



CLINCH COUNTY 95 ACRES TIMBER AND HUNTING TRACT

US 441 HOMERVILLE, GA 31634

Mike Lansdell, ALC
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Property Overview



Sale Price

\$237,500

OFFERING SUMMARY

Acreage:	95 ± Acres
Price / Acre:	\$2,500
City:	Homerville
County:	Clinch
Property Type:	Timber & Recreation

PROPERTY OVERVIEW

This property is 95 ± acres and is located in Clinch County north of Homerville Georgia. It has 1300 ± FT of paved road frontage on Highway 441, 9 ± miles south of Pearson and 10 ± miles north of Homerville. The front of the tract was re-planted 5-6 years ago with slash pine that makes up around 10 ± acres. The balance of the tract is natural pine and hardwood mix. This property is considered to be an entry level timberland/recreation tract. It is ideal for an investor who is interested in a hunting property with timber.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Land Investment• Timberland
Uplands / Wetlands:	68 ± Wetland Acres / 27 ± Upland Acres
Taxes & Tax Year:	\$2320.00 for year 2022
Zoning / FLU:	Ag
Road Frontage:	1300 ± FT
Nearest Point of Interest:	10 miles North of Homerville, GA 9 miles south of Pearson, GA
Current Use:	Timberland/Recreation
Potential Recreational / Alt Uses:	Hunting



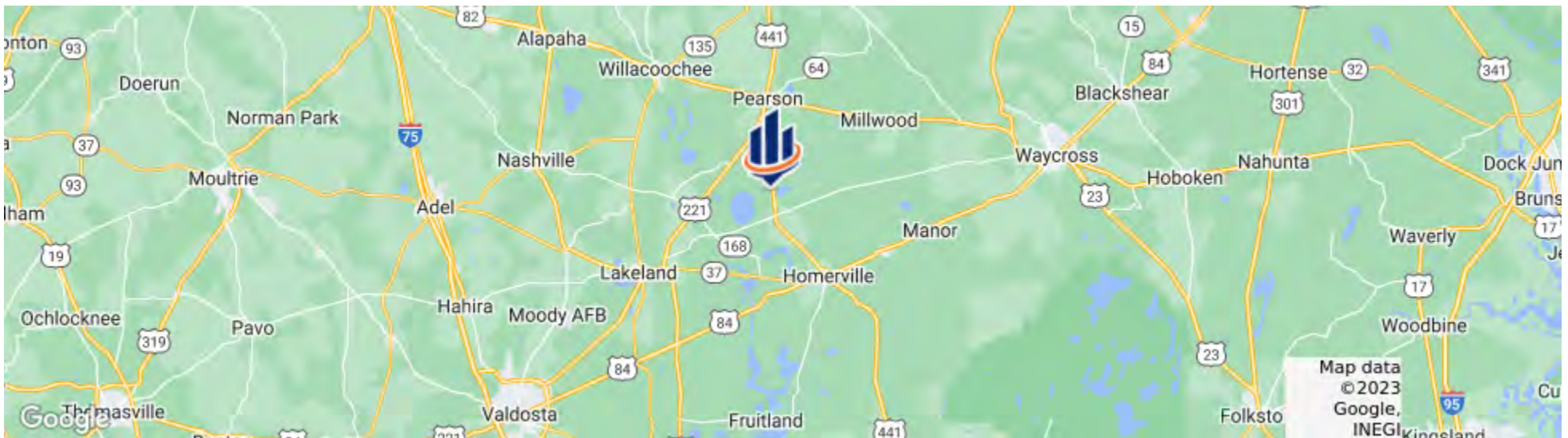
LOCATION & DRIVING DIRECTIONS

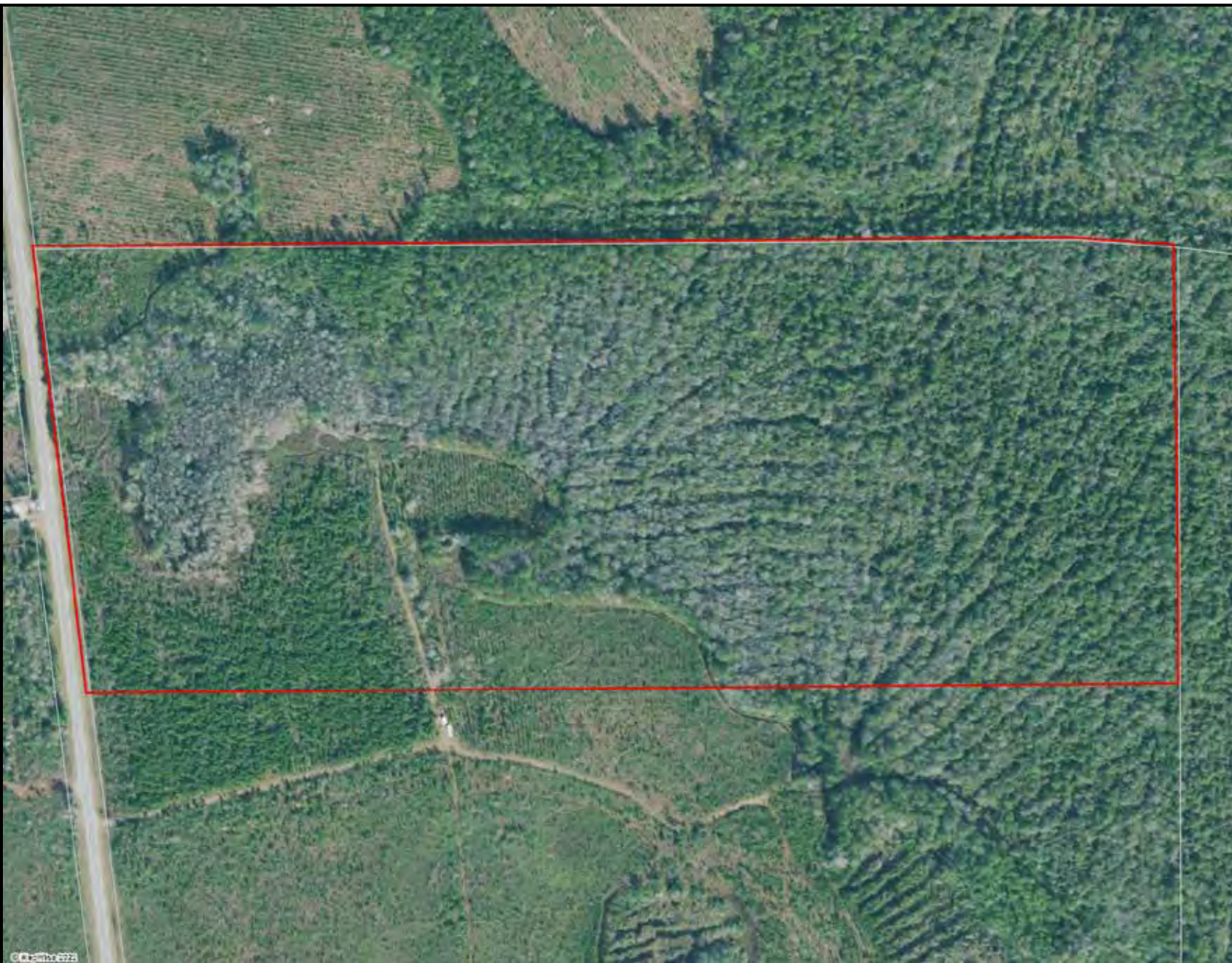
Parcel: Part of 28002

GPS: 31.1564338, -82.8412464







Driving Directions: Approximately 10 miles north of Homerville on the east side of Highway 441.

Showing Instructions: Call listing agent.





Aerial

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Parcel Outlines



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863.648.1528

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Orlando, Florida 32801
407.516.4300

★ NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
386.438.5896

★ GEORGIA

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

Advisor Biography



MIKE LANSDELL, ALC

Senior Advisor

mike.lansdell@svn.com

Direct: 229.299.8600 | **Cell:** 912.409.0925

PROFESSIONAL BACKGROUND

Mike Lansdell, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

Born and raised on a farm in Southern Georgia, Mike has always held a passion for the land industry. After graduating high school, he would attend Abraham Baldwin Agriculture College and then the University of Georgia where he earned his Bachelor of Science degree in Agriculture.

For six years, Mike sold specialty chemicals for companies like the Helena Chemical Company Forestry Division where he grew knowledgeable on all aspects of forestry herbicides and silviculture. Later in his career, he kickstarted his own land management company that provided a wide range of services including timber management, harvesting, and whole tree chipping. For twelve years, Mike was highly involved in the daily buying, selling, and reforestation of timber tracts throughout the southern United States. His diverse background, agricultural experience, and vast knowledge in forestry led Mike to acquire his real estate license. In 2017, he earned the ALC designation through the Realtors Land Institute. Mike now specializes in timber and recreational land. Mike's love of the outdoors combined with his career history, offers clients a knowledgeable and professional buying experience in various land transactions.

Mike specializes in:

- Timber
- Agriculture
- Land Management

EDUCATION

Bachelor of Science in Agriculture

MEMBERSHIPS

RLI, NAR



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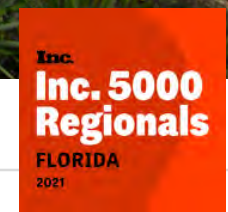
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