

For Sale

176.59± Acres

R.H. Long Road

Hancock County, GA



Aerial image taken prior to partial timber harvest, see map within package depicting recently harvest timber

Presented by:

Kyle Ward

Associate Broker

Longleaf Realty Trust, LLC

Direct: 706-474-1348

kward@longleafcre.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



FACT SHEET

176.59 Acres - Hancock County, GA

LOCATION:	6 Miles East of Sparta, GA, just South of HWY 16 on R H Long Road.
CURRENT USE:	Rural timberland tract / recreation and hunting
HIGHEST AND BEST USE:	Long-term timberland investment or hunting and recreational use
REMARKS:	115+- acres of the property was recently timbered Located on secluded county road QDMA County 60+- acres remain great hardwood habitat areas Good road system Multiple areas that would make good food plots Surrounded by good property owners

Asking Price:

\$1,250/acre

PROPERTY RECORDS

Per Hancock County Tax Assessor



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Owner and Parcel Information

Owner Name	ADEY ROBERT P	Today's Date	September 15, 2015
Mailing Address	1207 ST ANNE SHRINE ROAD	Parcel Number	224 018
Location Address	LAKE WALES, FL 33898	Tax District	Unincorporate County (District 01)
Legal Description	176.59 ACRES R H LONG RD	2015 Millage Rate	33.023
Property Class (NOTE: Not Zoning Info)	P5-Preferential	Acres	176.59
Zoning		Neighborhood	
		Homestead Exemption	No (S0)
		Parcel Map	Show Parcel Map

2015 Tax Year Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$ 238,498	\$ 0	\$ 0	\$ 238,498	\$ 238,498

Land Information

Type	Description	Calculation Method	Soil Productivity	Acres	Photo
RUR	Woodlands	Rural	3	125	NA
RUR	Woodlands	Rural	4	20	NA
RUR	Woodlands	Rural	4	31.59	NA

Improvement Information

No improvement information associated with this parcel.

Accessory Information

Description	Year Built	Dimensions/Units	Value
No accessory information associated with this parcel.			

Sale Information

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
02/02/1990	30 33		\$ 1	Fair Market Value		ADEY ROBERT P

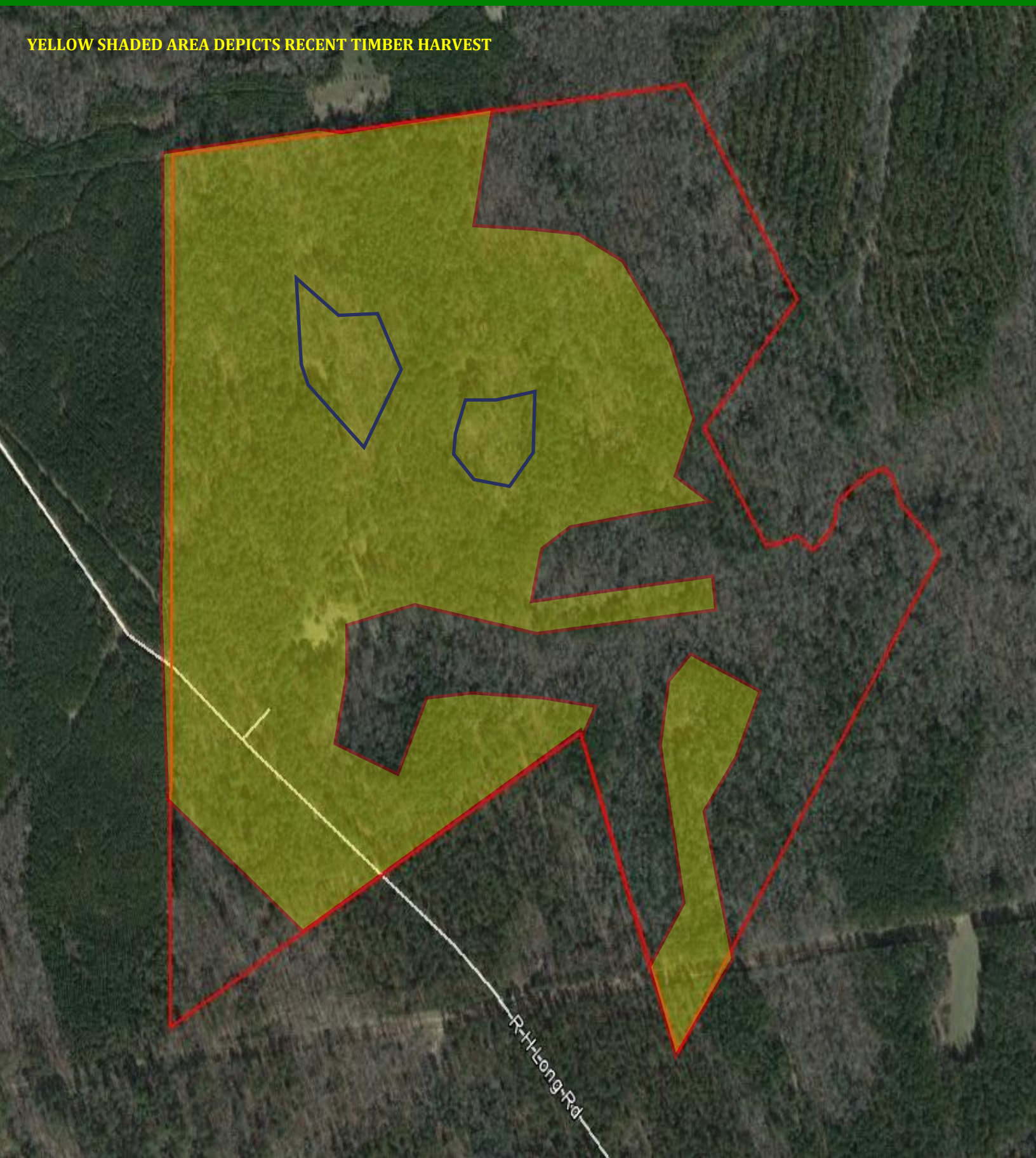
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The Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. Website Updated: August 20, 2015



AERIAL SHOWING RECENT TIMBER HARVEST

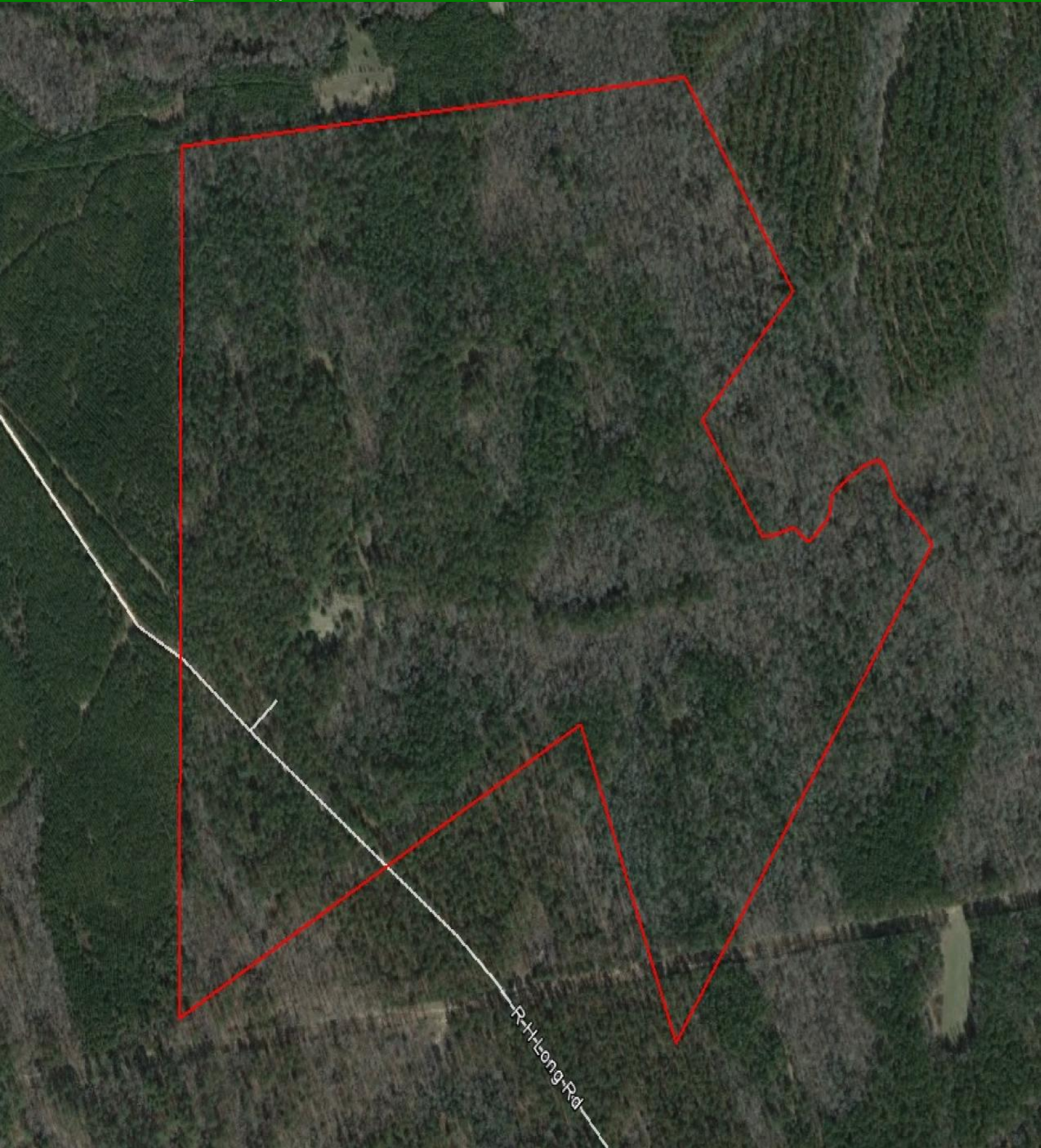
YELLOW SHADED AREA DEPICTS RECENT TIMBER HARVEST



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AERIAL

Google Aerial (prior to timber harvest)

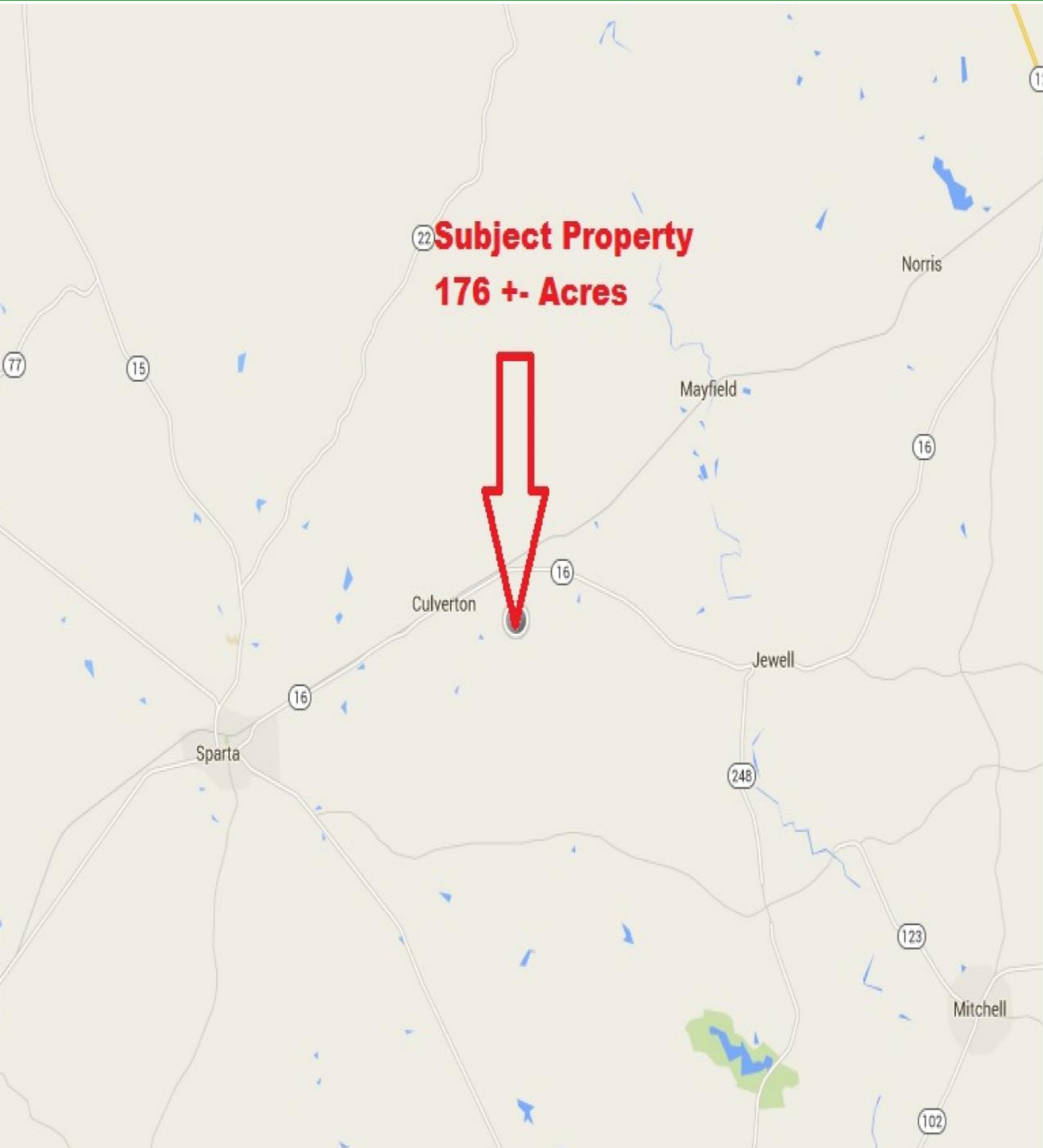


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MAP

MAP- LOCAL



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MAP FAR



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PICTURES



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