



James M. McKenstry Co., LLC

Forest Management Specialist

www.mckenstry.com

P.O. Box 6111
Macon, GA 31208

Voice: 478.932.5795
Fax: 478.932.5163
email: mike@mckenstry.com

LAND, TIMBER & IMPROVEMENTS SALE

Acting as agent for **BOYKIN S. ELLIOTT III**, we offer land, timber and improvements on 21.4+- acres, for \$260,000.00, in Monroe County, Georgia.

This property offers a great home place, excellent investment and recreational opportunity. Improvements include a mobile home hook-up with septic tank and city water available. Property has a 10+- acre pasture and 6+- acre mature pecan grove. The land, timber and all improvements are being sold **AS IS** and will be shown by appointment only.

10% earnest money required within 5 business days of offer acceptance for the land, timber and 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 signed contract. Property taxes will be prorated from the date of closing. 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

ELLIOTT TRACT
MONROE COUNTY, GEORGIA
21.4+- ACRES

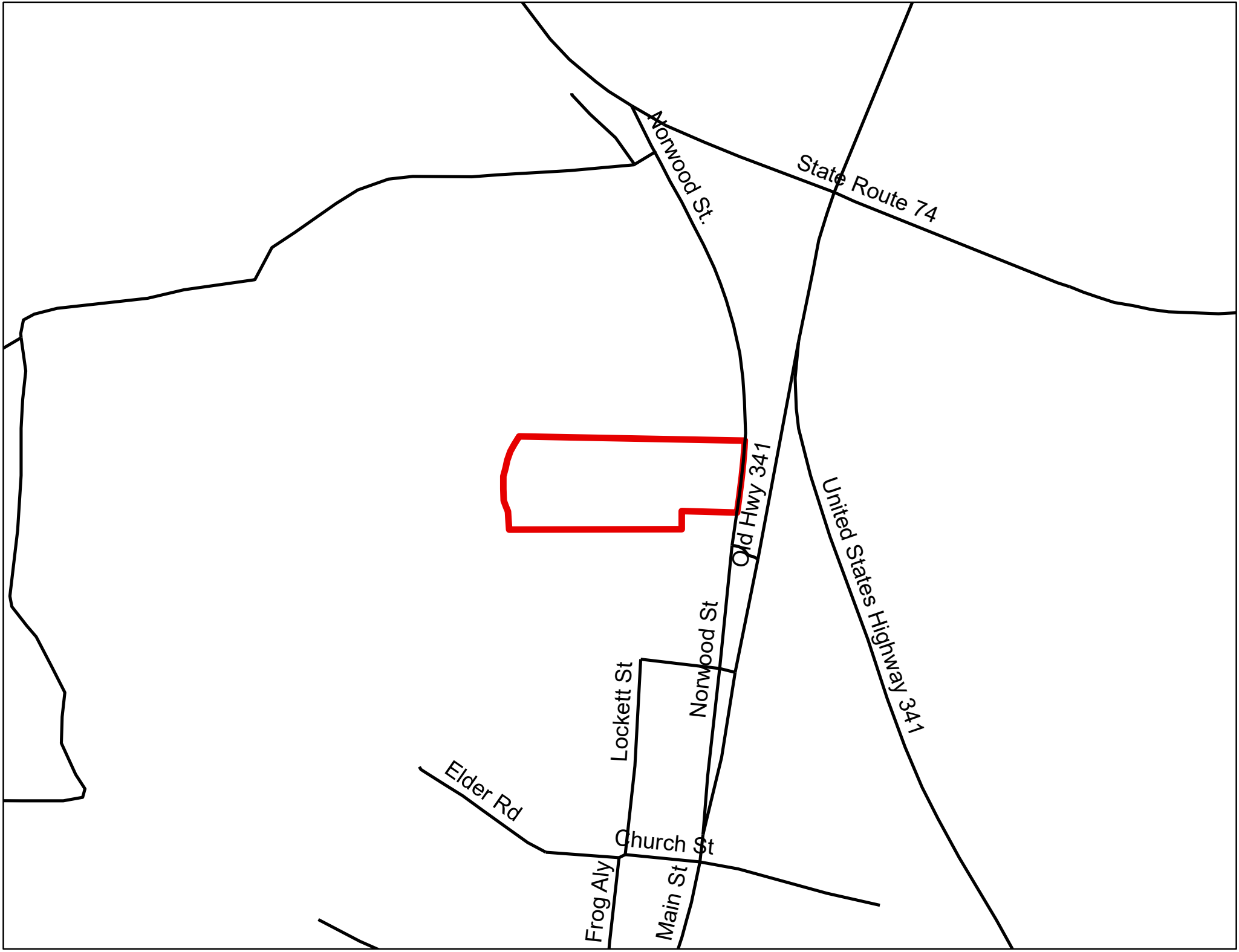


Legend

 BOUNDARY

390 195 0 390 Feet

JAMES M. MCKENSTRY CO., LLC
PO BOX 6111
MACON, GEORGIA 31208
478-932-5795
5 DECEMBER 2025



Norwood St.

State Route 74

Old Hwy 341

United States Highway 341

Norwood St

Lockett St

Church St

Main St

Frog Aly

Elder Rd