

LAZY NINE ROAD ATKINSON COUNTY, GA

126 +/- ACRES
\$378,000



PROPERTY DESCRIPTION

The Lazy Nine Road property offering is located in southwest Atkinson County, near the town of Pearson, Georgia. This location provides an ideal setting for a small recreational hunting property or a permanent residential site. The landscape is diverse, featuring a mix of natural hardwoods and pine, along with 24-year-old planted pines approaching small sawtimber classification. The topography is mostly flat with gentle elevation changes, and paved frontage along Lazy Nine Road offers excellent county road accessibility.

PROPERTY FEATURES:

- Planted Pine
- Paved Road Frontage
- Private Rural Setting
- Income-Producing Property

DIRECTIONS:

From Pearson: Take Old Highway 64 south, and travel for 6.7 miles. Turn right onto Lazy Nine Road, and continue for 1 mile. The property will be on the left.

CONTACT

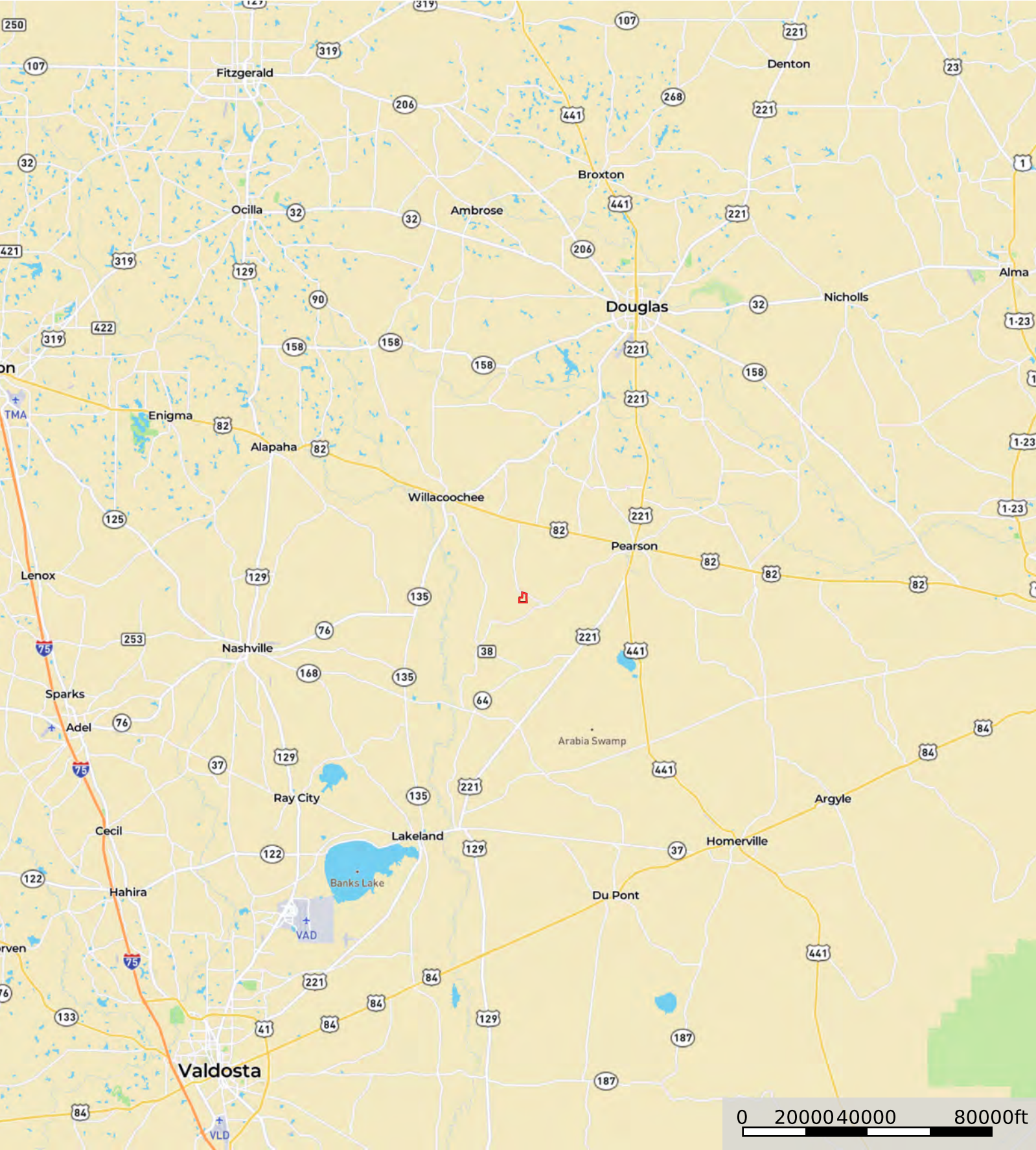
Todd Crosby, BIC, ALC

O: 843-782-5700

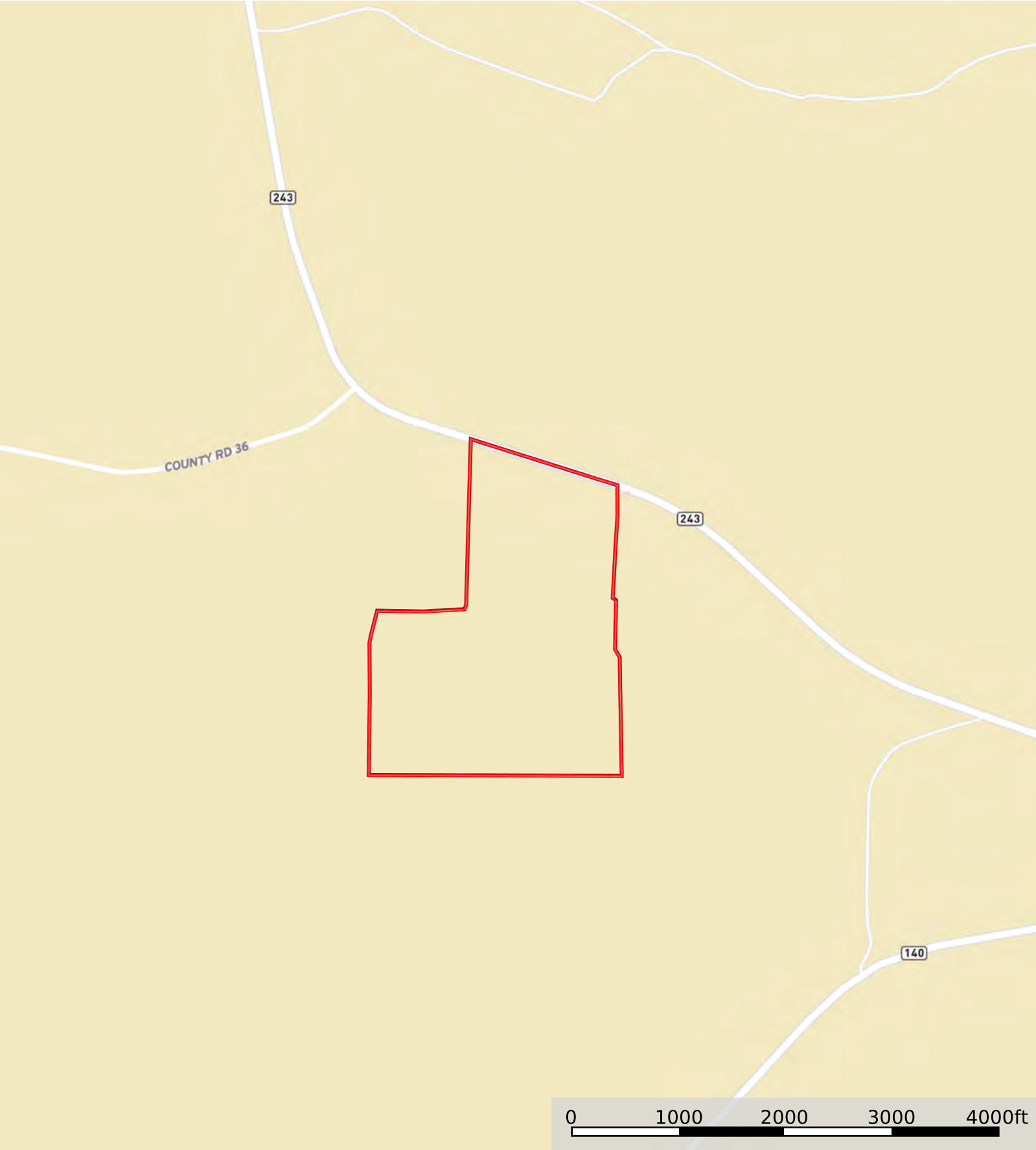
Email: todd Crosby@crosbylandco.com

www.CrosbyLandCo.com

Lazy Nine Road
 Atkinson County, Georgia, 126 AC +/-



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.



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Land Sale Volume Summary

Resource Unit: Greater Georgia

County: Atkinson

Broker: Unassigned

State: Georgia

Parcel: GA Clinch 205001-1

LandClass: NonStrategic

Entity: Rayonier Forest Resources, LP

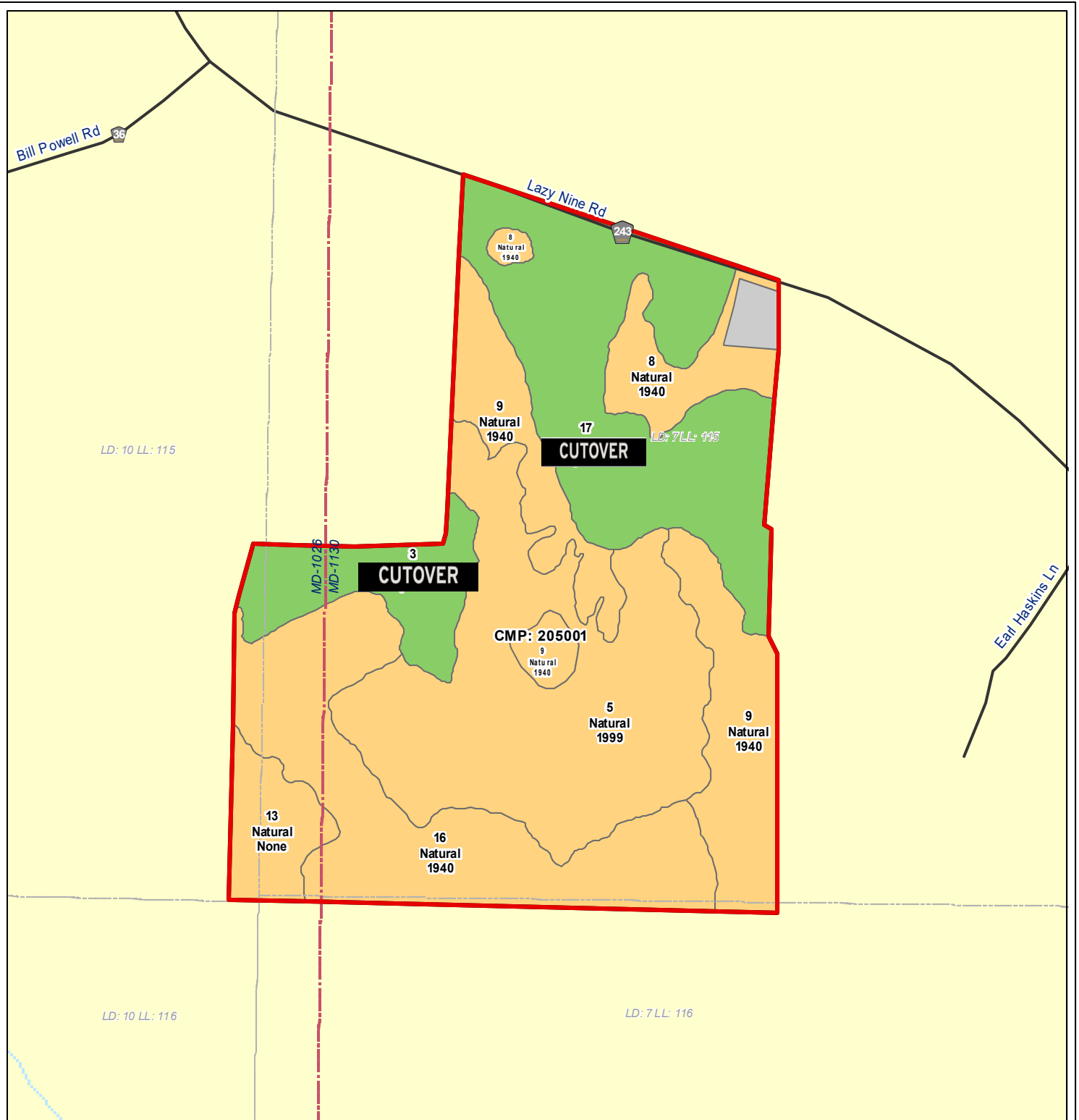
Acres: 126.4

Estimated Merchantable Timber		
Species Origin	Product Type	Tons
Hardwood	Pulpwood	3,741.4
	Grade	501.5
Pine: Natural Regeneration	Pulpwood	1,460.4
	Grade	1,329.1
		7,032.4

Data as of 11/18/2024

No warranty or guaranty, either express or implied, concerning this data is made by Rayonier Inc. or its subsidiaries. The information contained herein is believed to be accurate, but is being furnished for information purposes only, is not to be relied upon and should be verified. Activities, including harvests, may have taken place after the date of issue.





Sale Area

Plantation Stand Type

- Cutover

Natural Stand Type

- Natural Pine/Hardwood Bottomland
- Non-Forest

GA Clinch 205001 - 1

08/01/2024

Atkinson County, GA

LSS Acres (+/-): 126.3

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