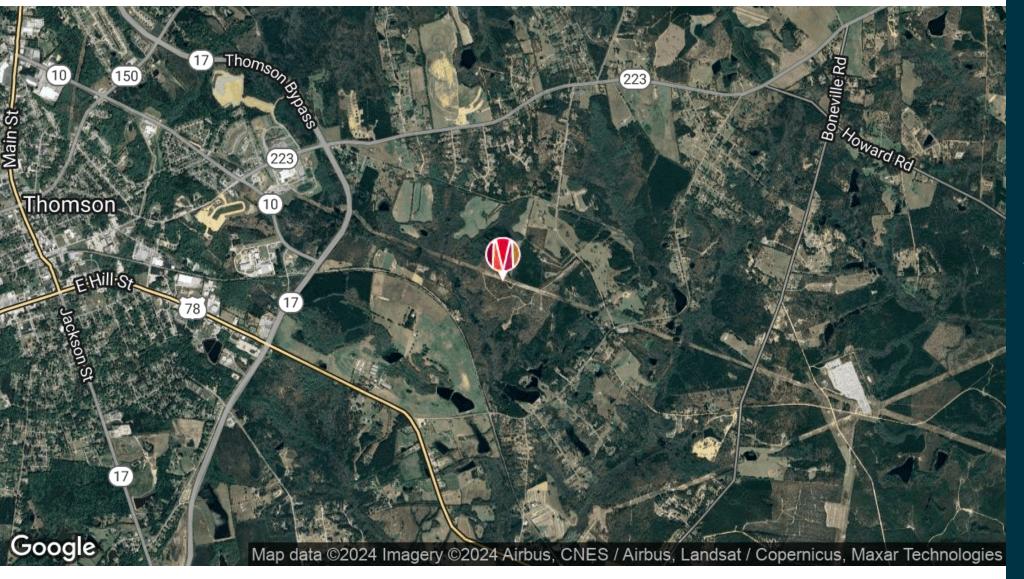








LOCATION MAP

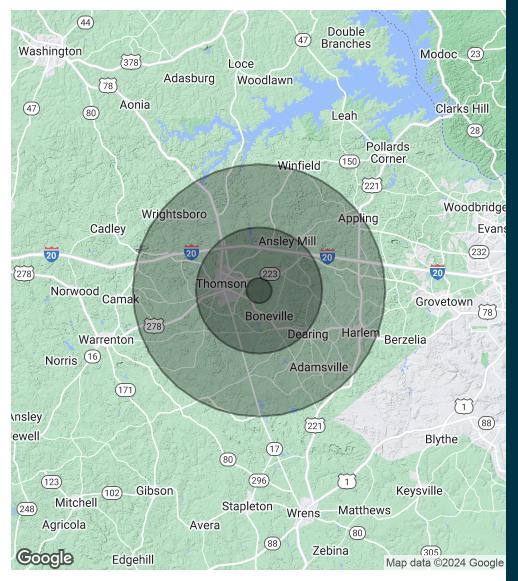


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	841	13,709	30,114
Average Age	39	41	41
Average Age (Male)	37	39	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	328	5,539	11,659
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$59,197	\$71,310	\$82,760
Average House Value	\$169,000	\$187,305	\$236,848

Demographics data derived from AlphaMap



TEAM PAGE

CHARLIE MOYE

PROFESSIONAL BACKGROUND



After 15 years in outside sales and sales management, Charlie is excited to continue his career in Commercial Real Estate. Growing up in the Thomson and Augusta area, he wants to help see our local businesses succeed and grow in this market and help bring new opportunities to our area. He also looks forward to working with investors and those looking to make land acquisitions for personal or professional use. In his spare time, Charlie likes to spend time with his wife and 3 boys outside, visiting the beach, hunting, and playing golf.

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TRAVIS REED, CCIM

PROFESSIONAL BACKGROUND



Travis is a broker specializing in commercial properties, forestry, development and construction. A native of Lincolnton, Georgia, Travis earned a Bachelor of Science degree in Forest Resources from the University of Georgia and served as president of Reed Logging, Inc. for 25 years. Before joining the family logging business in the mid-1980s, Travis worked for Barco International, an international agricultural construction company, as head of its Middle Eastern/North African division, spending six years in Iraq and Egypt. After Barco, he spent time in England working with Middle East Econometrics Limited researching and writing feasibility studies for Middle Eastern clients of the World Bank. Travis has two daughters, Shelli and Whitney, and five grandchildren and lives with his wife, Gail, in Evans, Georgia. As a graduate forester and a lifetime spent in the forest industry, Travis is committed to land and timber conservation. He enjoys shooting trap and sporting clays and serves on the board of directors of Pinetucky Gun Club.

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