

# LAKE PARK TIMBERLAND

345 ACRES | LAKE PARK, GEORGIA

\$621,000 | \$1,800 PER ACRE



## 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



*“The timber was recently harvested on this tract making it available for conversion to pasture or re-planting pines.*

*With its great road system and high % of upland plantable ground it will make an excellent candidate for pasture or planted pine.”*

Hunter Brant, President,  
Oakwood Realty Group

High quality timber tract, recently harvested. Approximately 1 mile of frontage on paved Hwy 135 near Florida/Georgia border just minutes from I-75. Easy access to I-75 makes it a super convenient location from major cities in Florida and Georgia. The property is approximately 82% plantable in timber. Excellent all weather, fully grassed road system provides access to the entire property. Excellent game population with bucks up to the mid 140” 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. Two cypress ponds sit alongside the main entry road and would make beautiful accents to an entry way into a lodge or home. This area is characterized by gently rolling hills and productive timber and agricultural land. Property has easy access to I-75 makes it a super convenient location from major cities in Florida and Georgia.



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Real Estate Brokerage | Advisory & Consulting Services

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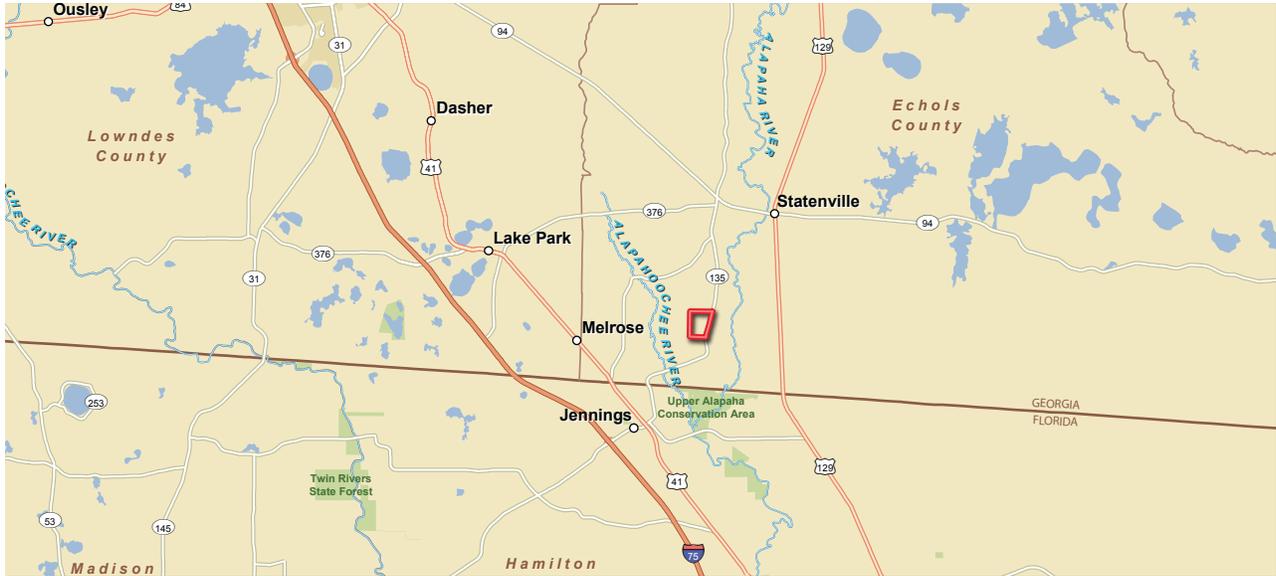
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VICINITY MAP



AERIAL MAP