



ACTIVE · SET PRICE

Max Pines

± 280 Acres | Baldwin County | Georgia | Near Milledgeville

Pines and Hardwoods - Road Frontage

PRICE	PRICE / ACRE	ACREAGE
\$1,050,825	\$3,753	± 280

PROPERTY OVERVIEW

AFM Real Estate is pleased to offer Max Pines consisting of ±280 acres located in Baldwin County along Linton Road. The property is convenient to Historic Milledgeville GA. The property consists of well managed 9-year-old planted loblolly pines with ±34 acres of 20-year-old pines. This diverse age class offers an excellent long-term investment with immediate recreational appeal. Several hardwood drains meander through the property offering ideal bedding and food sources for all types of wild game. The property has an excellent internal road system accessing the different pine stands, food plots and hardwood bottoms.

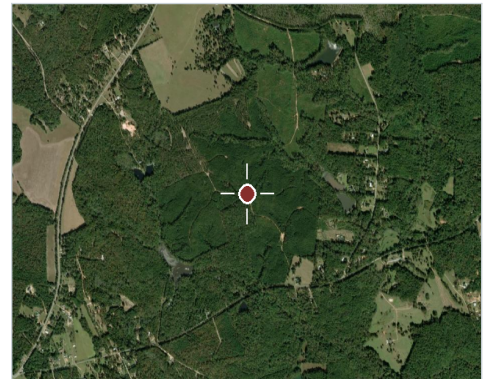
PROPERTY DETAILS

TYPE Recreation (Large Game Hunting)	ACCESS Fee Simple
UTILITIES Electric · Telephone	WATER FEATURES Creeks / Streams
VIEWS Timber	IMPROVEMENTS Food Plots · Roads

COUNTY TAX PARCEL IDS
0302003000

DOCUMENTS INCLUDED
Brochure · Location Map · Aerial Map

LOCATION



Baldwin County, Georgia



Nathan Greer

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SCAN TO VIEW



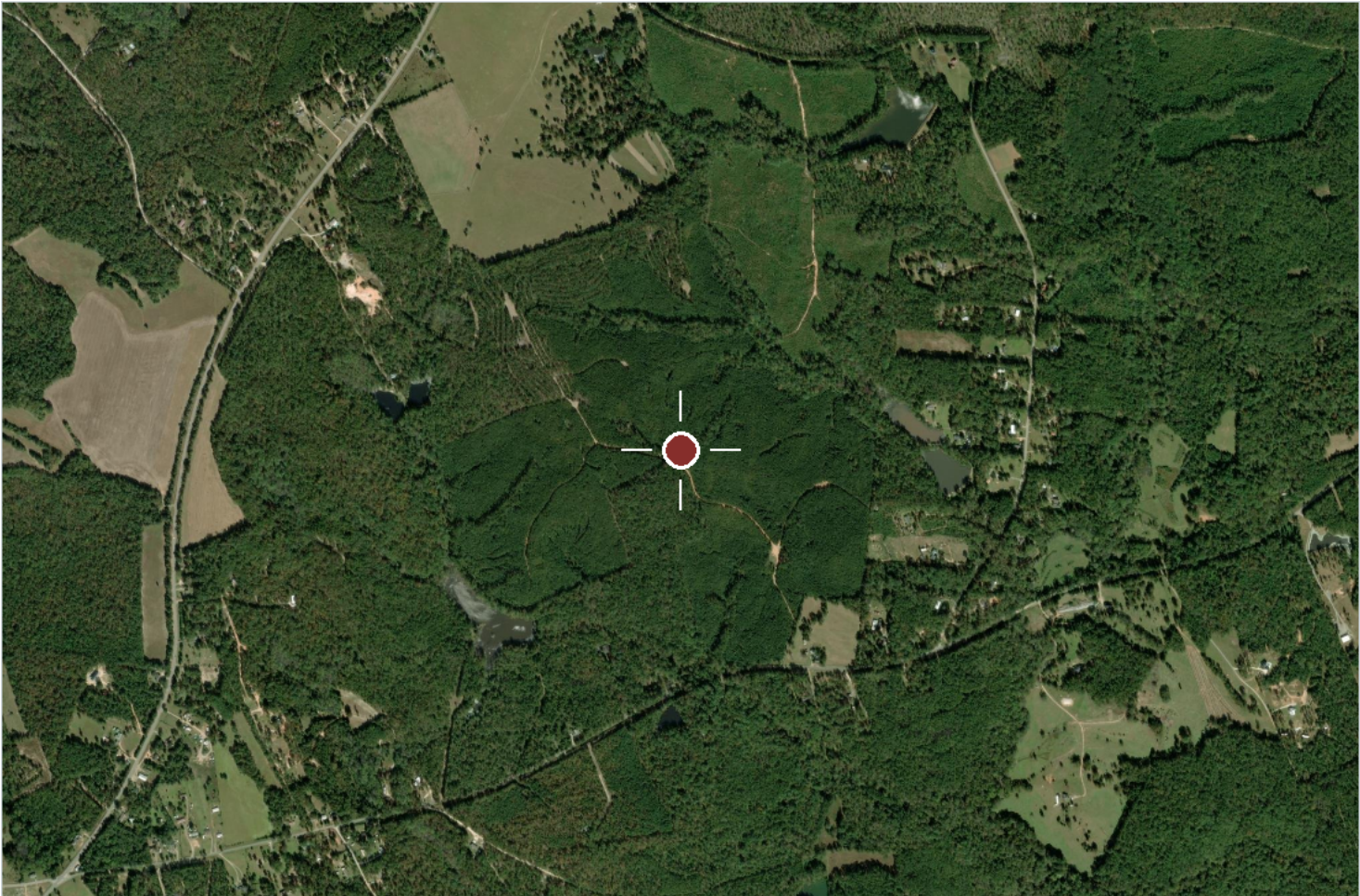
Property Photos

Max Pines · Baldwin County · Georgia · Near Milledgeville

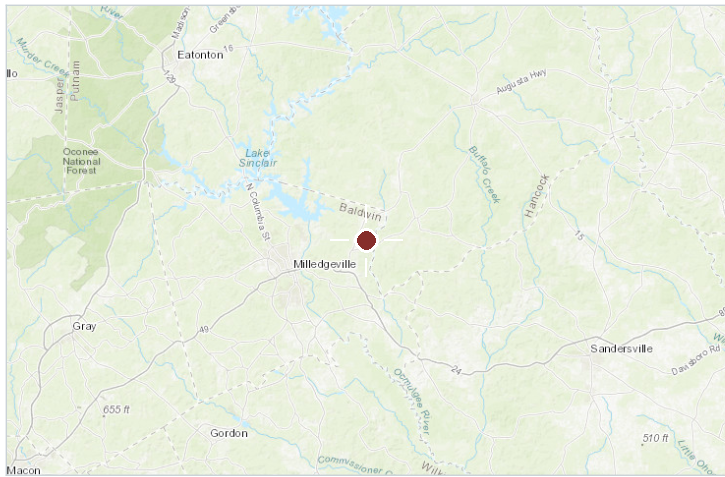


Location & Access

Max 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
33.11653, -83.1241

COUNTY TAX PARCEL IDS
0302003000

INTERACTIVE MAP



<https://id.land/maps/299f586cf741770baeda971ac165fd51/embedded>



Max Pines Baldwin County, GA.

Max Pines
280 +/- Acres
\$994,781 or \$3550/Ac.
Baldwin County, Georgia

The Offering:

AFM Real Estate is pleased to offer Max Pines consisting of 280 acres located in Baldwin County along Linton Road. The property is convenient to Historic Milledgeville GA. The property consists of well managed 9-year-old planted loblolly pines with 34 acres of 20-year-old pines. This diverse age class offers an excellent long-term investment with immediate recreational appeal. Several hardwood drains meander through the property offering ideal bedding and food sources for all types of wild game. The property has an excellent internal road system accessing the different pine stands, food plots and hardwood bottoms.

Location:

Surrounded by private farms and mini-farms, the property enjoys a peaceful, secluded feel—yet sits just minutes from downtown Milledgeville, GA. shopping, dining, and conveniences. With paved frontage along Linton Road and an excellent interior road system, access is easy throughout the property. Whether your goals are a productive timber investment, a private hunting escape, or a quiet recreational retreat, Max Pines offers the ideal blend of seclusion, accessibility, and wildlife.

Attributes:

- 34 Acres of Merchantable Pines
- 206 Acres of Pre-Merchantable Pines
- Established food plots
- Acres of Hardwoods
- Minutes from Downtown Milledgeville, GA.
- Excellent deer and turkey hunting.

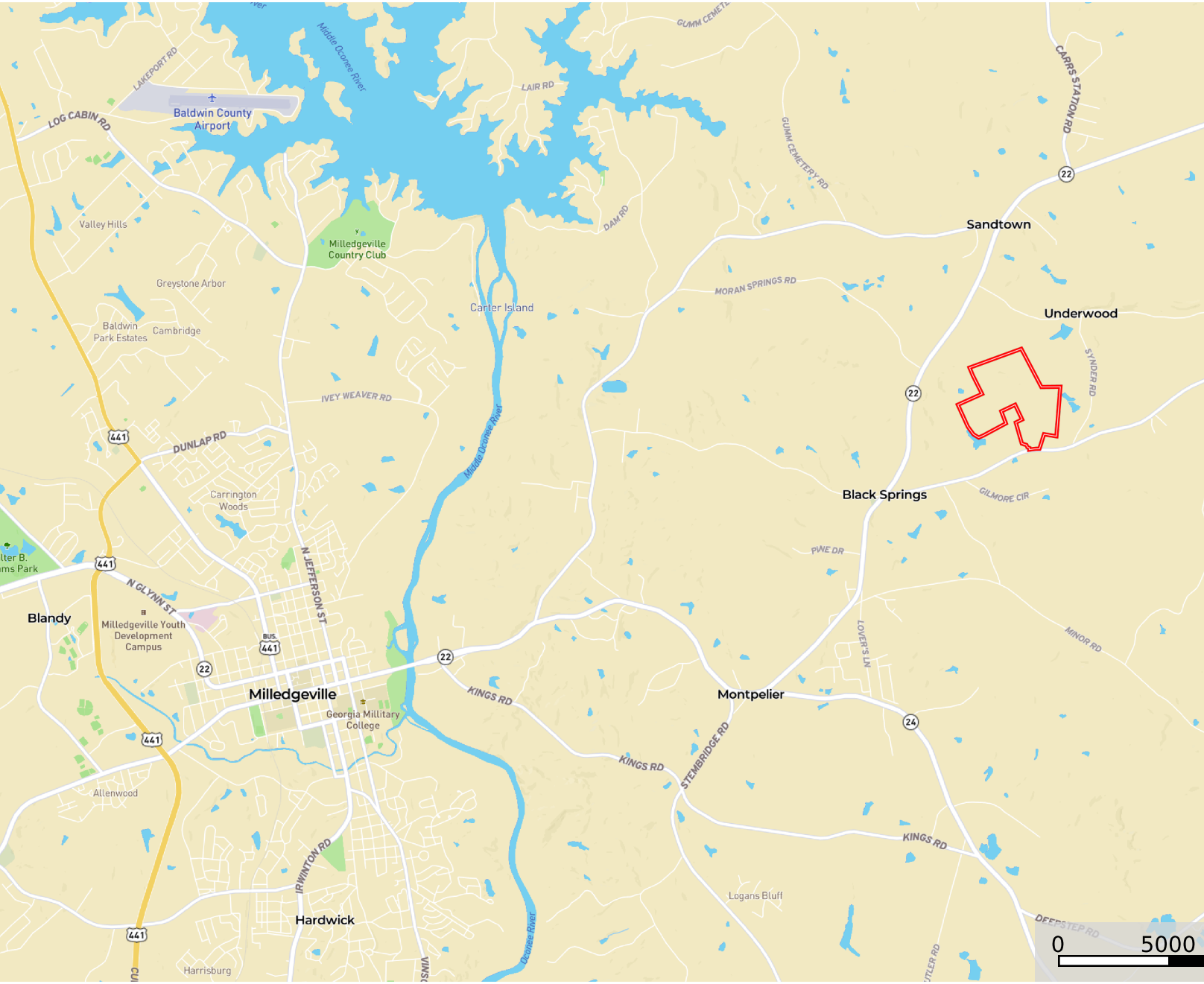


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Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and 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.

Max Pines
Baldwin County, Georgia, 280 AC +/-



 Boundary

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