



SOLD · SET PRICE

Pines at Devereux

± 78 Acres | Hancock County | Georgia | Near Sparta

Pines, Hardwoods and Hunting

PRICE	PRICE / ACRE	ACREAGE
\$355,947	\$4,563	± 78

PROPERTY OVERVIEW

AFM Real Estate is pleased to offer Pines at Devereux — ±76 acres in southern Hancock County that perfectly blends investment potential, and rural charm. This recreational tract features well-managed 20-year-old thinned pine plantations, presenting both immediate and long-term timber value. Mature hardwood drains with nut-bearing oaks meanders through the center of the property, enriching its habitat diversity and making it a haven for deer, turkey, and other wild game. Conveniently situated within minutes of downtown Milledgeville, Pines at Devereux offers both convenience and privacy in the heart of Georgia's Lake Country. This property places you minutes from Lake Sinc...

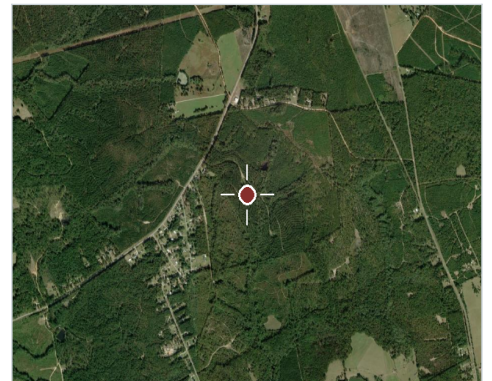
PROPERTY DETAILS

TYPE	ACCESS
Recreation (Large Game Hunting)	Legal Access · Paved Road
UTILITIES	WATER FEATURES
Electric · Telephone	Creeks / Streams
VIEWS	IMPROVEMENTS
Timber	Food Plots · Roads · Gate

COUNTY TAX PARCEL IDS
076 028

DOCUMENTS INCLUDED
Brochure · Location Map · Aerial Map

LOCATION



Hancock County, Georgia



Nathan Greer

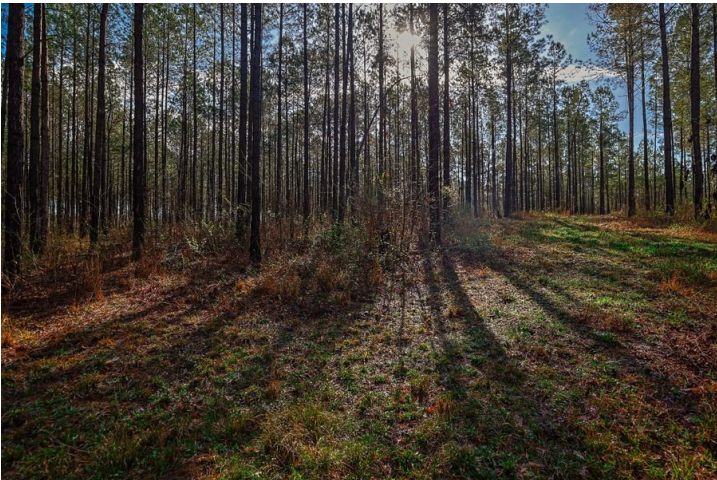
Real Estate Broker, GA, AL, SC, AR
O: 478.474.4974 C: 478.232.9241
nathan.greer@afmforest.com

SCAN TO VIEW



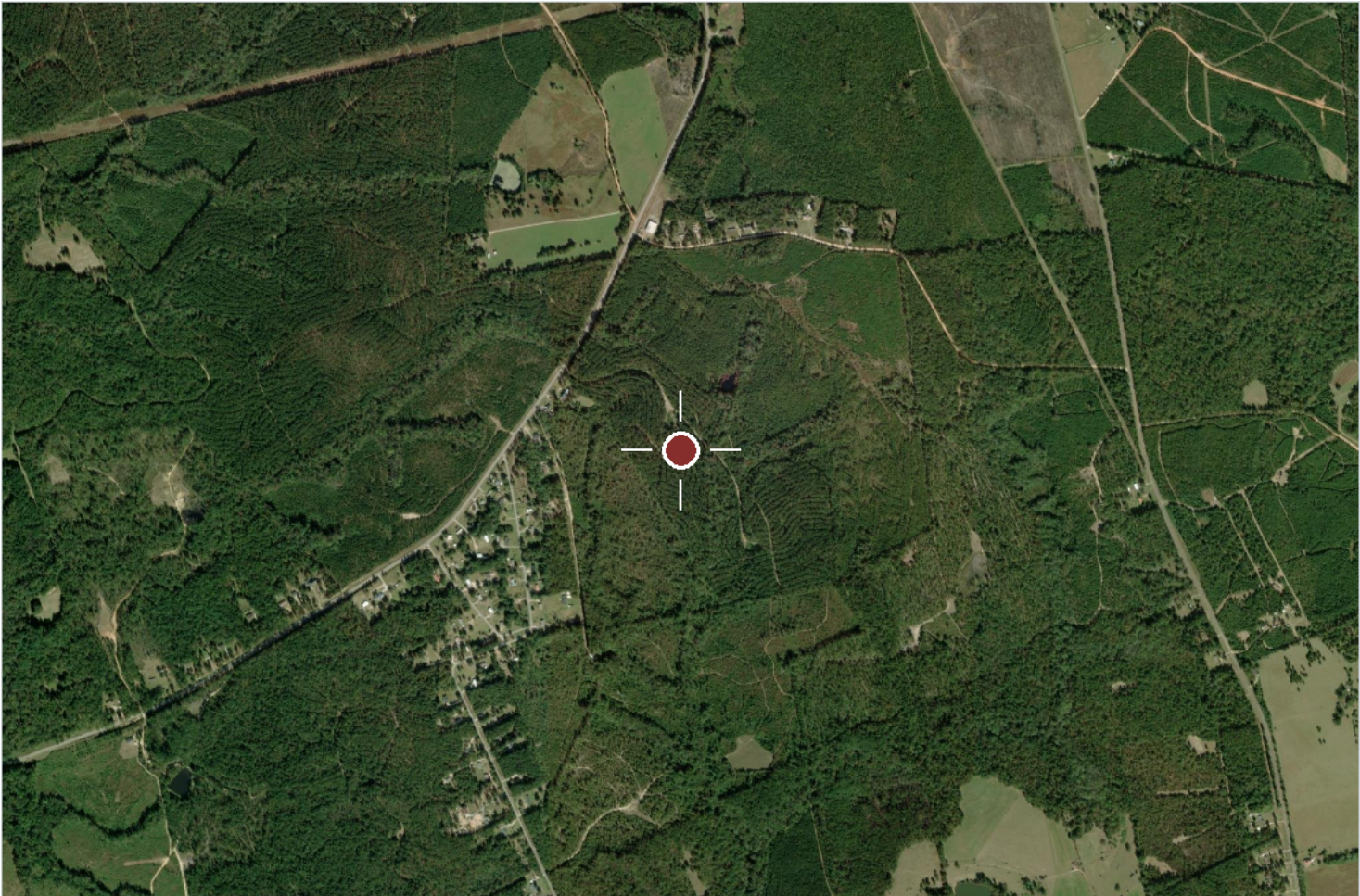
Property Photos

Pines at Devereux · Hancock County · Georgia · Near Sparta

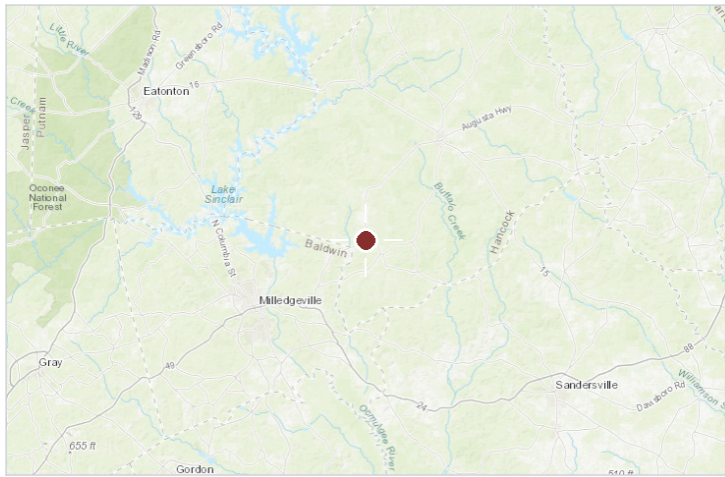


Location & Access

Pines at Devereux · Hancock County · Georgia · Near Sparta



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



Regional locator

COUNTY & STATE
Hancock County, Georgia

NEAREST CITY
Sparta

APPROXIMATE CENTRE
33.15902, -83.07668

COUNTY TAX PARCEL IDS
076 028

INTERACTIVE MAP



<https://id.land/maps/2f6d12c6a36e3d11c9ada74d1c632e04/embedded>



Pines at Devereux Hancock County, GA.

Pines at Devereux

78 +/- Acres

\$355,947 or \$4550/Ac.

Hancock County, Georgia

The Offering:

AFM Real Estate is pleased to offer Pines at Devereux consisting of 76 acres in southern Hancock County that perfectly blends investment potential, and rural charm. This recreational tract features well-managed 20-year-old thinned pine plantations, presenting both immediate and long-term timber value. Mature hardwood drains with nut-bearing oaks meanders through the center of the property, enriching its habitat diversity and making it a haven for deer, turkey, and other wild game.

Conveniently situated within minutes of downtown Milledgeville, Pines at Devereux offers both convenience and privacy in the heart of Georgia's Lake Country. This property places you minutes from Lake Sinclair and endless opportunities for boating, fishing, and recreation. Pines at Devereux is the perfect outdoor retreat, hunting getaway.

Attributes:

- 55 Acres of Merchantable Pines – 20 Yrs.
- Established food plots
- Paved highway frontage.
- Hardwood drains – ideal for wildlife.
- Excellent hunting
- Convenient to Downtown Milledgeville, GA.

Broker Comments:

"Pines at Devereux is the perfect recreational and investment tract located minutes from Milledgeville. The tract offers an excellent road system, merchantable pines and surrounded by private landowners that focus on wildlife improvements."

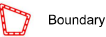
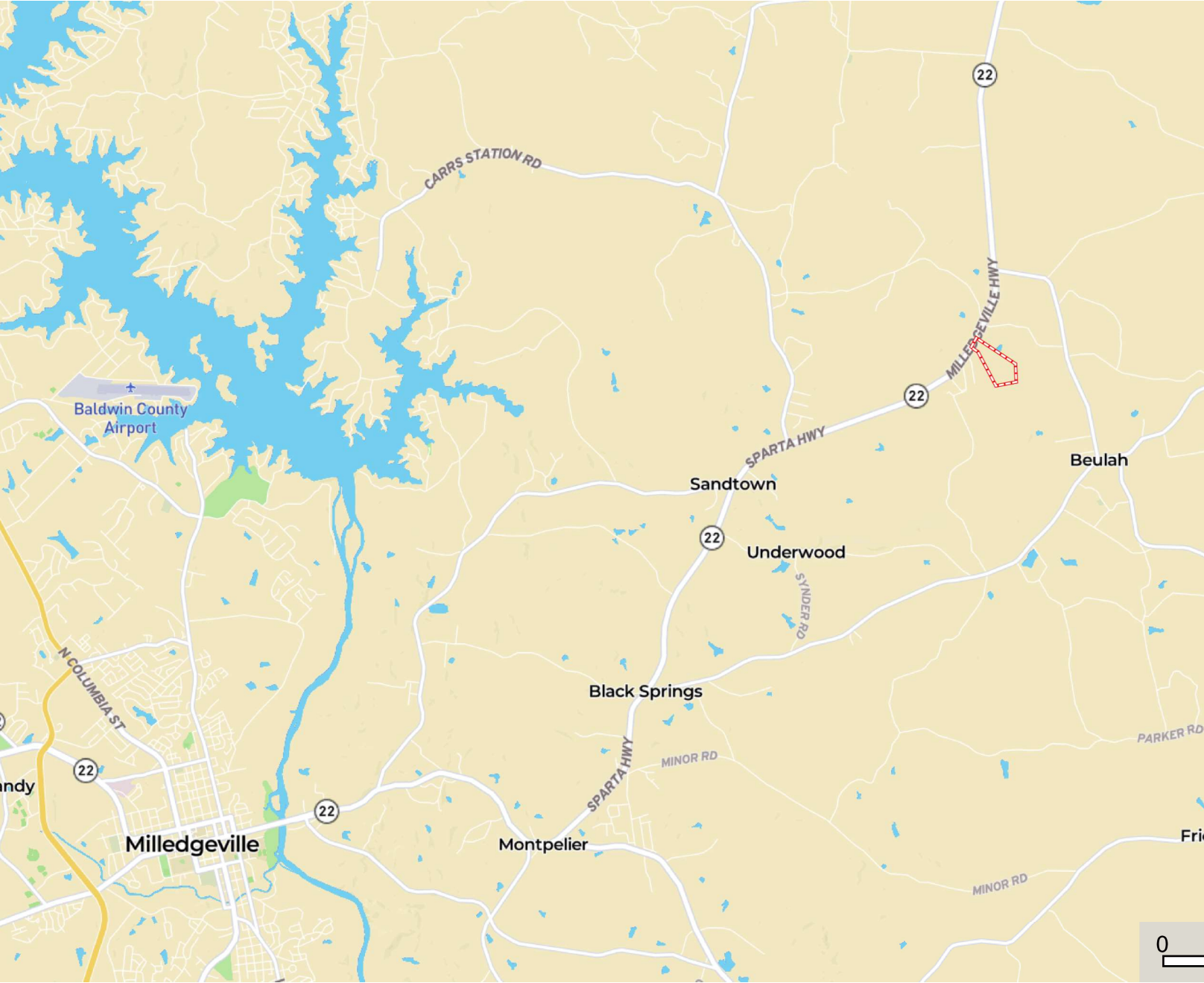


CONTACT:

Nathan Greer, Broker
AFM Real Estate
125 Plantation Center Dr. 700A
Macon, GA. 31210
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.

Pines at Devereux
Hancock County, Georgia, 78 AC +/-



Pines at Devereux
Hancock County, Georgia, 78 AC +/-



 Boundary