GRAVES KELLAM

JEFFERSON COUNTY, GA

444.77 +/- ACRES
$1,556,702

PROPERTY DESCRIPTION

Graves Kellam is a rolling tract offering approximately 3,749 feet of paved road frontage along Belmont Road. The property features a well-maintained internal road system that provides convenient access throughout the tract. The eastern boundary stretches approximately 10,000± feet along Long Creek, where bottomland hardwoods and several beaver ponds create excellent habitat and provide opportunities for quality duck hunting.

The timber profile includes approximately 176± acres of pine planted in 2015 that will soon be ready for a first thinning. An additional 191 acres of pine were planted this winter (2026). These two age classes allow for staggered cash flows over time. The tract may also offer potential for carbon sequestration opportunities. The property is currently leased by a hunting club at market rates, providing existing income. Graves Kellam is located less than one mile east of GA Highway 88, a four-lane highway connecting Augusta to Macon; this highway crosses the Ogeechee River heading south toward more favorable timber markets. The property is less than an hour from Augusta and approximately 15 minutes from Louisville.

This land is not under a CUVA or FLPA tax easement.

PROPERTY FEATURES:

- Planted Pines
- Creek Frontage
- One Hour to Augusta
- Internal Road System
- Bottomland Hardwoods

DIRECTIONS:

At the intersection of GA Highway 88 and Belmont Road (on Jefferson County side of Ogeechee River Bridge) travel 8/10 of a mile to the woods road leading into the tract.

CONTACT

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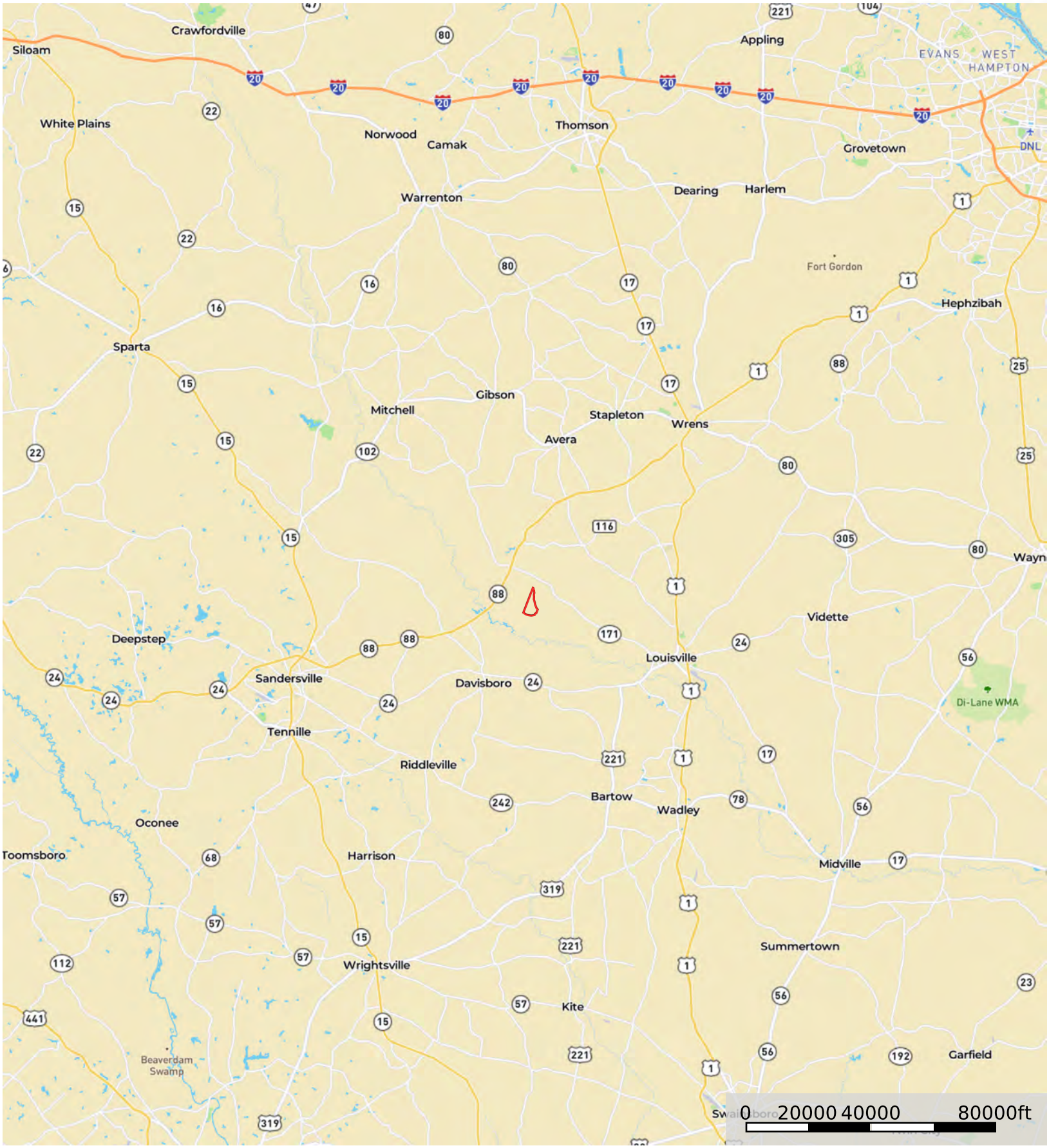
CROSBY LAND COMPANY



Boundary

Disclaimer: All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.

Todd Crosby

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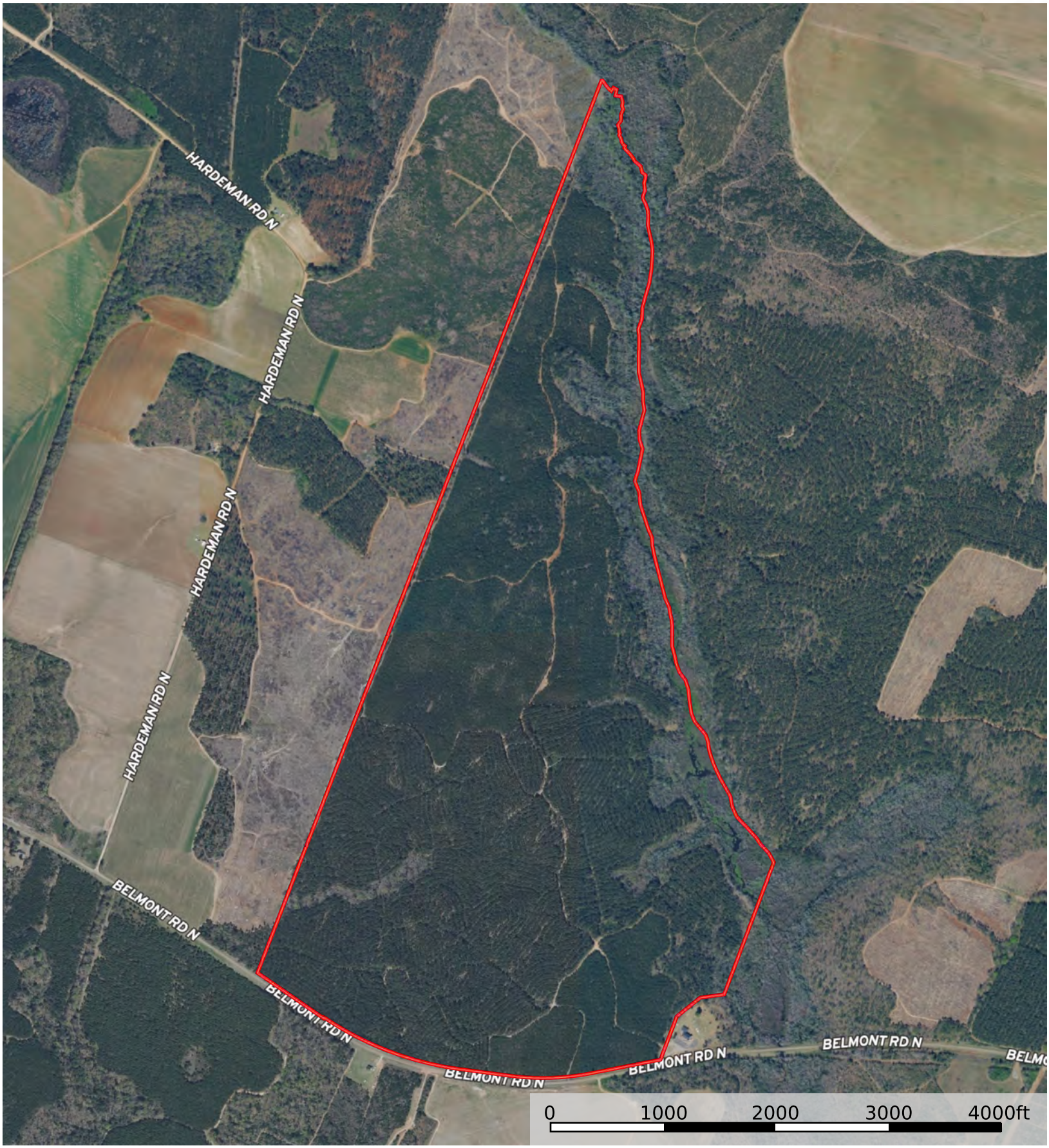

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