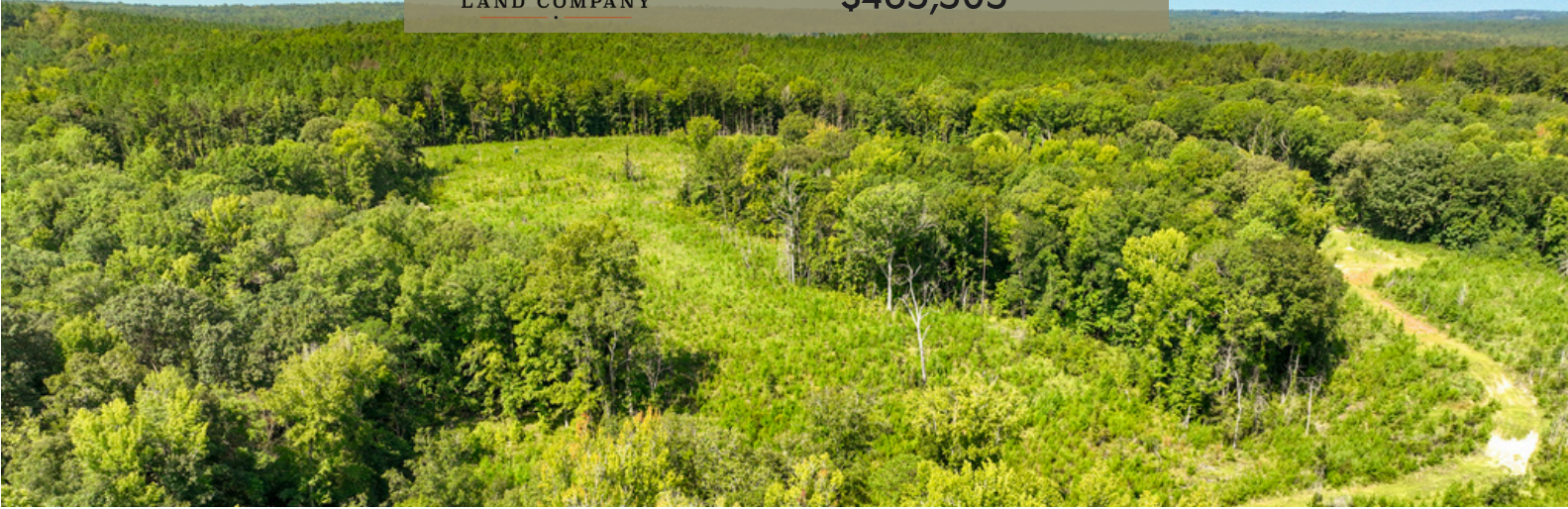




BUTLER
TWIGGS COUNTY, SC
133 +/- ACRES
\$465,505



PROPERTY DESCRIPTION

The Butler property offering is 21 miles southeast of Macon, Georgia, 5 miles north of Jeffersonville, Georgia, or 20 miles east of Warner Robbins, Georgia. Located in rural Twiggs County, the natural setting of this property is picturesque and peaceful, and wild game is bountiful. The landscape has a gentle roll to it with diverse timber types. 55 acres of mature natural stands of mixed hardwoods and pine create an ideal travel corridor for deer and roosting for turkey. Excellent bedding habitat can be found in nearly 40 acres of 2022 pine plantation interspersed between these natural stands of hardwood and pine. In addition, 35 acres of 1984 loblolly plantation have been thinned twice and are nearly ready for final harvest. This has the potential to offer a revenue stream in the very near future.

This well-managed property has a highly diverse landscape, ideal for most applications, including recreational pursuits or investment opportunities.

PROPERTY FEATURES:

- Privacy
- Interior Road
- Hardwood Creek Bottom
- Mature Stands of Loblolly Plantation

DIRECTIONS:

From Exit 24 on I-16, take Highway 96 towards Jeffersonville. From Jeffersonville, take Highway 18 towards Gordon, Georgia, in 2.8 miles the entrance is on the left at the wooden board fence.

CONTACT

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