



**Fountains
Land**
AN F&W COMPANY

WAYCROSS WOODLANDS 3E

A unique opportunity to purchase an affordable tract that offers potential for timber investment, recreation, or a rural homesite in Ware County, Georgia.



***+/- 128 GIS Acres
Glenmore, Ware County, Georgia***

Price: \$150,000

OVERVIEW

Waycross Woodlands is a unique opportunity to purchase your own acreage where you can enjoy lots of recreational opportunities. You can spend your time hunting and ATV riding or build a homesite with plenty of room for your own mini farm. Each tract offers timberland that can be sold to provide extra income.

LOCATION

Located in the heart of beautiful Southeast Georgia, Waycross Woodlands are just a few miles west of Waycross. These tracts are very convenient to anything you need in town, yet provide coveted privacy where you can enjoy the quiet. It is less than 60 miles to Valdosta, Georgia and only 80 miles to Jacksonville, Florida.

ACCESS

To access the Waycross Woodland tracts, take GA Hwy 84 west to Gooding Bay Road (south) or Ammons Road (north). Please use the maps included in this report to locate the individual tracts. If you need any assistance locating the tracts, please call Wade at 229-407-0224.

SITE DESCRIPTION

These tracts are typical flatwoods terrain and timber composition.

TIMBER

These parcels are timbered and the owner recommends that you assess the timber value independently.

ADDITIONAL PROPERTIES AVAILABLE

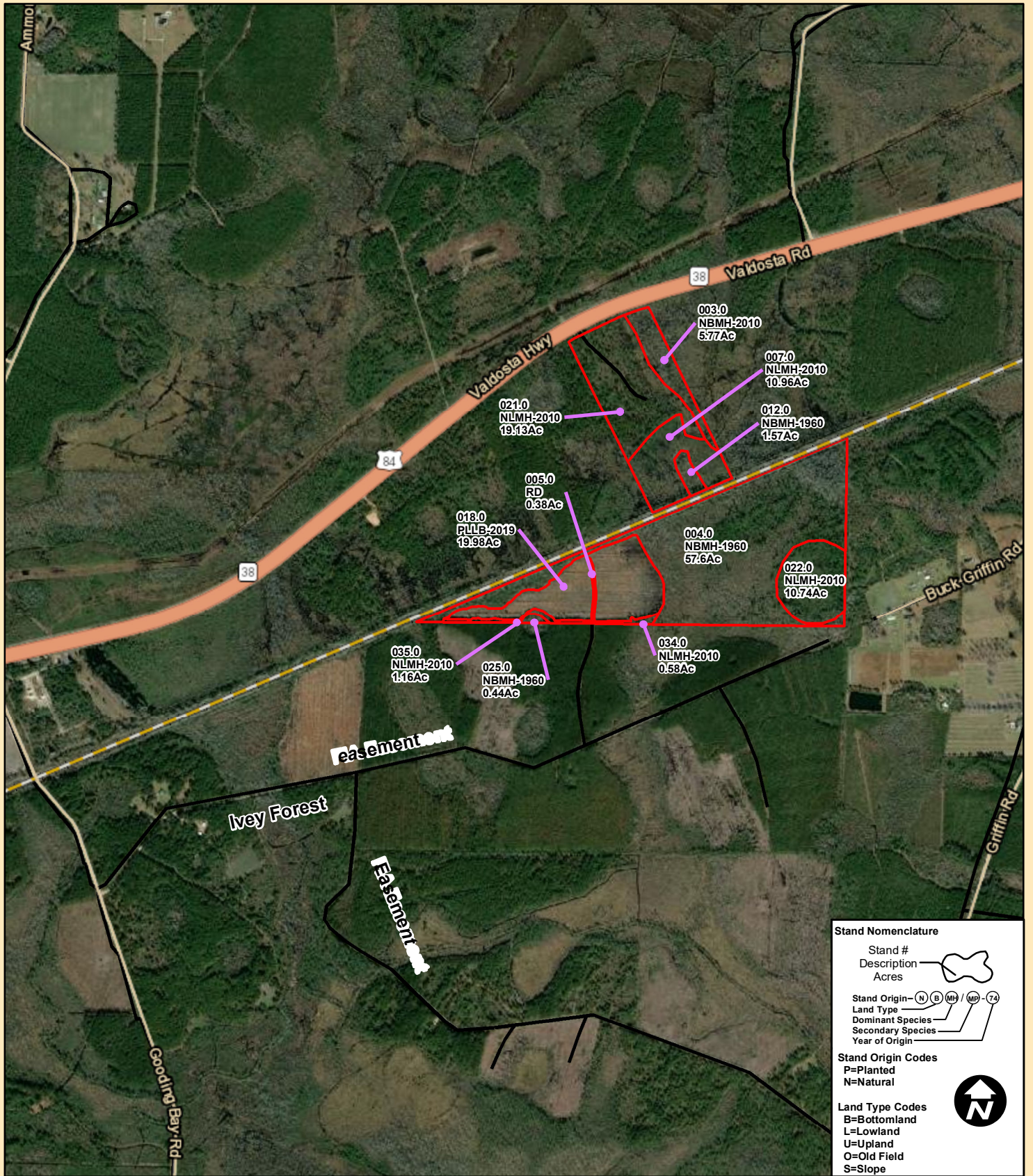
Waycross Woodlands is offering a total of +/- 567 GIS acres for sale which includes nine individual tracts located in Ware County, Georgia. The tracts are being offered individually and as a whole, or can be bundled according to your interest.

| All Tracts Available | | |
|----------------------|-----------|------------|
| Tract | Acres +/- | List Price |
| 39A | 36.69 | \$90,000 |
| 3D | 65.29 | \$120,000 |
| 10G | 37.28 | \$50,000 |
| 2H | 94.41 | \$125,000 |
| 9C | 40.28 | \$62,000 |
| 3E | 128.31 | \$150,000 |
| 1C | 39.67 | \$82,000 |
| 7C | 47.19 | \$70,000 |
| 14G | 78.15 | \$90,000 |

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.

Jamestown Timber 1, LP
Tax Parcel 88 01 012 G
Waycross Woodlands 3E
Ware County, Georgia
128.31 Acres

Mapper: GSETTLES
 Stand Date: 6/8/2022



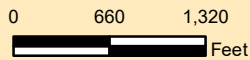
Stand Nomenclature

Stand #
 Description
 Acres

Stand Origin—(N) (B) (L) (U) (O) (S)
 Land Type
 Dominant Species
 Secondary Species
 Year of Origin

Stand Origin Codes
 P=Planted
 N=Natural

Land Type Codes
 B=Bottomland
 L=Lowland
 U=Upland
 O=Old Field
 S=Slope



Waycross Woodlands Tracts For Sale Ware County, Georgia



- = Parcel 80 01 002J----Lot 7C----47.19 Ac
- = Parcel 79 03 004C----Lot 9C----40.28 Ac
- = Parcel 79 01 002B----Lot 39A----36.69 Ac
- = Parcel 79 02 005D----Lot 1C----39.47 Ac
- = Parcel 87 01 010A----Lot 3D----65.29 Ac
- = Parcel 88 01 012G--Lots 3E, 1F, & 2F--128.31 Ac
- = Parcel 101 01 033--Lots 4G & 14G--78.15 Ac
- = Parcel 101 01 022---Lot 10G----37.28 Ac
- = Parcel 101 01 024---Lot 2H----94.4 Ac

