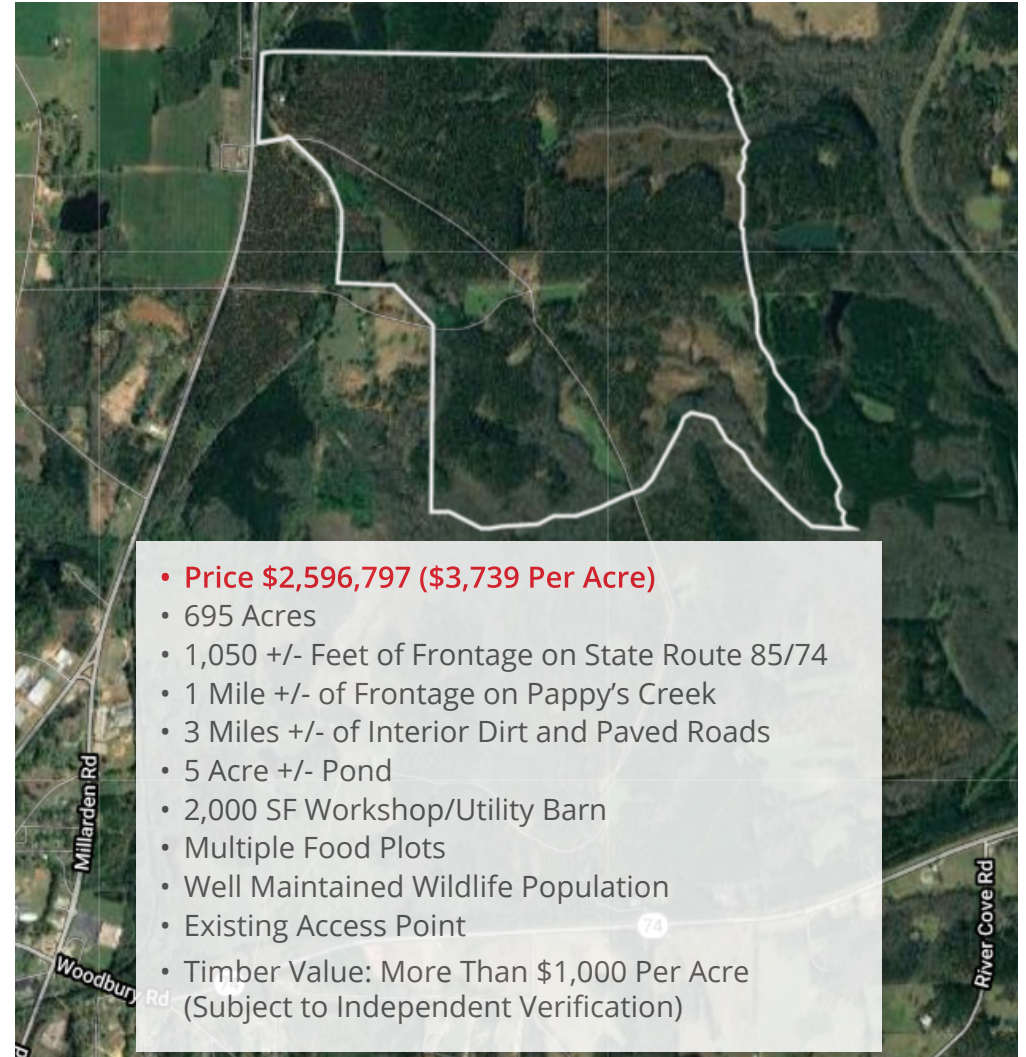


RIVER PINES

NORTHWEST TRACT



- **Price \$2,596,797 (\$3,739 Per Acre)**
- 695 Acres
- 1,050 +/- Feet of Frontage on State Route 85/74
- 1 Mile +/- of Frontage on Pappy's Creek
- 3 Miles +/- of Interior Dirt and Paved Roads
- 5 Acre +/- Pond
- 2,000 SF Workshop/Utility Barn
- Multiple Food Plots
- Well Maintained Wildlife Population
- Existing Access Point
- Timber Value: More Than \$1,000 Per Acre (Subject to Independent Verification)



MACALLAN
REAL ESTATE

Information is deemed from reliable sources. No warranty is made as to its accuracy.

HEATH MILLIGAN
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RIVER PINES

NORTH RIVER TRACT



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RIVER PINES

ORCHARD ESTATE TRACT

RIVER PINES

WOODBURY, GA



- **PRICE \$2,552,991 (\$4,493 PER ACRE)**
- 568 Acres
- 5,000 +/- Feet of Frontage on Woodbury Hwy/Hwy 74
- 750 +/- Feet of Frontage on State Route 85/74
- 1 Mile +/- of Frontage on Pappy's Creek
- 80 Acre Pecan Orchard
- Multiple Ponds Ranging from .5 Acres to 1.5 Acres
- 3,500 SF Custom-Built Cabin:
 - 4 Bed, 3.5 Bath
 - Built 1999
 - Exposed Beams
 - Wood Floors
 - Finished Basement
 - Front and Back Porch
- Well Maintained Wildlife Population
- Existing Access Point
- Additional Improvements to the Property Include:
 - 3 Bed, 1 Bath Cabin Built in 1910
 - 2,000 SF Shop/Garage Built in 1995
 - Horse Barn Complete with 6 Horse Stables and 8 Dog Kennels
- Timber Value: More Than \$800 Per Acre (Subject to Independent Verification)



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RIVER PINES

ORCHARD ESTATE TRACT



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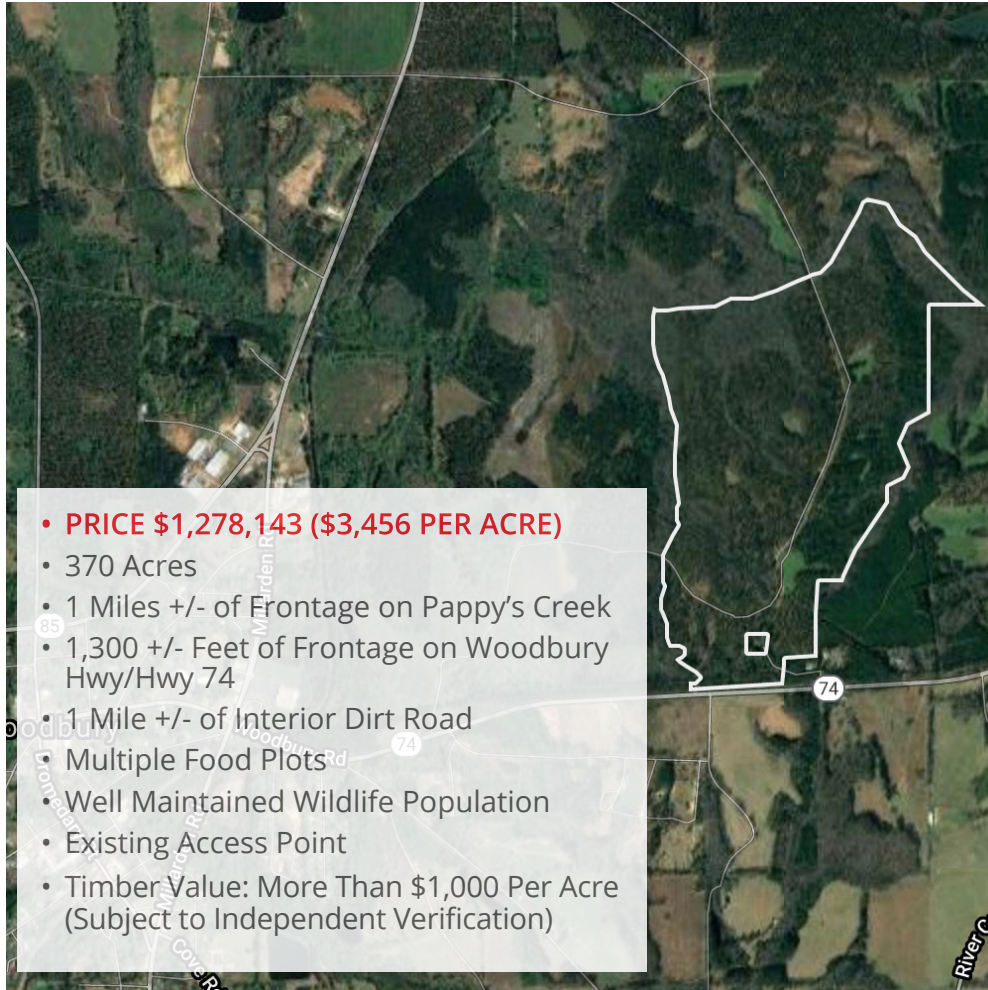
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RIVER PINES

PAPPY'S EAST TRACT



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RIVER PINES

SIBLEY ROAD NORTH TRACT



- **PRICE \$230,176 (\$4,903 PER ACRE)**
- 47 Acres
- 1,750 +/- Feet of Frontage on State Route 85/74
- Well Maintained Wildlife Population
- Existing Access Point
- Timber Value: More Than \$1,000 Per Acre (Subject to Independent Verification)



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RIVER PINES

SIBLEY ROAD SOUTH TRACT

RIVER PINES
WOODBURY, GA



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RIVER PINES

BONUS TRACT

RIVER PINES
WOODBURY, GA



- **PRICE \$34,240 (\$6,845 PER ACRE)**
- 5 Acres
- 400 +/- Feet of Frontage on Woodbury Hwy/Hwy 74
- Perfect Estate Lot Size
- Timber Value: More Than \$1,500 Per Acre (Subject to Independent Verification)



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