

TIPTON FARM

491 +/- ACRES • THOMAS COUNTY, GEORGIA



Tipton Farm is a great recreational property with strong timberland and agricultural characteristics. The property's features offer variety and diversity with mixed age class planted pines, ranging from young longleaf to more mature stands of slash. It is surrounded by large acreage properties that combine to create a game rich environment, with a strong emphasis on whitetail deer.



- Rolling topography creates beautiful South Georgia landscape
- Features mixed age class stands of planted longleaf and slash pines
- Native wiregrass can be found throughout the property within the natural longleaf regeneration areas
- 80+/- acres in cultivation and feature well drained and productive Tifton soils
- Western boundary of the property is defined by the East Branch of Barnetts Creek, a historically game rich corridor known for supporting a large whitetail herd
- Classic investment-grade recreational property, well priced at \$3195 an acre



THE WRIGHT GROUP

Real Estate Advisory & Brokerage Services

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Tipton Farm

491.0 Acres



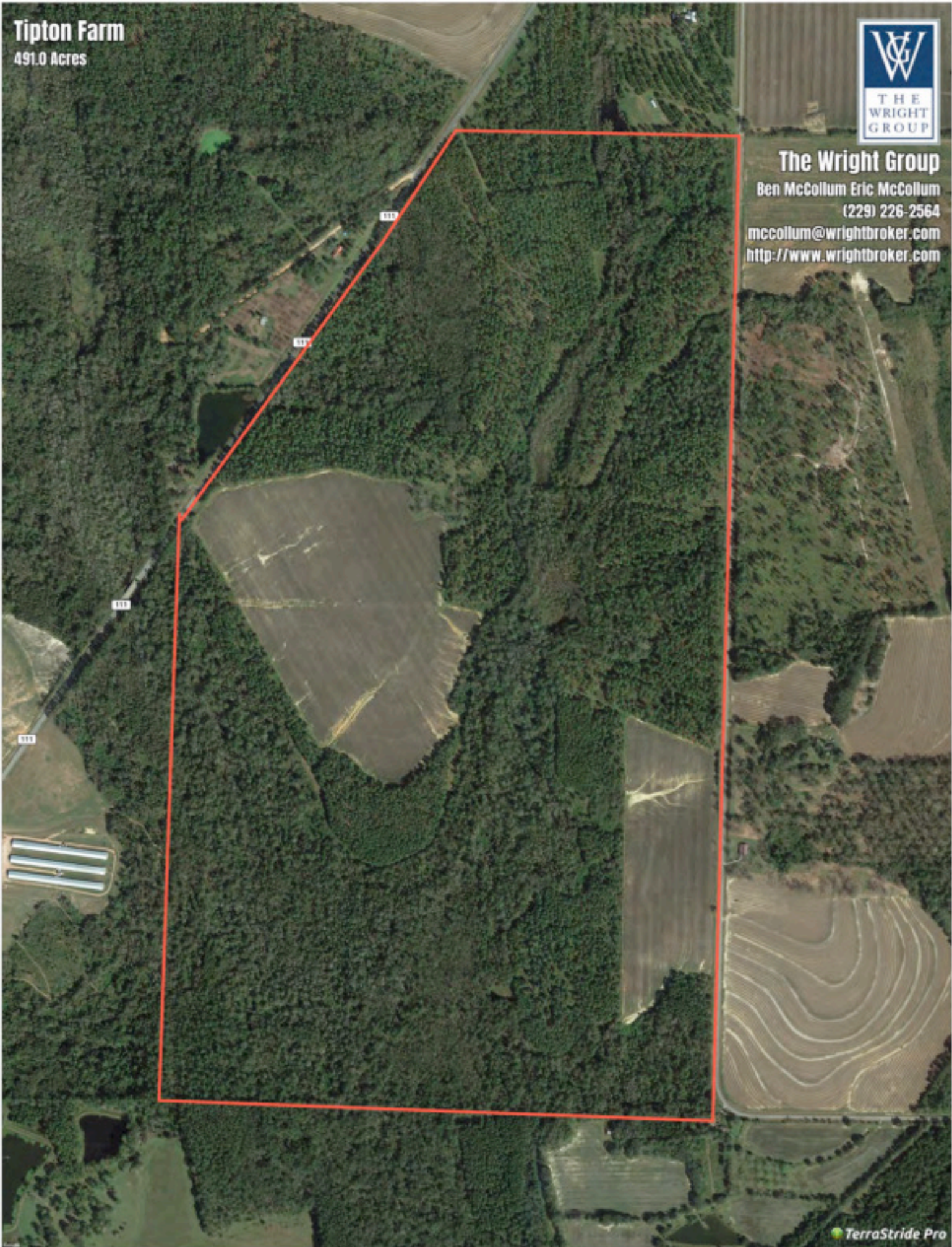
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