



James M. McKenstry Co., LLC

Forest Management Specialist

www.mckenstry.com

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LAND, TIMBER & IMPROVEMENTS SALE

Acting as agent for **LEOLA O'NEAL & MARY LINDA POOLER**, we offer land, timber and improvements on 91.75+- Acres for \$778,222.00 in Laurens County, Georgia.

This property offers excellent recreation, investment, hunting and development. Property is located approximately 6 miles from Dublin, Georgia. Property has a 2 +- acre lake, 12 +- acre open field and approximately 2,900 feet of paved road frontage. Timbered areas of the property consist of 17 +- acres of thinned longleaf pine and 59 +- acres of mixed hardwood & pine. Timber volumes based on a 10% cruise of all merchantable timber is attached.

10% earnest money required within 5 business days of offer acceptance for the land, timber & improvements, 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 Laurens County Tax Assessor. Purchaser agrees to continue the enrollment in the program or pay any and all penalties incurred for breaking the agreement. The mobile home located on the property is not included in the sale and will be permanently removed on or before May 9, 2026. 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, Co-Brokers welcome.

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

TRACT: **POOLER-O'NEAL**
 STATE: **GEORGIA**
 COUNTY: **LAURENS**
 DATE: **6.2.25**



JAMES M. McKENSTRY CO., LLC
 MACON, GEORGIA
 PHONE (932-5795)

PINE SAWTIMBER

DBH	1 LOG	2 LOGS	3 LOGS	4 LOGS	5 LOGS	TONS BY DIA.
10	0	0	0			0.0
12	0	0	0	0		0.0
14	50	110	110	0		206.3
16	20	60	20	0		89.0
18	0	30	50	0		113.4
20	0	0	0	0	0	0.0
22	0	0	0	0	0	0.0
24	0	0	0	0	0	0.0
26	0	0	0	0	0	0.0
28	0	0	0	0	0	0.0
30	0	0	0	0	0	0.0
32	0	0	0	0	0	0.0
34	0	0	0	0	0	0.0
	450		73.1			408.7
	TREES		MBF - SCRIBNER			TONS

PINE PULPWOOD

DBH	TREES	CORDS	TONS
6	6880	309.6	825.6
8	2630	263.0	702.2
10	910	151.1	404.0
12	100	26.4	70.6
14	10	3.8	10.1
16	30	14.7	39.3
TOTAL:	10560	768.5	2051.9
	TREES	CORDS	TONS

HARDWOOD PULPWOOD

DBH	TREES	CORDS	TONS
6	1490	58.1	168.4
8	940	74.3	215.3
10	440	58.5	169.8
12	240	47.5	137.8
14	40	10.7	31.0
16	20	6.8	19.7
TOTAL:	3170	255.9	741.9
	TREES	CORDS	TONS

OAK SAWTIMBER

DBH	1 LOG	2 LOGS	3 LOGS	TONS BY DIA.
14	30	20	0	28.0
16	20	10	0	24.4
18	10	0	0	9.5
20	0	0	0	0.0
22	0	0	0	0.0
24	0	0	0	0.0
26	0	0	0	0.0
28	0	0	0	0.0
30	0	0	0	0.0
32	0	0	0	0.0
34	0	0	0	0.0
	90	7.1		61.9
	TREES	MBF - DOYLE		TONS

GUM SAWTIMBER

DBH	1 LOG	2 LOGS	3 LOGS	4 LOGS	TONS BY DIA.
14	0	10	0		7.2
16	0	0	0		0.0
18	0	0	0	0	0.0
20	0	0	0	0	0.0
22	0	0	0	0	0.0
24	0	0	0	0	0.0
26	0	0	0	0	0.0
28	0	0	0	0	0.0
30	0	0	0	0	0.0
32	0	0	0	0	0.0
34	0	0	0	0	0.0
	10	0.8			7.2
	TREES	MBF - DOYLE			TONS

POPLAR SAWTIMBER

DBH	1 LOG	2 LOGS	3 LOGS	4 LOGS	TONS BY DIA.
14	0	30	0	0	21.5
16	10	0	10	0	20.8
18	0	0	0	0	0.0
20	0	0	0	0	0.0
22	0	0	0	0	0.0
24	0	0	0	0	0.0
26	0	0	0	0	0.0
28	0	0	0	0	0.0
30	0	0	0	0	0.0
32	0	0	0	0	0.0
34	0	0	0	0	0.0
	50	4.8			42.3
	TREES	MBF - DOYLE			TONS

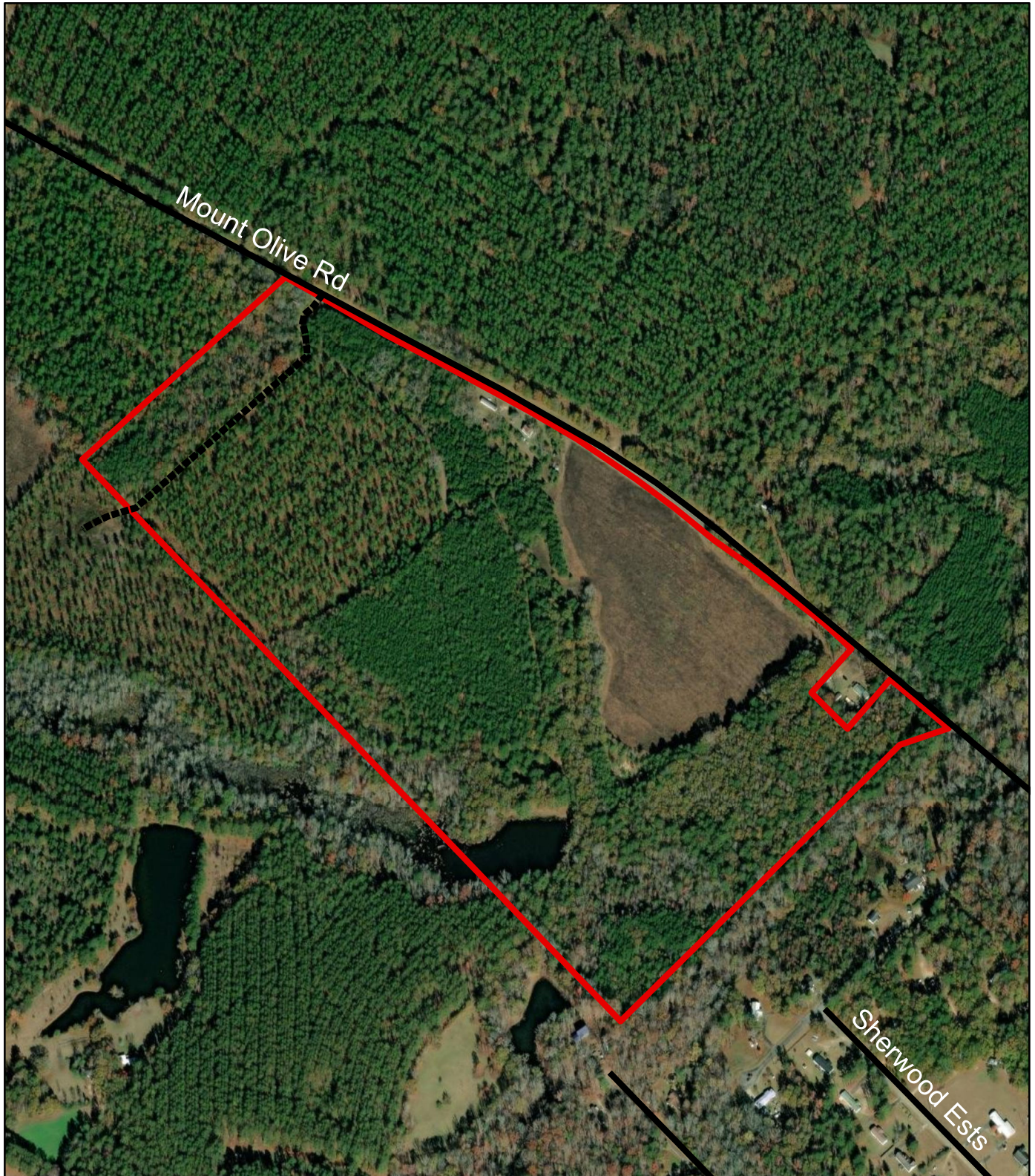
MISC. HARDWOOD SAWTIMBER

DBH	1 LOG	2 LOGS	3 LOGS	TONS BY DIA.
14	0	0	0	0.0
16	0	0	0	0.0
18	0	0	0	0.0
20	0	0	0	0.0
22	0	0	0	0.0
24	0	0	0	0.0
26	0	0	0	0.0
28	0	0	0	0.0
30	0	0	0	0.0
32	0	0	0	0.0
34	0	0	0	0.0
	0	0.0		0.0
	TREES	MBF - DOYLE		TONS

PINE CHIP-N-SAW

DBH	1 LOG	2 LOGS	3 LOGS	4 LOGS	5 LOGS	TONS BY DIA.
10	0	350	130			202.1
12	0	200	110	0		188.7
14	0	0	0	0		0.0
16	0	0	0	0		0.0
18	0	0	0	0		0.0
20	0	0	0	0	0	0.0
22	0	0	0	0	0	0.0
24	0	0	0	0	0	0.0
26	0	0	0	0	0	0.0
28	0	0	0	0	0	0.0
30	0	0	0	0	0	0.0
32	0	0	0	0	0	0.0
34	0	0	0	0	0	0.0
	790		51.1			390.8
	TREES		MBF - SCRIBNER			TONS

POOLER-O'NEAL PROPERTY
LAURENS COUNTY, GEORGIA
91.75 +/- ACRES



600 300 0 600 Feet

Legend

-  BOUNDARY
-  WOODS ROAD

JAMES M. MCKENSTRY CO., LLC
PO BOX 6111
MACON, GEORGIA 31208
478.932.5795
12 NOVEMBER 2025

