

# LAKE PARK TIMBERLAND

345 ACRES | LAKE PARK, GEORGIA

\$995,000



## PROPERTY SIZE

345 Acres

## LOCATION

Lake Park, Georgia close to I-75

## CATEGORY

Timberland, Hunting Land,  
Investment

## IMPROVEMENTS

None

## REAL ESTATE TAXES

In GA. tax conservation program  
– \$2,500 per year



*“One of the best all round tracts we have ever listed. High timber value for return, extensive paved road frontage, loaded with game, majority uplands with beautiful wetland ponds, easy access to I-75 in an area known for great turkey hunting and deer quality for under \$1 Million.”*

Hunter Brant, President,  
Oakwood Realty Group

High quality timber tract with great timber value. Approximately 1 mile of frontage on paved Hwy 135 near Florida / Georgia border just minutes from I-75. This is a rare opportunity that combines all the necessary characteristics to have a truly excellent all around recreational property. The property is approximately 82% plantable in timber and is fully planted with a heavy concentration in merchantable timber. Excellent all weather, fully grassed road system provides access to the entire property. Excellent game population with bucks up to the mid 140's range on camera and an excellent turkey population. Beautiful cypress ponds are scattered across the property, which add diversity. A 7 acre cypress pond / marsh area lies in the center of the property and is a perfect candidate for a duck pond or fishing lake. Real



**HUNTER P. BRANT**  
**904.813.4508**

HUNTER@THEOAKWOODCOMPANIES.COM

OAKWOODREALTYGROUP.COM

450-106 SR 13 NORTH, SUITE 102  
ST JOHNS, FL 32259



Real Estate Brokerage | Advisory & Consulting Services

# LAKE PARK TIMBERLAND

345 ACRES | LAKE PARK, GEORGIA

\$995,000



# LAKE PARK TIMBERLAND

345 ACRES | LAKE PARK, GEORGIA

\$995,000



VICINITY MAP



AERIAL MAP