

LAND FOR SALE

LAKE DISTRICT WOODLANDS TRACT # 2

STOCK FARM RD

Shady Dale, GA 31085

PRESENTED BY:

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SALE PRICE	\$741,825
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OFFERING SUMMARY

ACREAGE:	135 Acres
PRICE / ACRE:	\$5,495
CITY:	Shady Dale
COUNTY:	Jasper
PROPERTY TYPE:	Timberland

PROPERTY OVERVIEW

Tract # 2 is a pristine timberland property located between the most coveted recreational destinations in Georgia. The University of Georgia and its impressive SEC athletics program are in Athens, a short drive away. World-class golfing can be found nearby at the renowned Reynolds at Lake Oconee complex. Outstanding bass fishing and lake sports are options throughout the lake district, and you can access great hiking and camping in the vast national forests within this property's reach.

This beautiful property primarily consists of pine plantation with some defined hardwood drains. The habitat is perfectly balanced, and the deer herd is historically well-managed. The property has creek frontage and significant road frontage along the southern boundary with gated access. The internal road system is well maintained, and there are numerous cleared food plots in cultivation.

The property has been managed intensively for timber and hunting and sits between other large, quality managed properties. The 11,400-acre B.F. Grant Wildlife Management Area, owned by the University of Georgia, lies just across the eastern boundary. B.F. Grant's managers follow intensive QDMA standards to produce an excellent whitetail deer population. There is also a large family owned cattle ranch to the south making for quality, scenic surroundings.



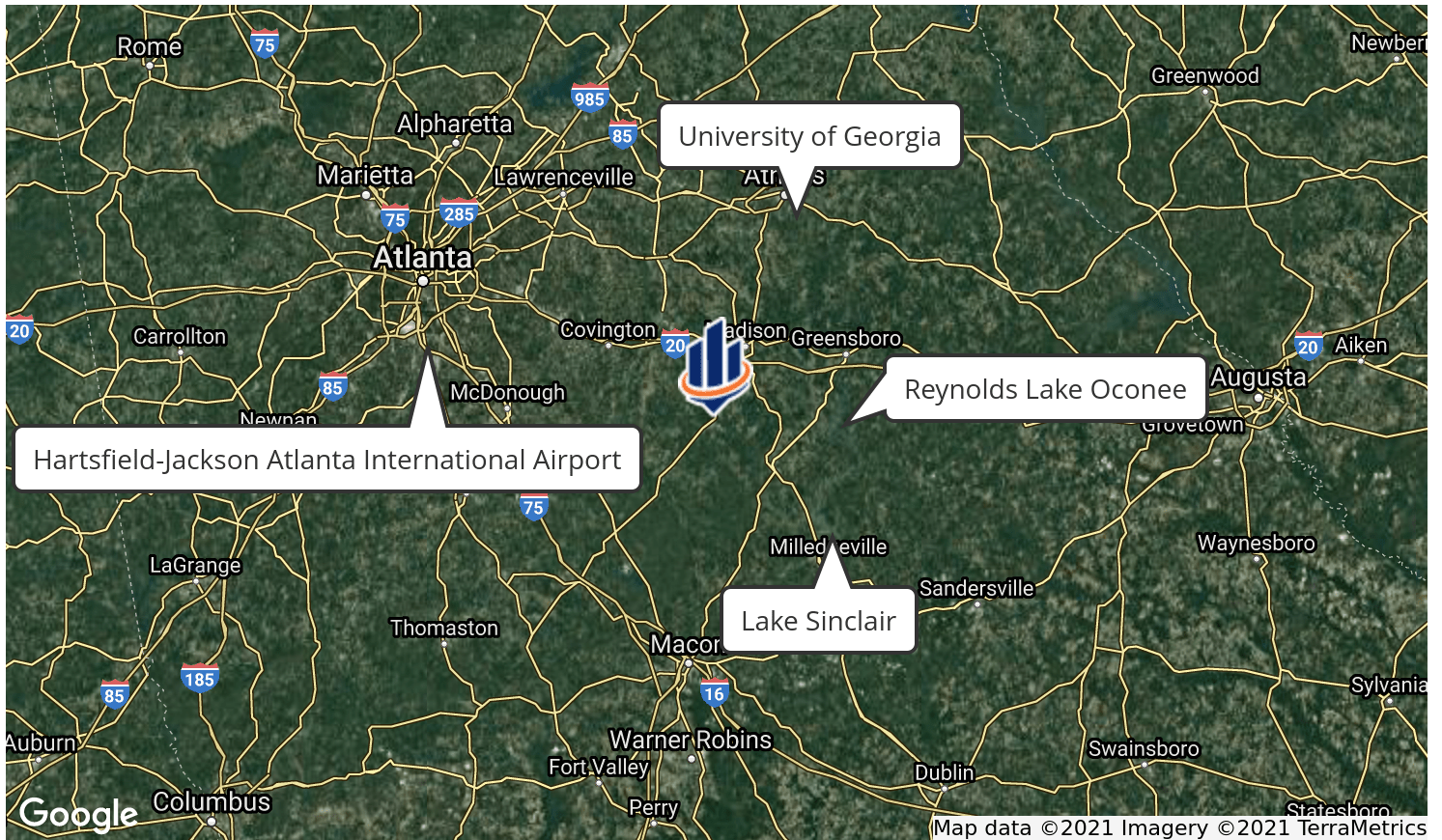
SPECIFICATIONS & FEATURES

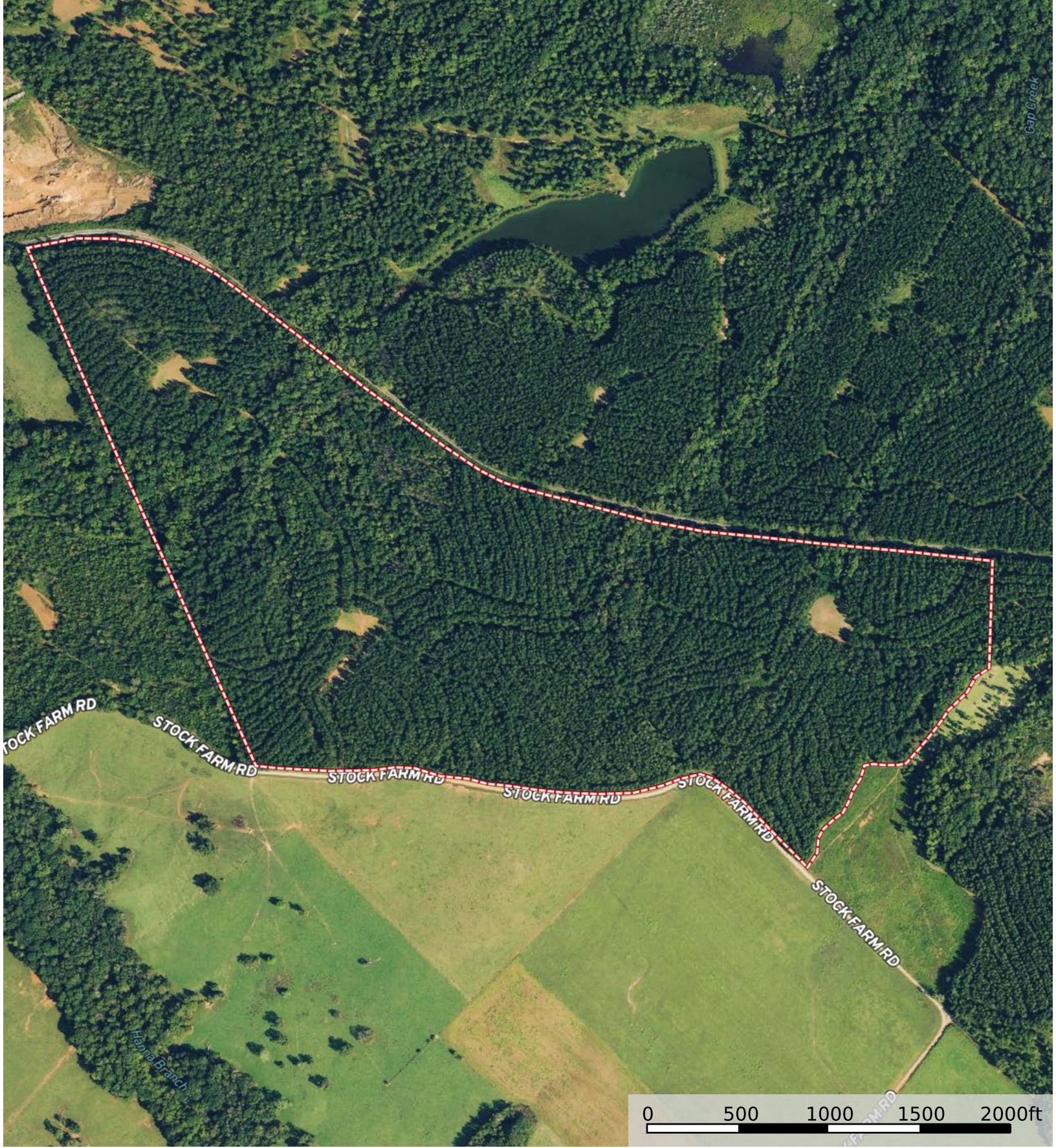
UPLANDS / WETLANDS:	Majority Uplands
SOIL TYPES:	<ul style="list-style-type: none"> • Pacolet sandy clay loam • Lloyd clay loam
ZONING / FLU:	Agriculture
ROAD FRONTAGE:	Approximately 1/2 mile along Farm Service Rd
NEAREST POINT OF INTEREST:	<ul style="list-style-type: none"> • 25 miles to Reynolds at Lake Oconee • 45 miles to Athens • 27 miles to Lake Sinclair • 60 miles to Atlanta • 63 miles to Hartsfield Jackson International Airport
FENCING:	Gated entrance
CURRENT USE:	Hunting, timber production
POTENTIAL RECREATIONAL / ALT USES:	Hunting Estate Development [limited to 40 acre lots.]
LAND COVER:	Pine uplands and hardwood bottom
STRUCTURES & YEAR BUILT:	None



LOCATION & DRIVING DIRECTIONS

PARCEL:	018 022
GPS:	33.4129545, -83.5496208
DRIVING DIRECTIONS:	From Atlanta take I-20 East for 39 miles, Take Exit 98 to go East on GA-142 to Shady Dale, Once in Shady Dale head northeast on Hwy 83, Then turn right on Stock Farm Rd
SHOWING INSTRUCTIONS:	By appointment only. Contact Tom Tuggle or Bryant Peace.





Boundary



1723 Bartow Rd
Lakeland, Florida 33801
863.648.1528

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

356 NW Lake City Ave
Lake City, Florida 32055
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