

# James I. Alfrend Consulting Foresters, LLC

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Registered Foresters, GA and SC  
Certified Licensed Appraiser, GA and SC  
Licensed Real Estate Broker, GA and SC  
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## **LAND FOR SALE**

Langham Tract

108.71

**McDuffie County, Georgia**

The Langham Tract is located approximately 5 miles southwest of Thomson, with 2,440 feet frontage on the northwest side of Mt. Pleasant Road. Brier Creek is the western property line.

An acreage summary of the tract is as follows:

Planted Pines – 2001 .....	59.00 acres
Planted Pines – 2010 .....	12.00 acres
Hardwood .....	<u>37.71</u> acres
Total .....	108.71 acres

The planted pines have been properly thinned and are productive. The hardwood type is along Brier Creek supporting mixed species of hardwood, to include a good volume of Red and White Oak. Upon request, a timber cruise is available.

The Langham Tract offers a positive land and timber investment vehicle with recreational opportunities. It is conveniently located to Thomson and Warrenton, with ample paved road frontage for small tract residential parcels.

## **PURCHASE PRICE**

**FOUR HUNDRD FOUR THOUSAND,**

**SEVEN HUNDRED DOLLARS**

**\$404,700**

**(\$3,722 PER ACRE)**

**PLEASE CONTACT OUR OFFICE FOR ADDITIONAL INFORMATION.**