

# Austin Tract

402.1 (+/-) Tax Acres

Effingham County, Georgia

~~Priced at \$2,088,909 (\$5,195/acre)~~

Now priced at \$1,767,229 (\$4,395/acre)

## For Showings

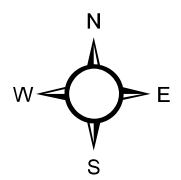
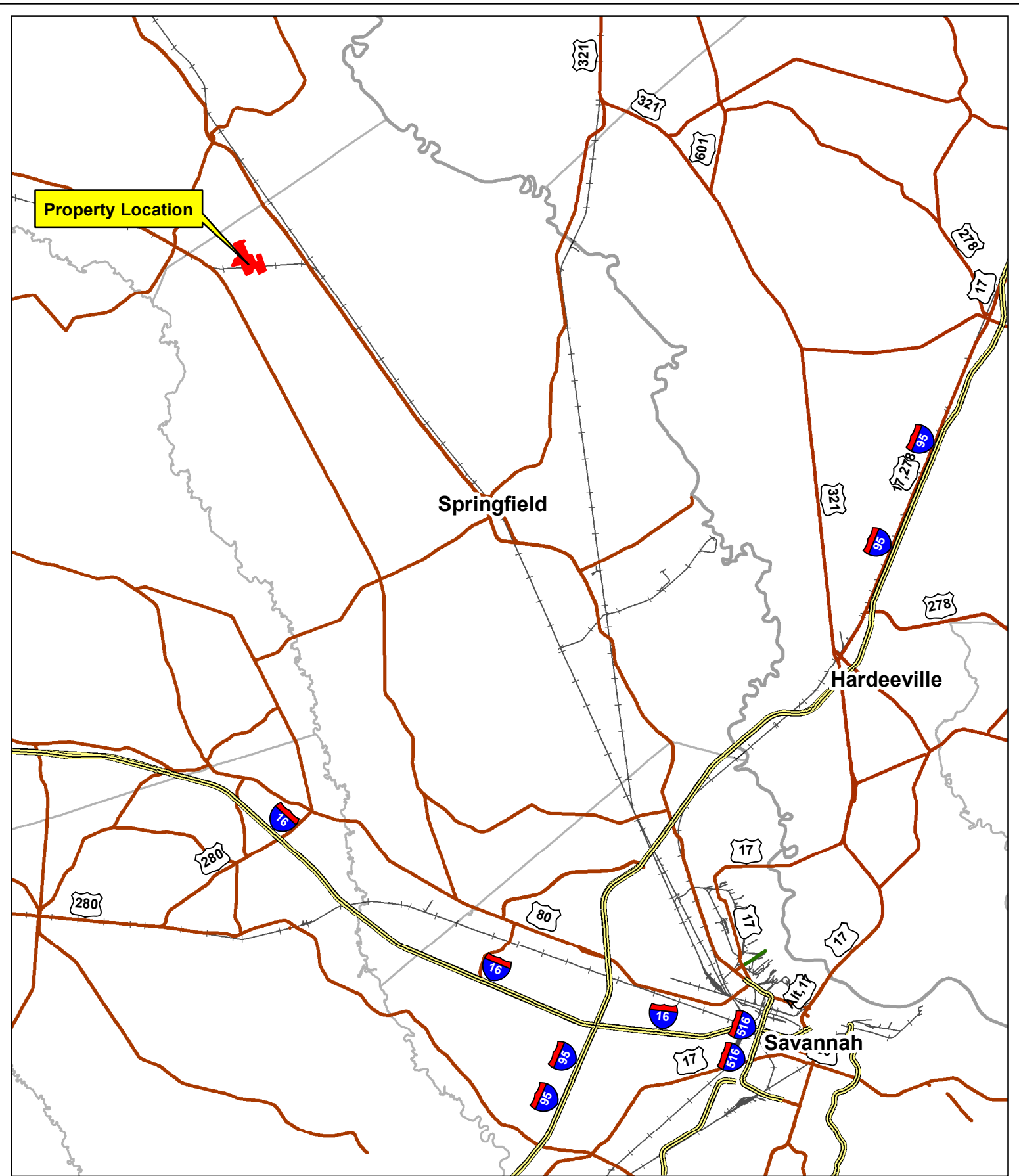
Bill Mixon	(803) 842-4602	<a href="mailto:bill@wisebatten.com">bill@wisebatten.com</a>
Mary Beth Poston	(803) 942-3824	<a href="mailto:marybeth@wisebatten.com">marybeth@wisebatten.com</a>

Additional Information may be seen at [www.wisebatten.com](http://www.wisebatten.com)

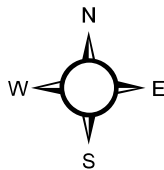
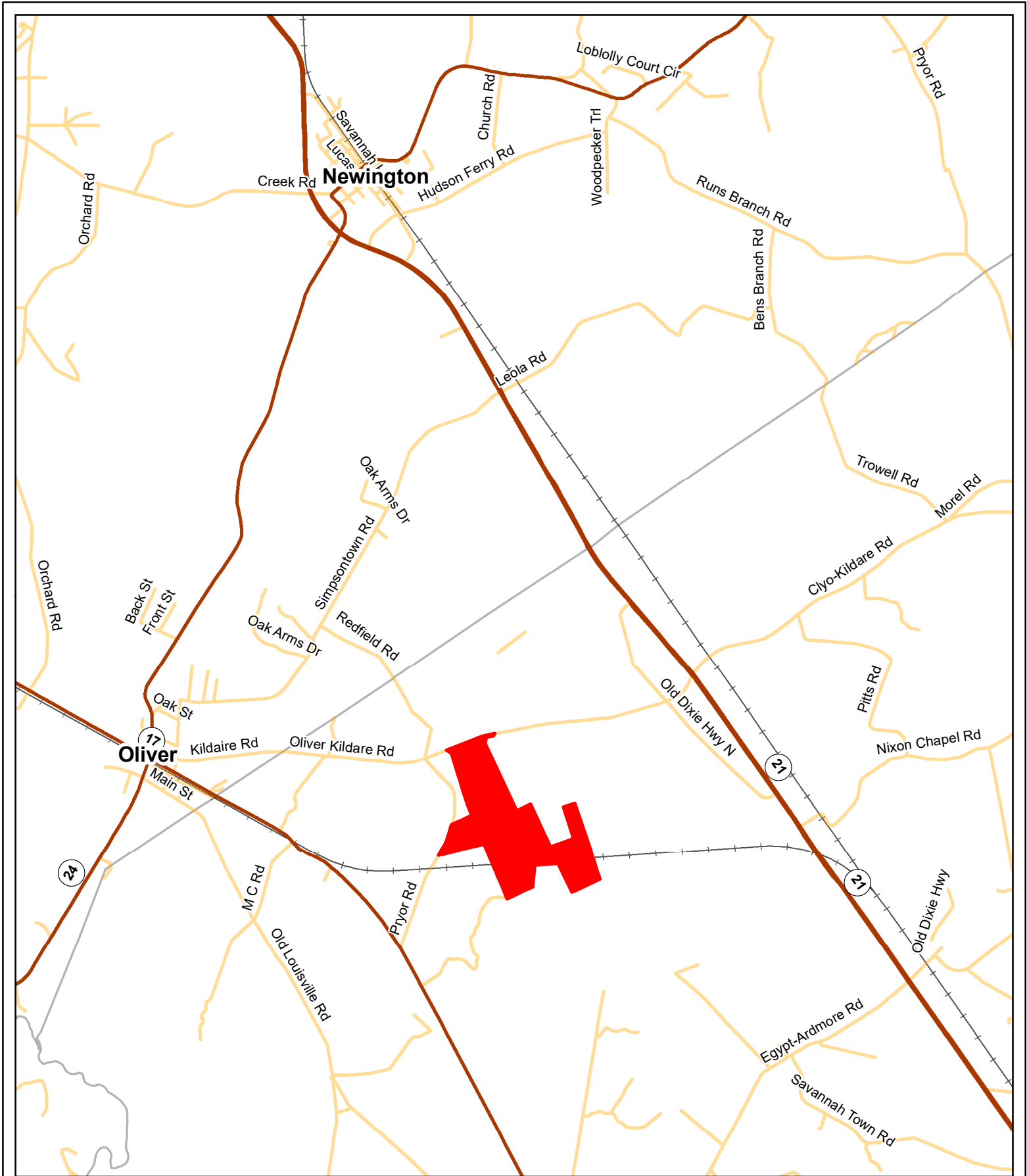
## Notes:

1. This property is jointly listed with Brown Land & Plantation Advisors.
2. This offering is subject to change or withdrawal without notice.
3. We welcome the participation of other brokers.



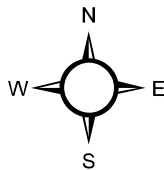


Location Map  
 Barker Associates  
 Austin Tract  
 412.7 +/- GIS Acres  
 402.1 +/- Tax Acres  
 Effingham County, GA  
 Date: 7/24/2023



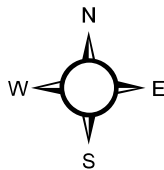
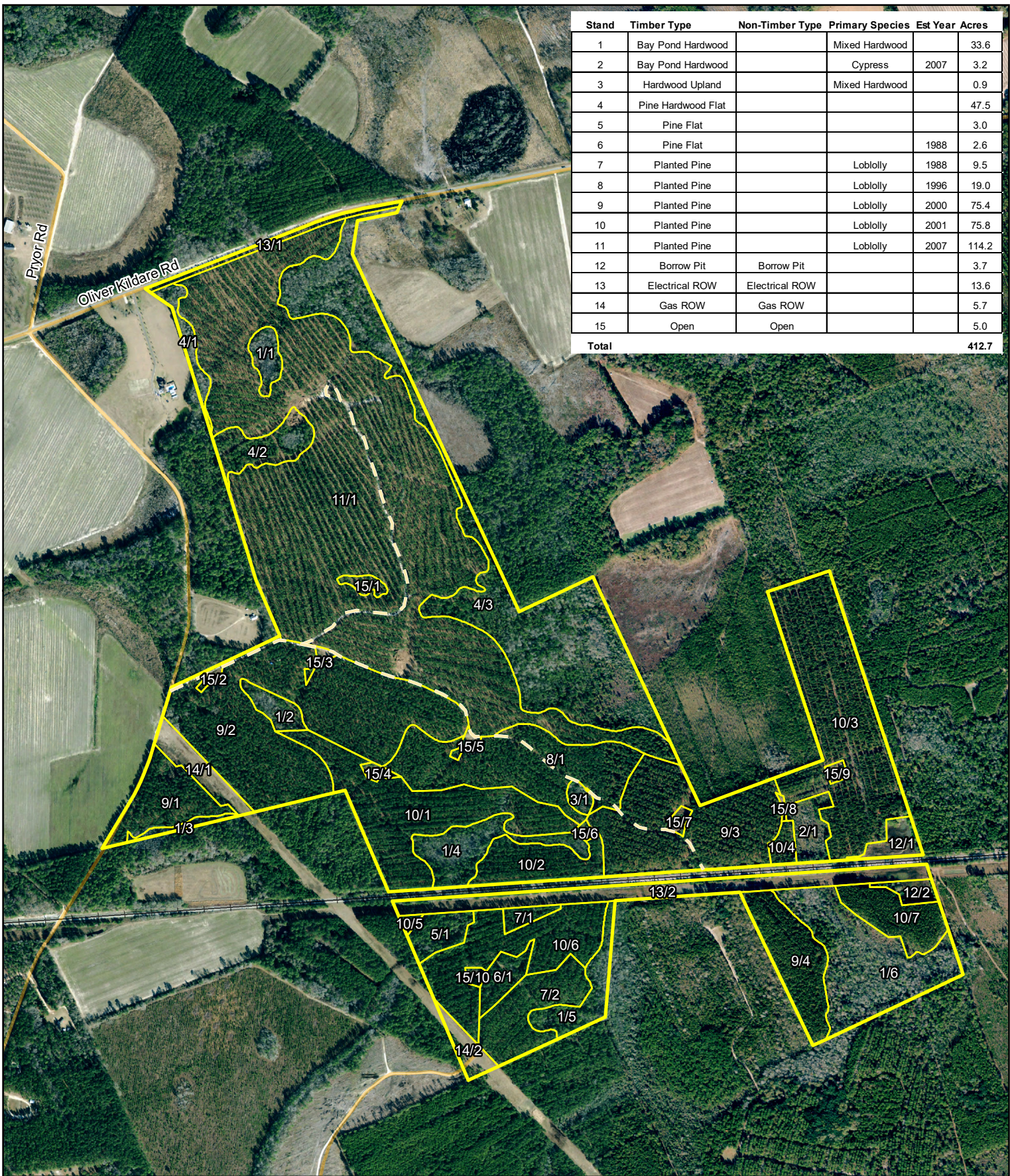
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Stand	Timber Type	Non-Timber Type	Primary Species	Est Year	Acres
1	Bay Pond Hardwood		Mixed Hardwood		33.6
2	Bay Pond Hardwood		Cypress	2007	3.2
3	Hardwood Upland		Mixed Hardwood		0.9
4	Pine Hardwood Flat				47.5
5	Pine Flat				3.0
6	Pine Flat			1988	2.6
7	Planted Pine		Loblolly	1988	9.5
8	Planted Pine		Loblolly	1996	19.0
9	Planted Pine		Loblolly	2000	75.4
10	Planted Pine		Loblolly	2001	75.8
11	Planted Pine		Loblolly	2007	114.2
12	Borrow Pit	Borrow Pit			3.7
13	Electrical ROW	Electrical ROW			13.6
14	Gas ROW	Gas ROW			5.7
15	Open	Open			5.0
<b>Total</b>					<b>412.7</b>



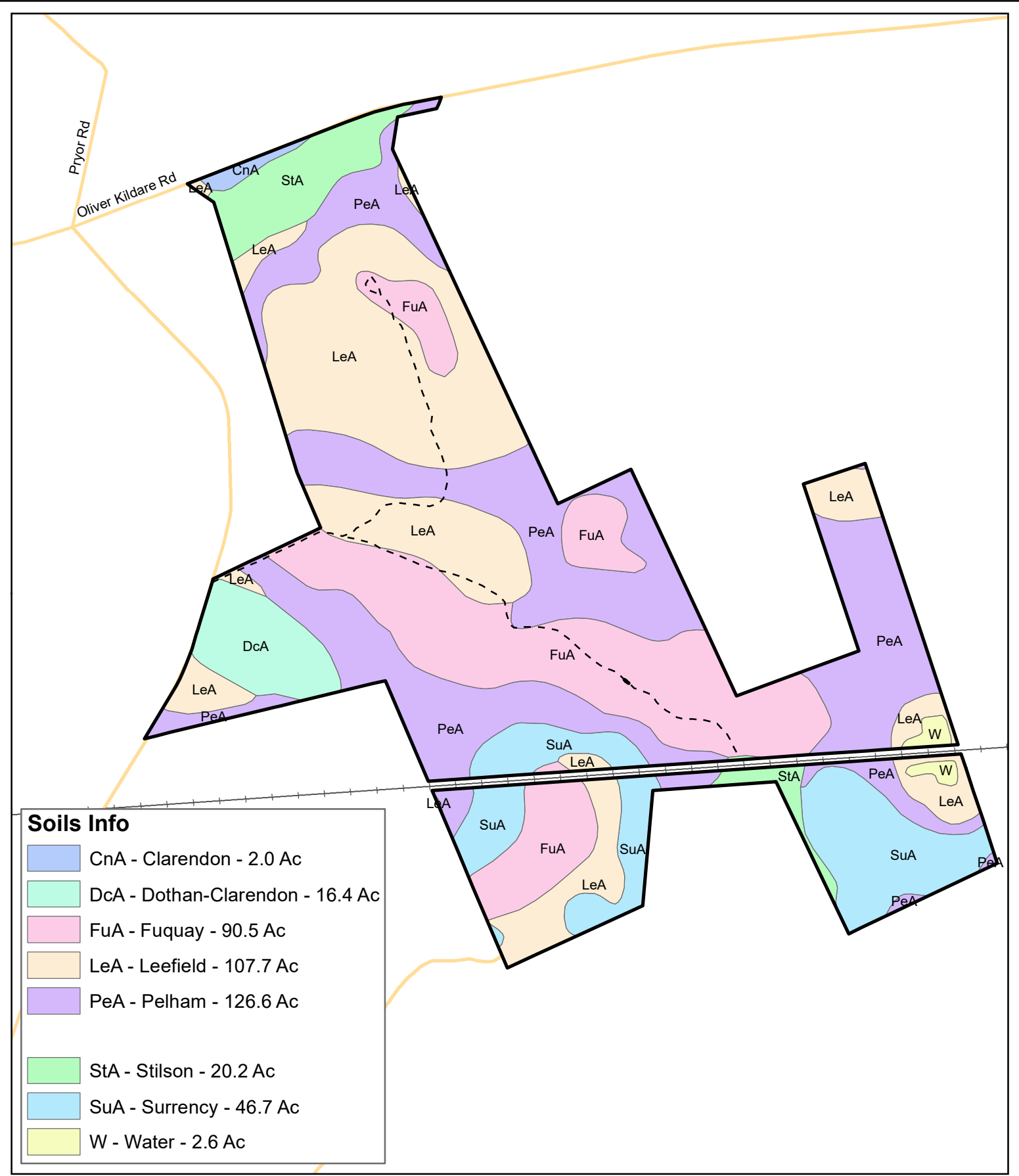
2021 Aerial Photography  
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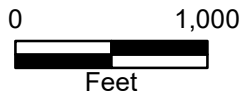
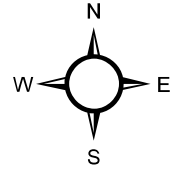
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**Soils Info**

- CnA - Clarendon - 2.0 Ac
- DcA - Dothan-Clarendon - 16.4 Ac
- FuA - Fuquay - 90.5 Ac
- LeA - Leefield - 107.7 Ac
- PeA - Pelham - 126.6 Ac
  
- StA - Stilson - 20.2 Ac
- SuA - Surrency - 46.7 Ac
- W - Water - 2.6 Ac



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