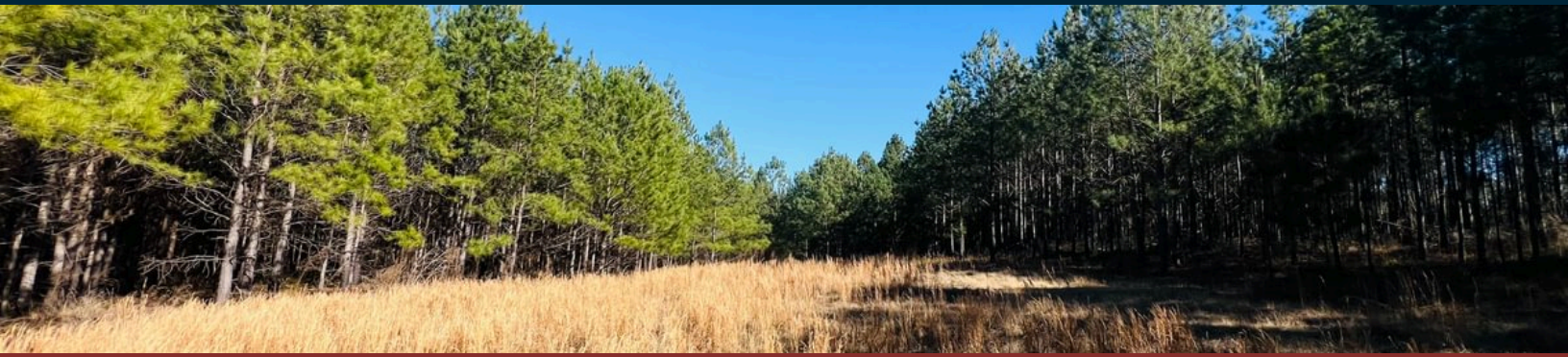




SOLD · SET PRICE

Ashfield Pines

± 167 Acres | Baldwin County | Georgia | Near Milledgeville

Buck Creek - Milledgeville GA

PRICE \$583,765	PRICE / ACRE \$3,500	ACREAGE ± 167
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PROPERTY OVERVIEW

AFM Real Estate is pleased to offer Ashfield Pines in Baldwin County, consisting of ±166.9 acres of well-managed timber and recreational property minutes from downtown Milledgeville, GA. The timber has been well managed, consisting of ±94 acres of 12-year-old planted loblolly and ±33 acres of 8-year-old planted loblolly pines. The hardwoods are mature and total approximately 35 acres along both sides of Buck Creek. Ashfield fronts along Springfield Rd for approximately 3000 feet, providing ample frontage for multiple access points into the property.

PROPERTY DETAILS

TYPE
Recreation (Large Game Hunting) ·
Timberland (Bottomland Hardwood)

ACCESS
Legal Access · Paved Road · Fee Simple

UTILITIES
Electric · Telephone

WATER FEATURES
Creeks / Streams

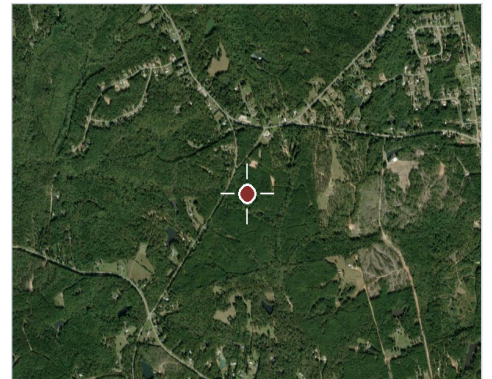
VIEWS
Timber

IMPROVEMENTS
Roads · Gate

COUNTY TAX PARCEL IDS
092 063

DOCUMENTS INCLUDED
Brochure Ashfield Pines · Location Map · Aerial Map · Stand Map

LOCATION



Baldwin County, Georgia



Nathan Greer

Real Estate Broker, GA, AL, SC, AR
O: 478.474.4974 C: 478.232.9241
nathan.greer@afmforest.com

SCAN TO VIEW



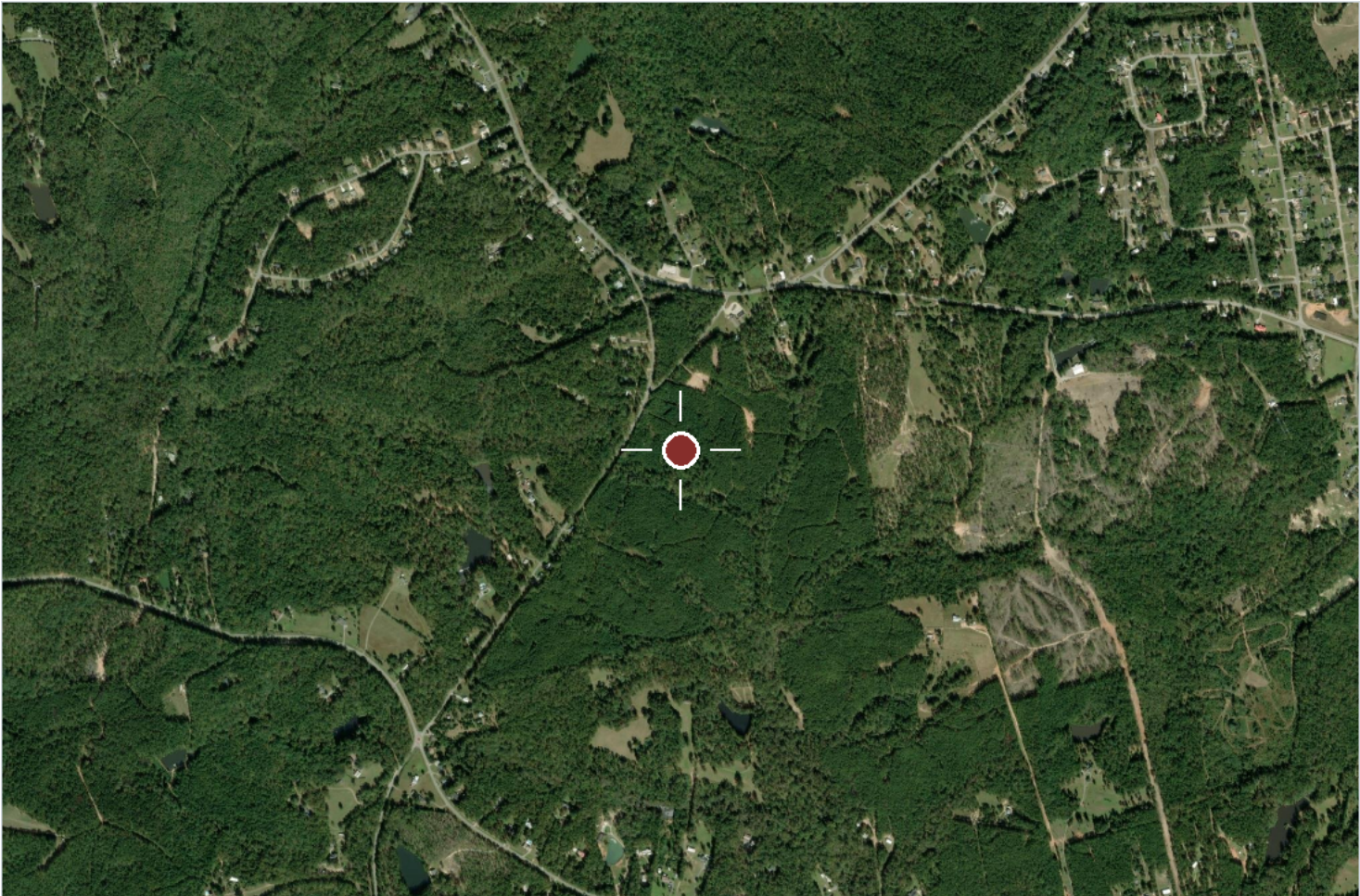
Property Photos

Ashfield Pines · Baldwin County · Georgia · Near Milledgeville

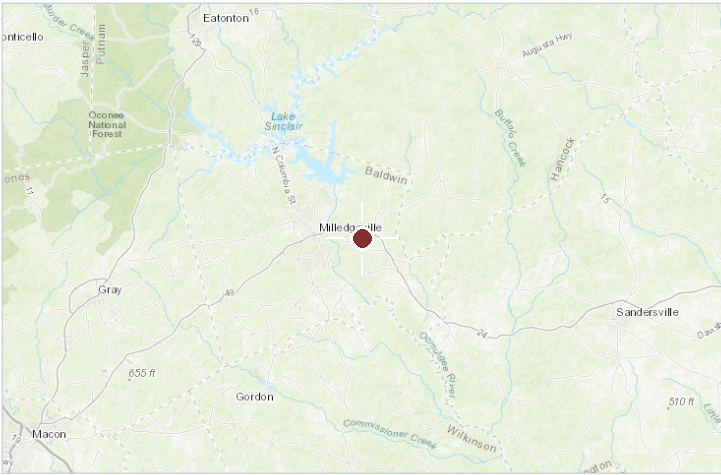


Location & Access

Ashfield Pines · Baldwin County · Georgia · Near Milledgeville



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE
Baldwin County, Georgia

NEAREST CITY
Milledgeville

APPROXIMATE CENTRE
33.07612, -83.16567

COUNTY TAX PARCEL IDS
092 063

INTERACTIVE MAP



<https://id.land/ranching/maps/03166f7f1c65f1e578c20f40dd2996b7/share>



Ashfield Pines Land For Sale

Ashfield Pines

166 +/- Acres - \$583,765
Baldwin County, Georgia

The Offering:

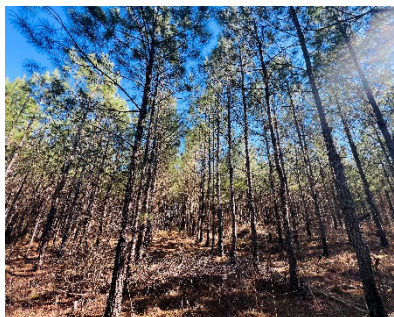
AFM Real Estate is pleased to offer Ashfield Pines in Baldwin County. The property consists of ± 166.9 acres of well-managed timber and recreational property minutes from downtown Milledgeville, GA.

The timber has been well managed, consisting of ± 94 acres of 12-year-old planted loblolly and ± 33 acres of 8-year-old planted loblolly pines. The hardwoods are mature and total approximately 35 acres along both sides of Buck Creek. Ashfield fronts along Springfield Rd for approximately 3000 feet, providing ample frontage for multiple access points into the property.

- Over 2000 feet along Buck Creek.
- Excellent bedding and wildlife cover.
- Excellent interior road system.
- 35 acres of mature hardwoods.
- 127 acres 8- and 12-year-old planted pine.
- Over 3000 feet along Stembridge Rd.
- Excellent deer, turkey and bird hunting
- Surrounded by farms and recreational tracts.
- Minutes from Downtown Milledgeville.

Directions:

From Milledgeville, travel NE on Highway 22 to Stembridge Rd. Turn right and property is on the left approximately $\frac{1}{4}$ of a mile.



CONTACT:

Nathan E. Greer
Broker

AFM Real Estate

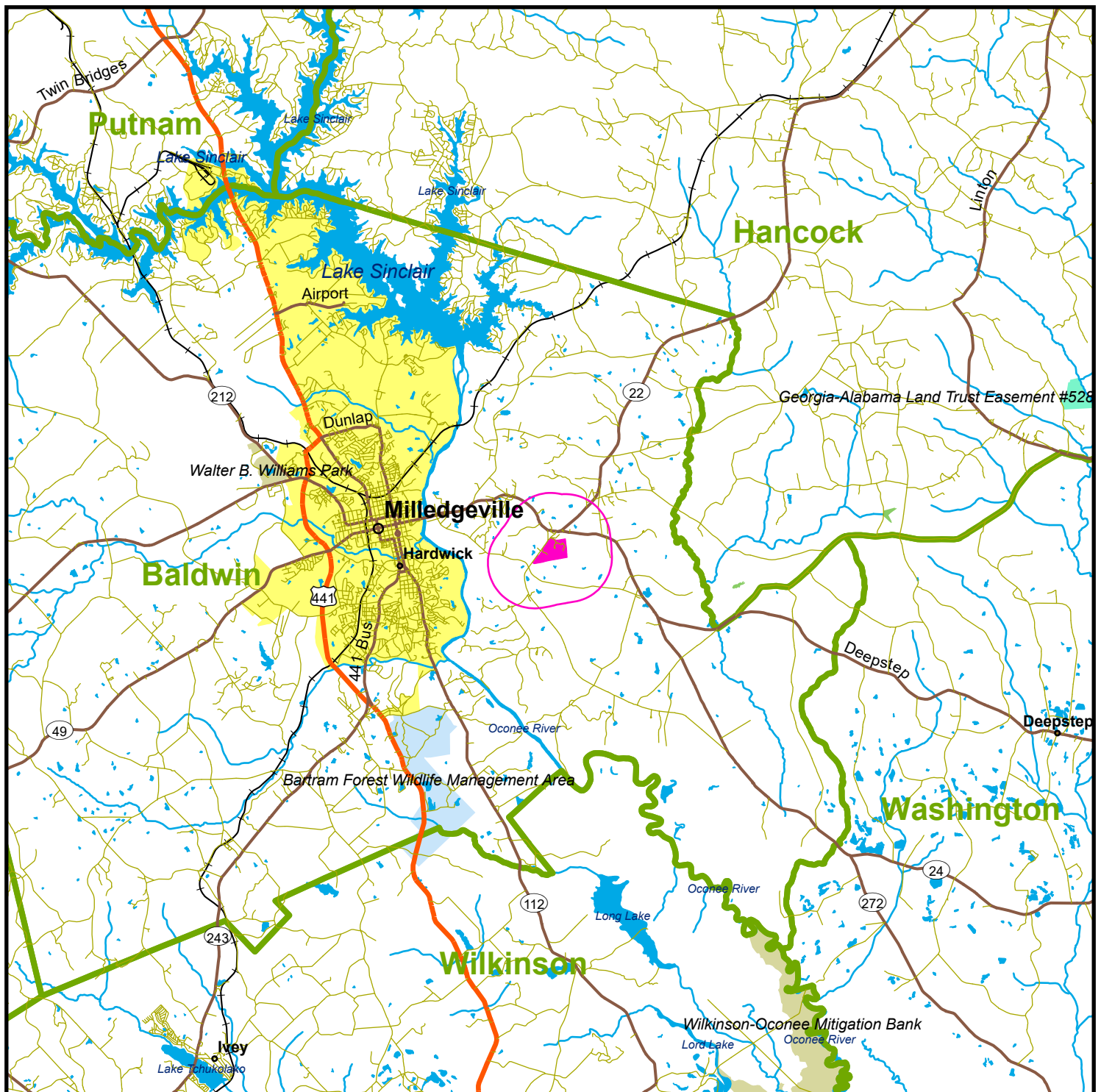
125 Plantation Center Dr. 700A

Macon, GA. 31210

☎ 478.474.4974 | ☎ 478.232.9241

Nathan.Greer@afmforest.com

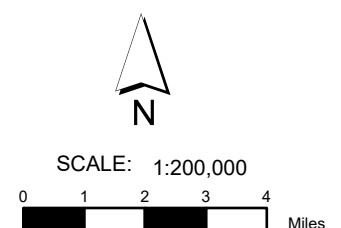
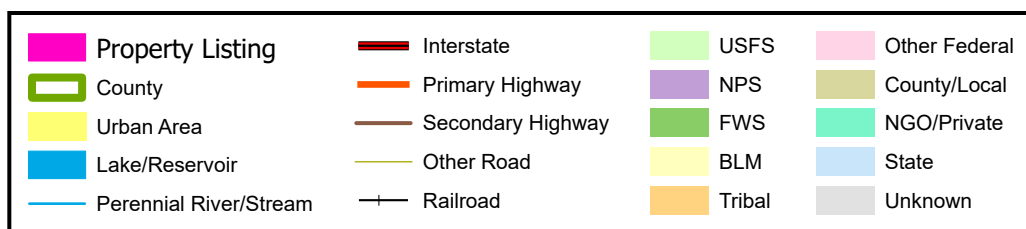
Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, managers, agents and employees, make no representation or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, "AS IS, WHERE IS, with all faults", at closing.



001C-Ashfield - Location Map

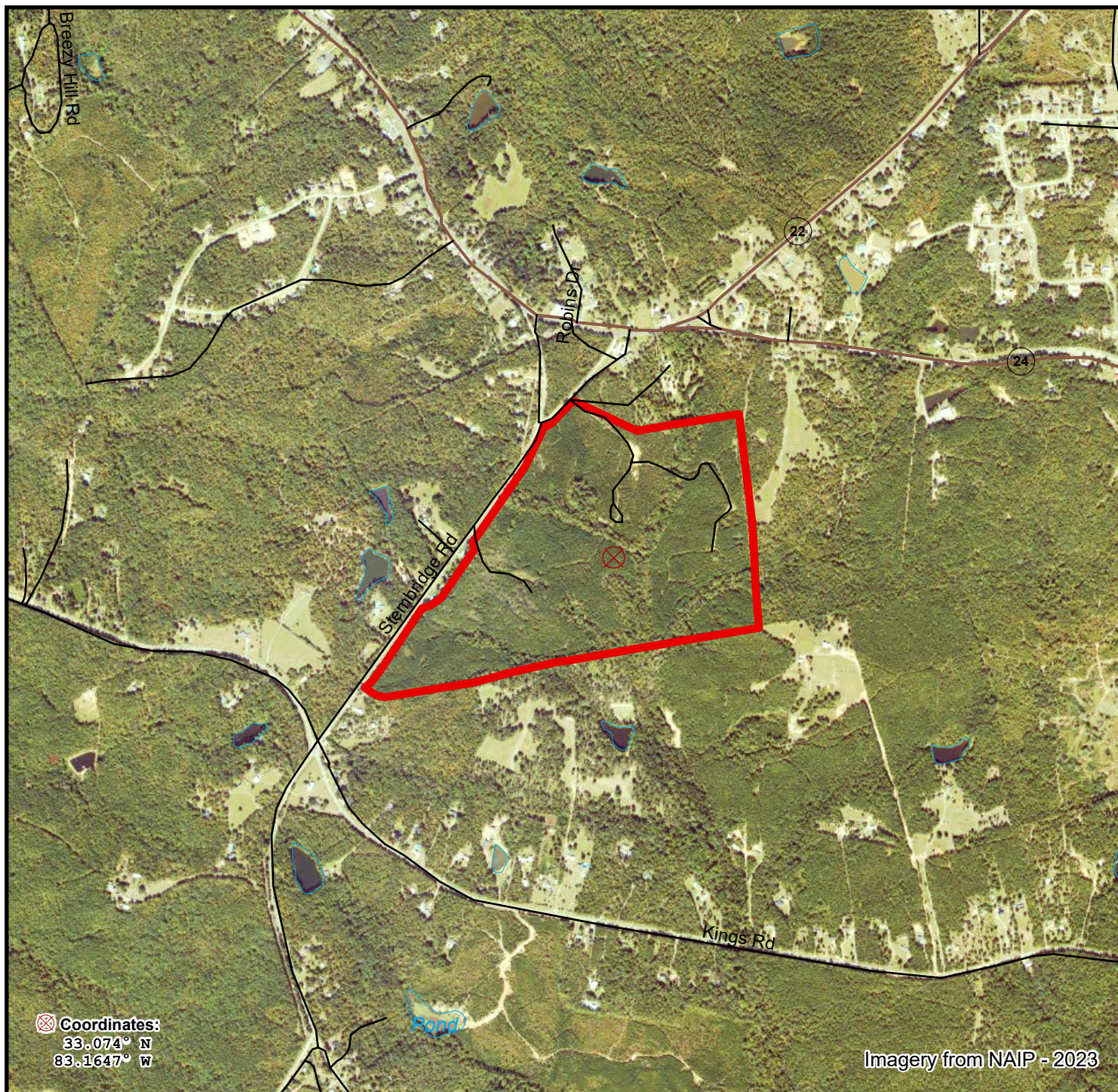
Parcel # 13009Hb0003

Baldwin County, GA - approx. 166.9 acres +/-



The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from routine maintenance of the inventory system. Neither the owner nor its officers, directors, employees or agents represent or warrant the accuracy or completeness of the ownership acreage, the cover type acreage, timber inventory species, grade or volumes, legal or practical access to the property, or operability.

2/9/2025

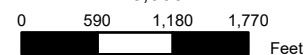


001C-Ashfield - Photo Map
Parcel #13009Hb0003
 Baldwin County, GA - approx. 166.9 acres +/-

Property Listing	Interstate	USFS	NGO/Private
County	US Highway	NPS	State
Lake/Reservoir	State Highway	FWS	Unknown
Perennial River/Stream	Other Road	BLM	
Intermittent Stream	Railroad	Tribal	
		Other Federal	
		County/Local	

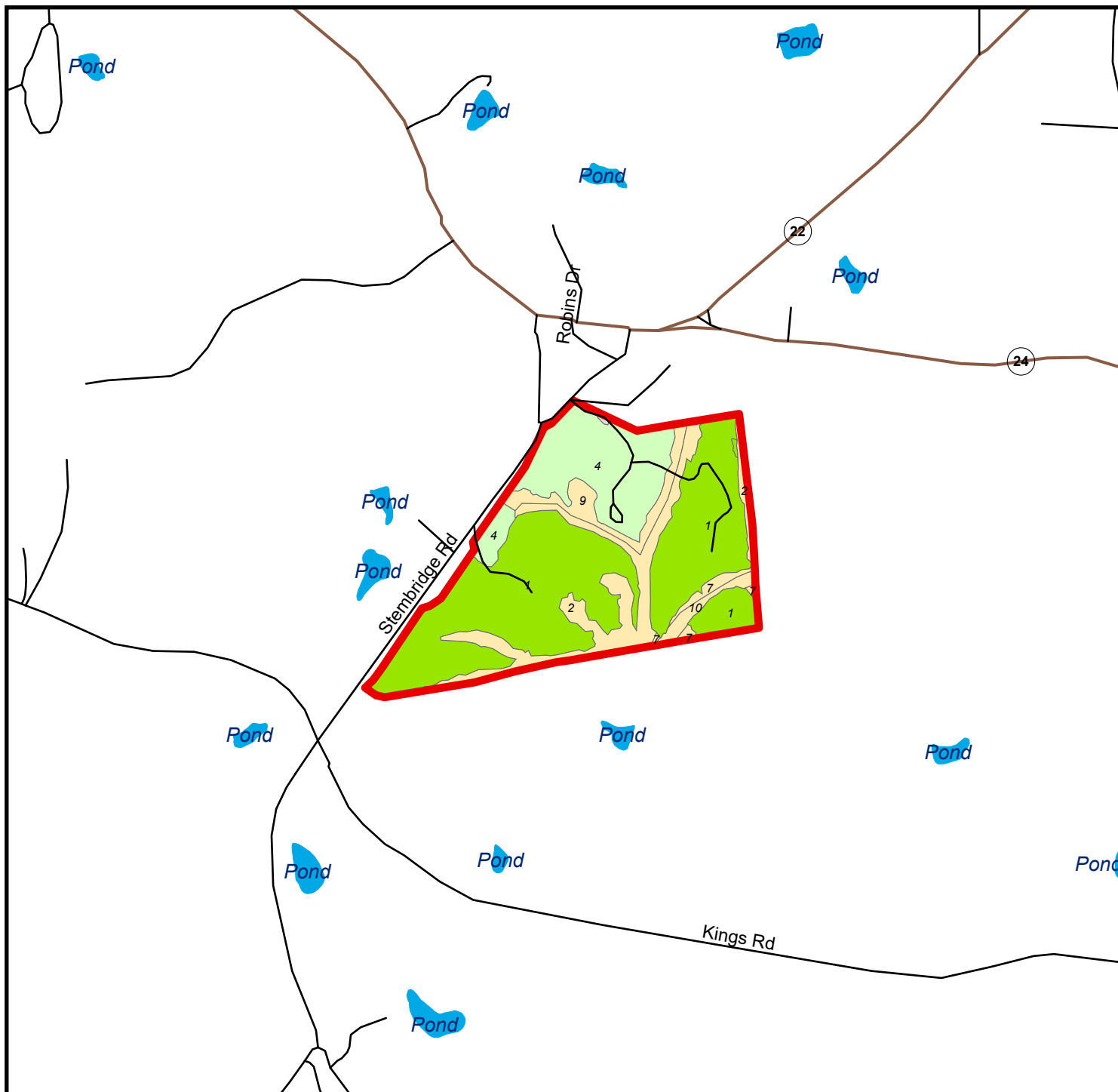


SCALE: 1:18,000



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2/9/2025

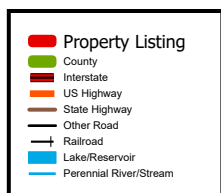


001C-Ashfield - Stand Map

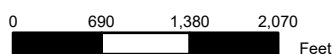
001C-Ashfield

Parcel # 13009Hb0003

Baldwin County, GA - approx. 166.9 acres +/-



SCALE: 1:18,000



Stand #	Cover Type	Age	Acres
NP	Non Productive	NA	0.2
1	Pine Plantation >= 12 yr	12	94.7
2	Hardwood	44	24.2
4	Pine Plantation < 12 yr	8	33.8
6	Pine Plantation >= 12 yr	12	0.2
7	Hardwood	44	2.7
9	Hardwood	44	8.0
10	Hardwood	44	2.8

Smaller stands have been excluded to fit in the allowable space

The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from routine maintenance of the inventory system. Neither the owner nor its officers, directors, employees or agents represent or warrant the accuracy or completeness of the ownership acreage, the cover type acreage, timber inventory species, grade or volumes, legal or practical access to the property, or operability.

2/9/2025