



MOSSY OAK
PROPERTIES
LEGACY REALTY SERVICES
America's Land Specialist

Spectacular Retreat
or Prime Development Property
Sweetwater Creek

"... because Land is Forever"

James T. "Tom" Mastin

GA Lic. Real Estate Broker

Cell: (352) 258-2693

tmastin@mossyoakproperties.com



4703 NW 53rd Avenue, Suite B-1
Gainesville, Florida 32653

Office: (352) 367-1479

Fax: (352) 336-4877

www.MossyOakProperties.com



600 ± Acres
Crawford County, Georgia

*Each Mossy Oak Properties Office is
Independently Owned and Operated*



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- 600 acres on Girl Scout Road
- Only 10 miles from intersection of US-80 and I-475, Macon State College, and popular expanding middle Georgia shopping area
- Paved road frontage in nice residential area
- Creek, mature hardwoods, pines, and growing young pine plantations
- Great hunting tract
- Beautiful lake site with good water supply
- Trophy home site with view for miles

Price:

~~\$3,500~~ **\$3,000 per acre**

Seller's Representations: Any documents, timber inventories, compilations, surveys, plans, specifications, reports, and/or studies provided to Buyer by Broker or Seller are provided as information only. Neither Seller nor Broker have made, nor do they authorize anyone else to make any representation as to: 1) the existence or non-existence of access to or from the real property or any portion thereof; 2) the number of acres in the real property; 3) the volume, condition, or quality of timber on the real property; 4) logging conditions or feasibility; 5) the volume, condition, or quality of minerals on the real property; 6) the availability of water, sewer, electrical, gas, railroad, or other utility services; 7) the environmental conditions or requirements of the real property; 8) the suitability of the real property for any purpose; 9) the current or projected income or expense of the real property; or 10) any other matters related to the real property.

Sweetwater Creek Tract

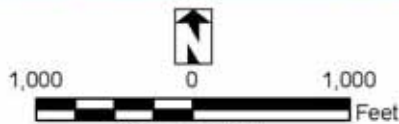
FLORIDA TIMBER PARTNERS
Sweetwater Creek Tract
 Crawford County, Georgia

Timber Cruise Map



Sum of ACRES		
Stand ID	Stand Code	Total
1	MHns	164
2	MHnuCO	24
3	HPnu	6
4	LBp1971TH	93
5	LBp1997	9
6	LBp2001	162
7	LBp2003	131
8	FP	13
Grand Total		602

- Roads
- Property Boundary
- Stands



18 December 2009
 JAS

NOTICE:

THIS MAP IS NOT A SURVEY. THEREFORE, ANY DERIVED ACREAGE NUMBERS ON THIS MAP OR ACCOMPANYING REPORT ARE APPROXIMATE AND SHOULD ONLY BE USED FOR PLANNING OR MANAGEMENT.

THIS MAP IS NOT SUITABLE FOR ENGINEERING DESIGN OR CONSTRUCTION. FURTHER, THE USE OF ANY ASSOCIATED ACREAGE NUMBERS FOR SALES OR NEGOTIATIONS IS ENTIRELY AT THE RISK OF THE BUYER AND SELLER.

**NATURAL RESOURCE
 PLANNING SERVICES, INC.**

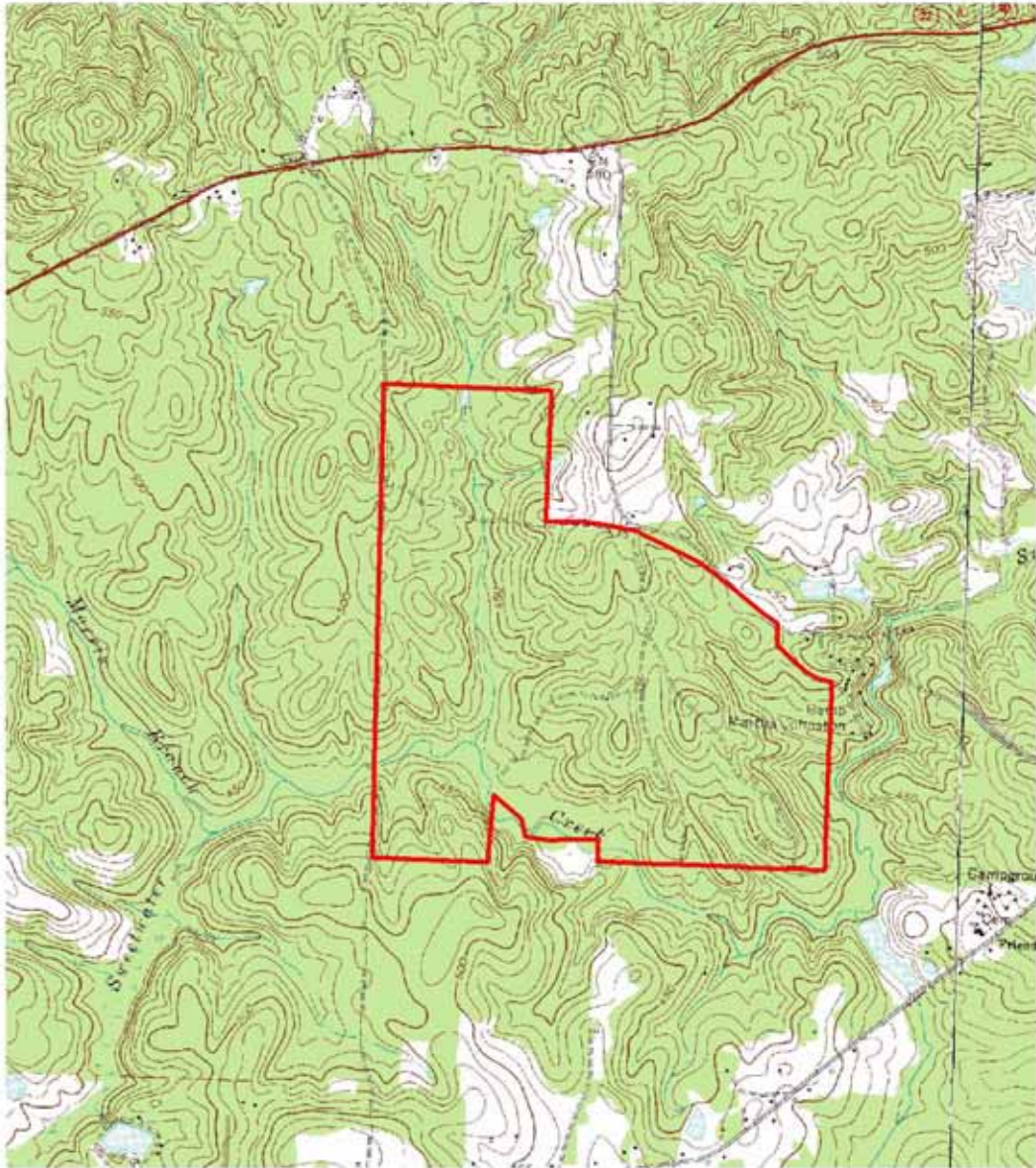
4818 West US Hwy 90, Suite 100
 Lake City, FL 32055
 386-438-5896



Sweetwater Creek Tract

Sweetwater Creek Tract
Crawford County, Georgia

Topo Quad



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