

## **LAND FOR SALE**

### **MITCHELL ROAD TRACT 587.1 ACRES BANKS COUNTY, GEORGIA**

The Mitchell Road Tract is located one-half mile northwest of Maysville and 5 miles southwest of Homer. Mitchell Road (dirt and graveled) runs through the tract, with 322 acres on the north side and 264 acres to the south. Road frontage of 8,800 feet (7,900 feet double). There is an extensive interior road system that is gated, graveled, properly drained, and all-weather.

An acreage summary estimates 450 acres of 1991 planted pines that have been properly thinned, with controlled burns. There is substantial timber volume, as is, and the stand can be selectively thinned from a forest management standpoint. Hardwood stands are estimated at 125 acres, providing diversity, with a functional 12-acre pond. Timber volumes are available upon request.

The Mitchell Road Tract and surrounding ownerships exhibit years of good stewardship. Grove Creek is the northern boundary, with Maysville immediately to the south. I-85 is 3 miles south, with Georgia Highway 365 approximately 20 miles to the north. The tract is in a growth area influenced by Homer, Gainesville, Commerce, Athens, and major access corridors of I-85 from Metro Atlanta and Highway 365 in Hall County.

Forest management, recreation, and investment activities are immediate, with higher alternate uses in the foreseeable future. The current condition of the Mitchell Road Tract with its amenities, positive characteristics, and multiple opportunities creates a "one-of-a-kind" tract.

#### **PURCHASE PRICE**

**\$5,430,675**

**or**

**(\$9,250 PER ACRE)**

**CONTACT OUR OFFICE FOR ADDITIONAL INFORMATION.**