



James M. McKenstry Co., LLC

Forest Management Specialist

www.mckenstry.com

P.O. Box 6111
Macon, GA 31208

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LAND AND TIMBER SALE

Acting as agent for **ELAINE C. HURT & LINDA C. WHITFIELD**, we offer land and timber on 98.67+- total acres for \$4,750.00 per acre or \$468,683.00 total in Bibb and Jones Counties, Georgia. Property in Bibb County contains 26.67 +- acres zoned residential and property in Jones County contains 72 +- acres zoned residential.

This property offers excellent recreation, investment, hunting and development. Timber consists of approximately 86 +- acres 4 year old natural mixed hardwood and pine regeneration and 10 +- acres of mature mixed hardwood and pine timber. Property has approximately 1,800 feet of road frontage on Highway 129. Gate combination Lock is set to 6111.

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 currently enrolled in CUVA with the Jones County Tax Assessor. Purchaser agrees to continue the enrollment in the program or pay any and all penalties incurred for breaking the agreement. 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.

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

Sincerely,

JAMES M. MCKENSTRY CO., LLC


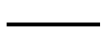
James M. (Mike) McKenstry
President
PO Box 6111
Macon, GA 31208
Voice: (478)932-5795

R.F #1845
G.B #148848

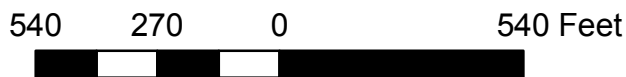
HURT-WHITFIELD TRACT
JONES & BIBB COUNTIES, GEORGIA
98.67 +/- ACRES



Legend

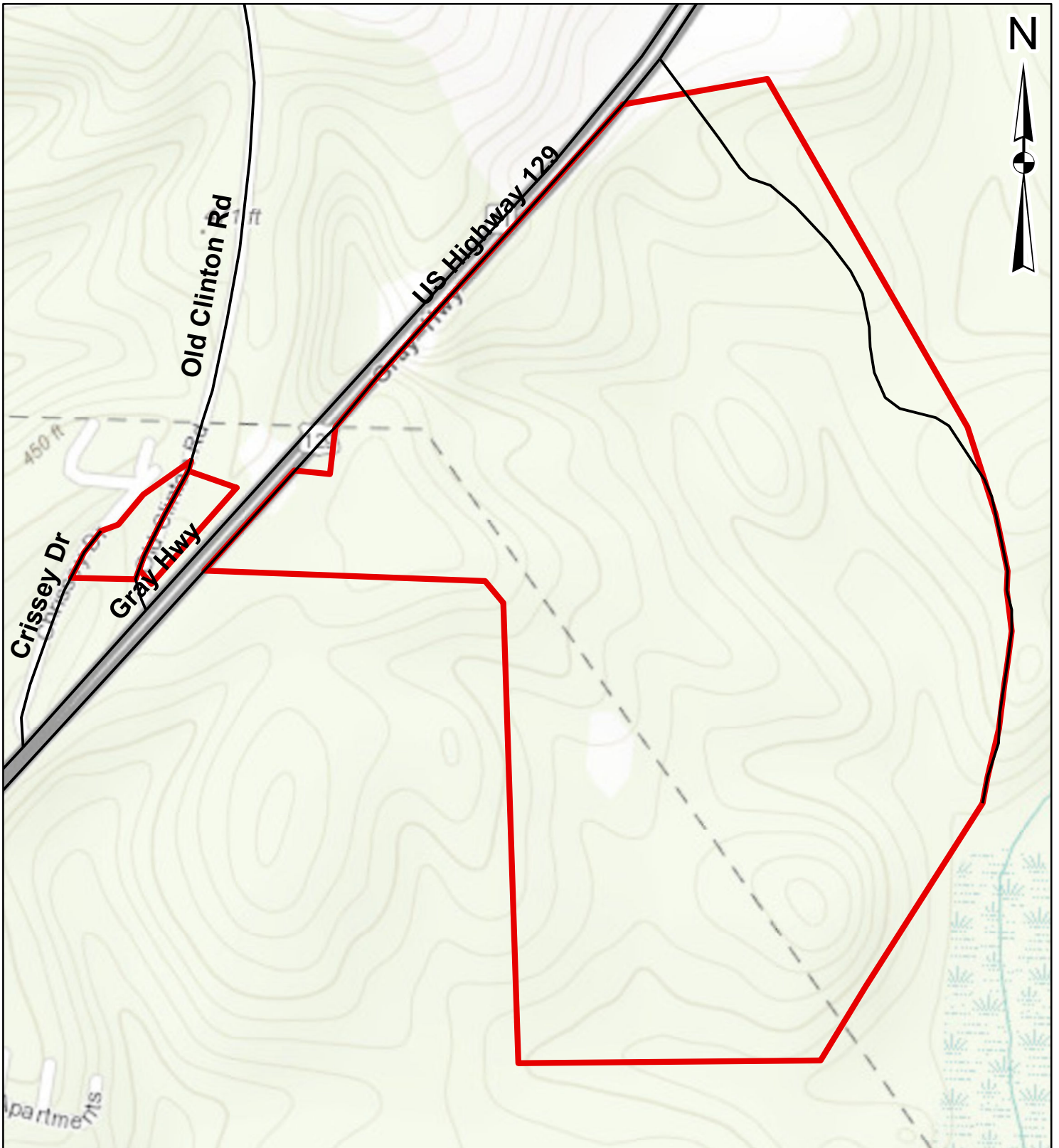
-  BOUNDARY
-  ROAD

GATE COMBINATION 6111





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17 AUGUST 2022

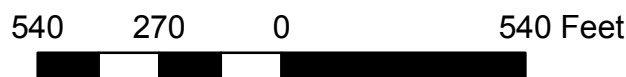
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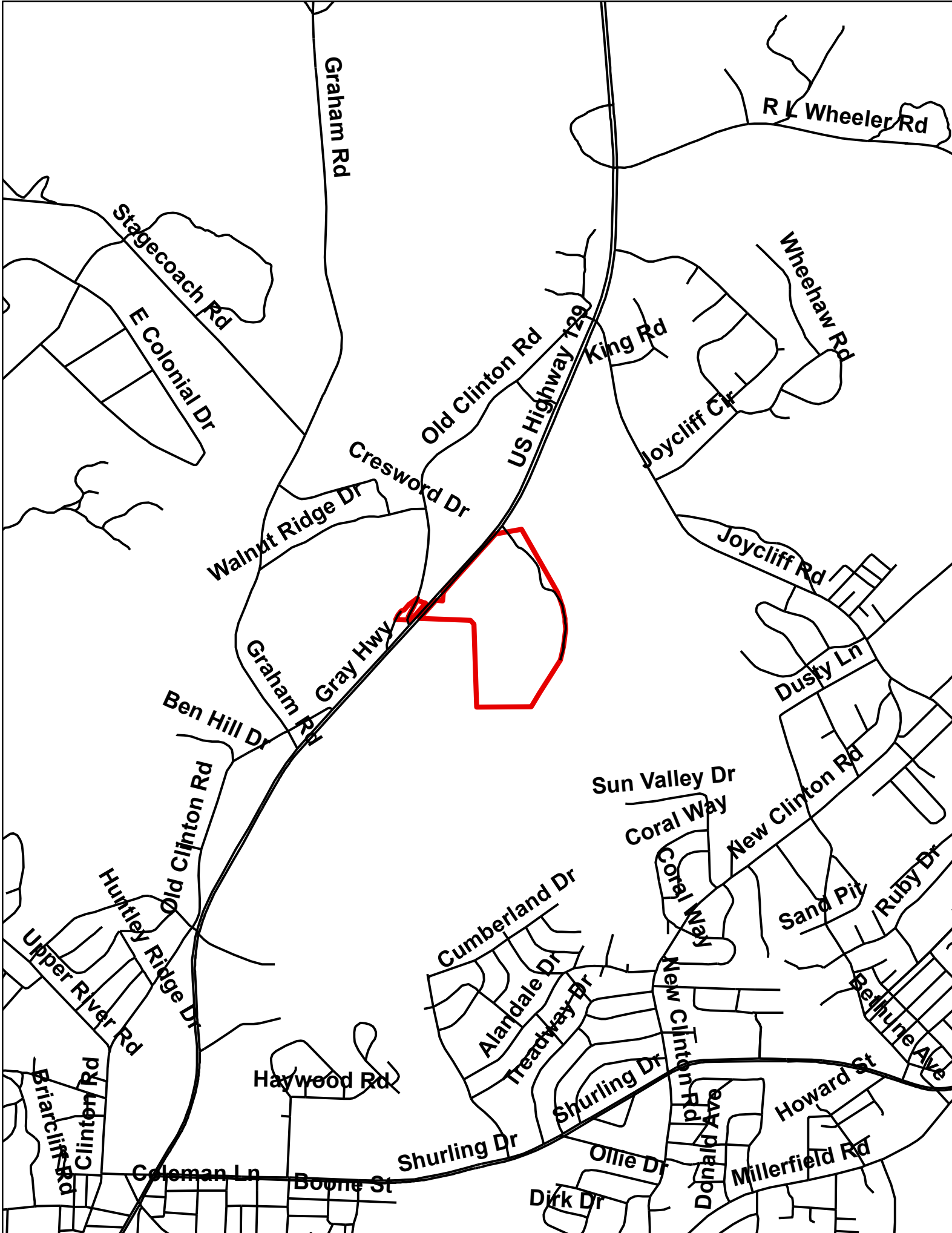
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GATE COMBINATION 6111



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Graham Rd

R L Wheeler Rd

Stagecoach Rd
E Colonial Dr

Old Clinton Rd

US Highway 129

King Rd

Whehaw Rd

Cresword Dr

Walnut Ridge Dr

Joycliff Cir

Joycliff Rd

Gray Hwy

Ben Hill Dr

Dusty Ln

Sun Valley Dr

Coral Way

New Clinton Rd

Huntley Ridge Dr

Old Clinton Rd

Cumberland Dr

Coral Way

Sand Pit

Ruby Dr

Upper River Rd

Alandale Dr

Treachway Dr

New Clinton Rd

Bethune Ave

Briarcliff Rd

Clinton Rd

Haywood Rd

Shurling Dr

Shurling Dr

Ollie Dr

Donald Ave

Howard St

Coleman Ln

Boone St

Dirk Dr

Millerfield Rd