



o BRYANT ROAD MAXEYS, GEORGIA 30671



\$825,000 | 225.97± acres

Rare opportunity in Maxeys, GA. Tract 1 – 205.91 acres under a conservation easement and Tract 2 – 20.06 unencumbered acres, with no restrictions, totaling 225.97 acres. A designated 2 acre residential envelope for a private home or retreat on the 205 acres. Features mature pines and hardwoods along the creeks, and over 7 miles of interior roads. Power on-site, fenced frontage, and 104 acres approved for timber harvest and management, such as herbicide application, prescribed burns, site prep, planting, etc. In the 104 acre envelope, you may create and maintain 10 acres of open wildlife habitat. The conservation easement is held by the Oconee River Land Trust, a respected organization known for being easy to work with. We're happy to coordinate an introduction for interested buyers. Ideal for hunting, recreation, or a secluded homestead. 10 minutes to Crawford, 30 minutes to Athens and the University of Georgia! Approved Uses – Hunting, Fishing, Equestrian Use, Hiking, Off Road and ATV use as long it does not cause erosion or sediment runoff, 2 acre residential envelope for building.

NOAH SHEALY **BRANCH**

GA Registered Forester
GA Licensed Real Estate Agent

m. 706.340.3109 noah@branchft.com
o. 706.342.3055 branchft.com

FARM & TIMBERLAND

BLAKE ARNOLD

REALTOR

m. 706.340.0866 blake@irisinc Realty.com
o. 706.743.5812 irisinc Realty.com

IrisInc
Realty