

Clinch County 95 Acres Timber and Hunting Tract

US 441, Homerville, Georgia 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:	Timberland Hunting and Recreational Land

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

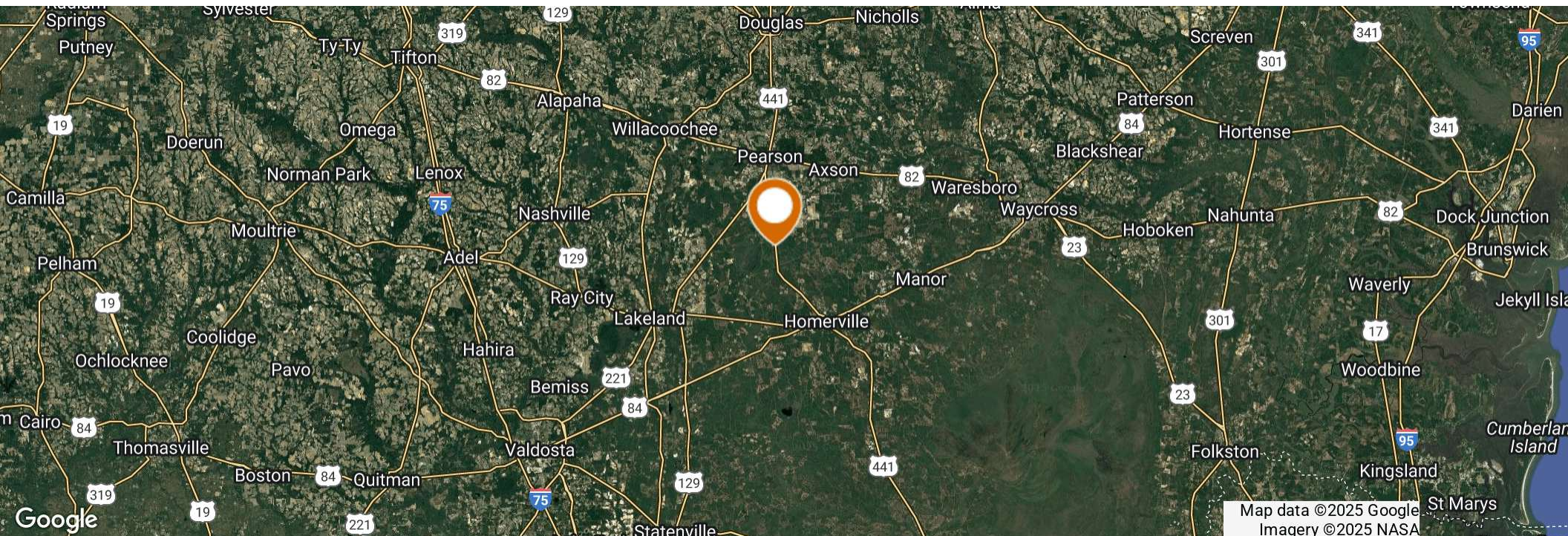
Land Types:	Timberland
Uplands / Wetlands:	68 ± Wetland Acres / 27 ± Upland Acres
Taxes & Tax Year:	\$2320.00 for year 2022
Zoning / FLU:	Ag
Road Frontage:	1300 ± FT
Nearest Point of Interest:	10 miles North of Homerville, GA 9 miles south of Pearson, GA
Current Use:	Timberland/Recreation
Potential Recreational / Alt Uses:	Hunting

LOCATION



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 MAP





ADVISOR BIOGRAPHY



Mike Lansdell, ALC

Senior Advisor

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Professional Background

Mike Lansdell, ALC is a Senior Advisor at Saunders 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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