



James M. McKenstry Co., LLC

Forest Management Specialist

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LAND AND TIMBER SALE

Acting as agent for **LESLIE H. WELLS**, we offer land and timber on 611.8+- acres for \$5,000.00 per acre or \$3,059,000.00 total, in Dooly County, Georgia.

This property offers excellent recreation, investment, mature timber and hunting. Property is located approximately 7+- miles from Unadilla, 9+- miles from Montezuma and 6+- miles from Byromville. Property offers approximately 2,400 feet of paved road frontage along Mims Road and approximately 3,700 of dirt road frontage along Savage Road. Timbered areas consist of 130+- acres of mature pine sawtimber, 150+- acres of mixed hardwood & pine timber, 220+- acres of loblolly pine being established during the current 2025/2026 planting season, 80+- acres of clearcut area and a 3+- acre mature Pecan Grove. Property has a 1+- acre pond and several creeks flowing throughout. Gate combination locks are set to 8519.

10% earnest money required within 5 business days of offer acceptance for the land and timber, closing within 45 days of offer acceptance. If a survey is required, it will be at the buyer's expense within 45 days of the offer acceptance. Property taxes will be prorated from the date of closing. Property is under a Conservation Easement and purchaser must comply with the terms and conditions governing the property outlined in the easement. Neither seller nor James M. McKenstry Company LLC warrants or guarantees acreage, volumes or other information contained in this prospectus. Buyer relies solely on its own inspection to determine their offer, Co-Brokers welcome.

Please feel free to call on us for further information or assistance.

Sincerely,

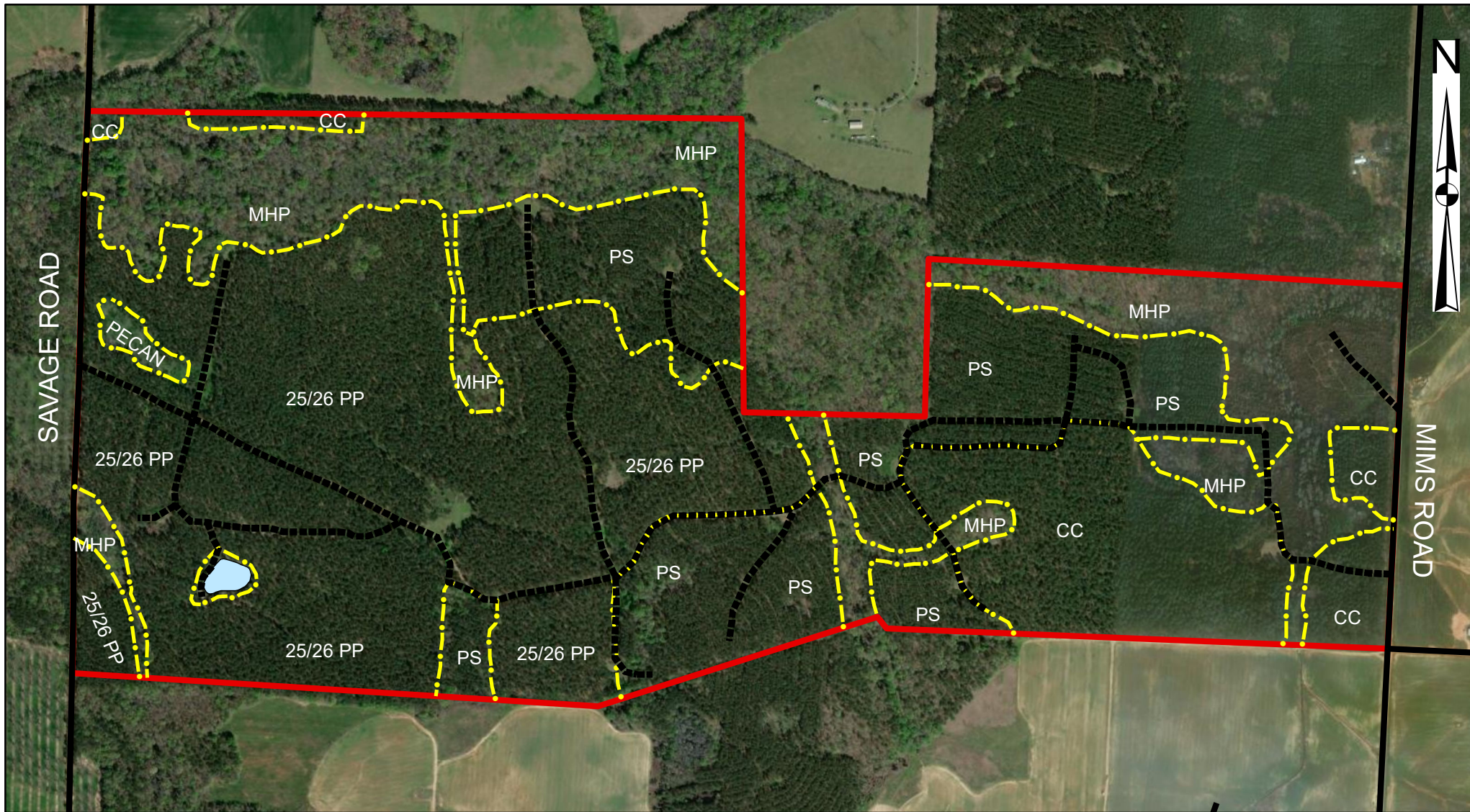
JAMES M. MCKENSTRY CO., LLC

James M. (Mike) McKenstry
President
PO Box 6111
Macon, GA 31208
Voice: (478) 932-5795

R.F #1845
G.B #148848

WELLS TRACT
DOOLY COUNTY, GEORGIA
611.8+- ACRES

GATE COMBO 8519



Legend

- WOODS ROAD
- - - - - TIMBER TYPE LINE
- BOUNDARY 611.8+- ACRES
- POND

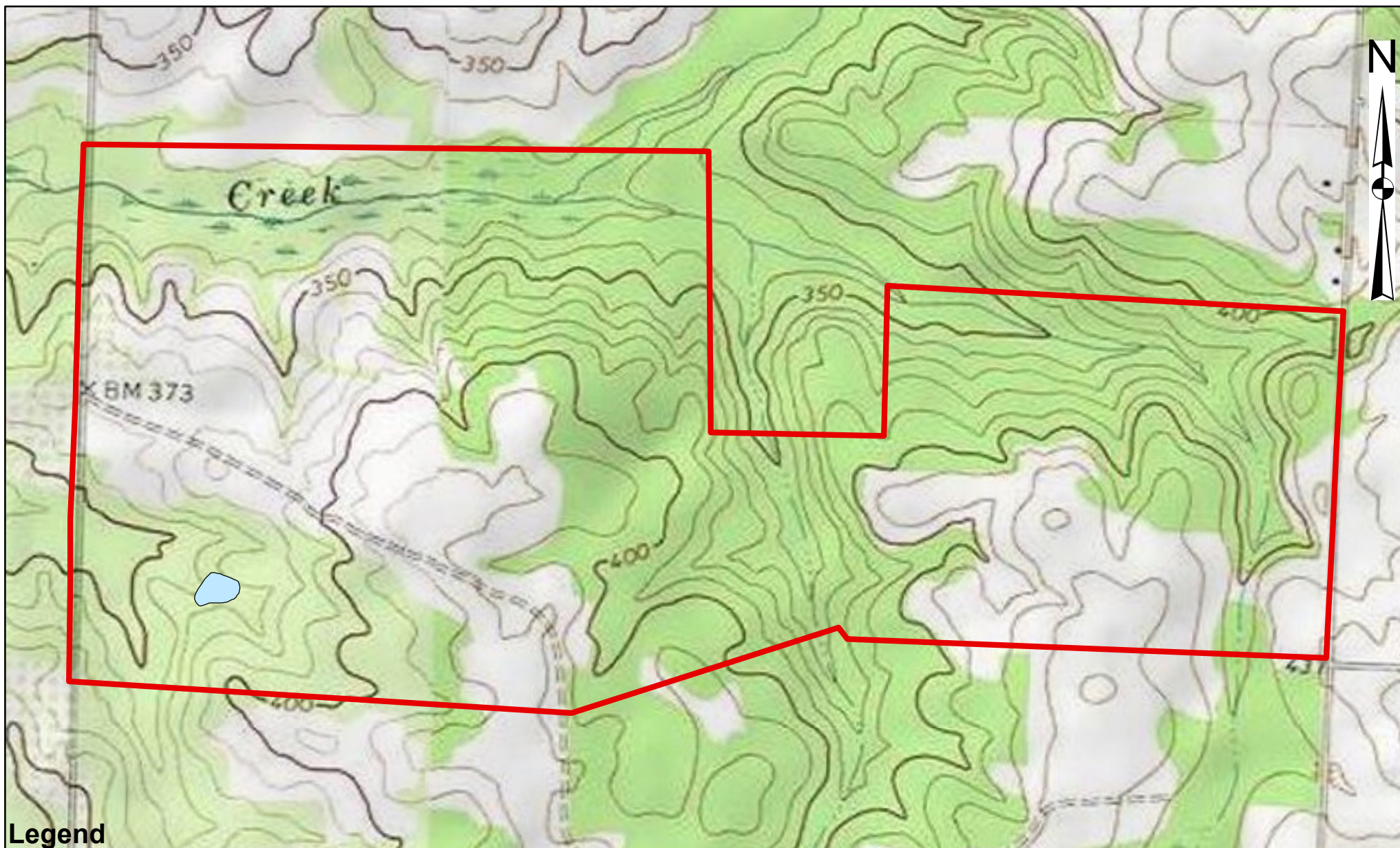
PS = PINE SAWTIMBER 130+- ACRES
MHP = MIXED HARDWOOD & PINE 150+- ACRES
CC = CLEARCUT 80+- ACRES
PP = PLANTED PINE 220+- ACRES

1,400 700 0 1,400 Feet

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17 DECEMBER 2025

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DOOLY COUNTY, GEORGIA
611.8+- ACRES

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Legend

 BOUNDARY 611.8+- ACRES

 POND

USA_Topo_Maps

1,400 700 0 1,400 Feet



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