



ACTIVE · SET PRICE

Thrasher Farms

± 98 Acres | Sumter County | Georgia | Near Americus

Merchantable Pines, Hardwoods, Food Plots, Homesites and Hunting

PRICE	PRICE / ACRE	ACREAGE
\$585,550	\$5,975	± 98

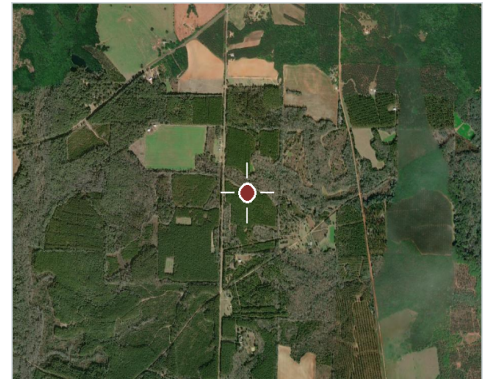
PROPERTY OVERVIEW

Thrasher Farms 98± Acres | Timber Investment & Recreation | Sumter County, Georgia Thrasher Farms offers an appealing combination of productive timberland, diverse wildlife habitat, and future flexibility in southern Sumter County, Georgia. Situated along Thrasher Road, this 98± acre property features approximately 3,000 feet of paved road frontage, providing options for an investor seeking potential division opportunities or a buyer looking to keep the tract intact as a private recreational retreat. At the heart of the property is a well-managed, approxima...

PROPERTY DETAILS

TYPE	ACCESS
Acreage Estates (Farm) · Recreation (Large Game Hunting) · Timberland (Bottomland Hardwood)	Legal Access · Paved Road · Fee Simple
UTILITIES	WATER FEATURES
Electric · Telephone	Creeks / Streams
VIEWS	IMPROVEMENTS
Timber	Food Plots · Roads · Gate
COUNTY TAX PARCEL IDS	
1708 88 1	
DOCUMENTS INCLUDED	
Brochure · Location Map · Aerial Map	

LOCATION



Sumter County, Georgia



Nathan Greer

Real Estate Broker, GA, AL, SC, AR
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SCAN TO VIEW



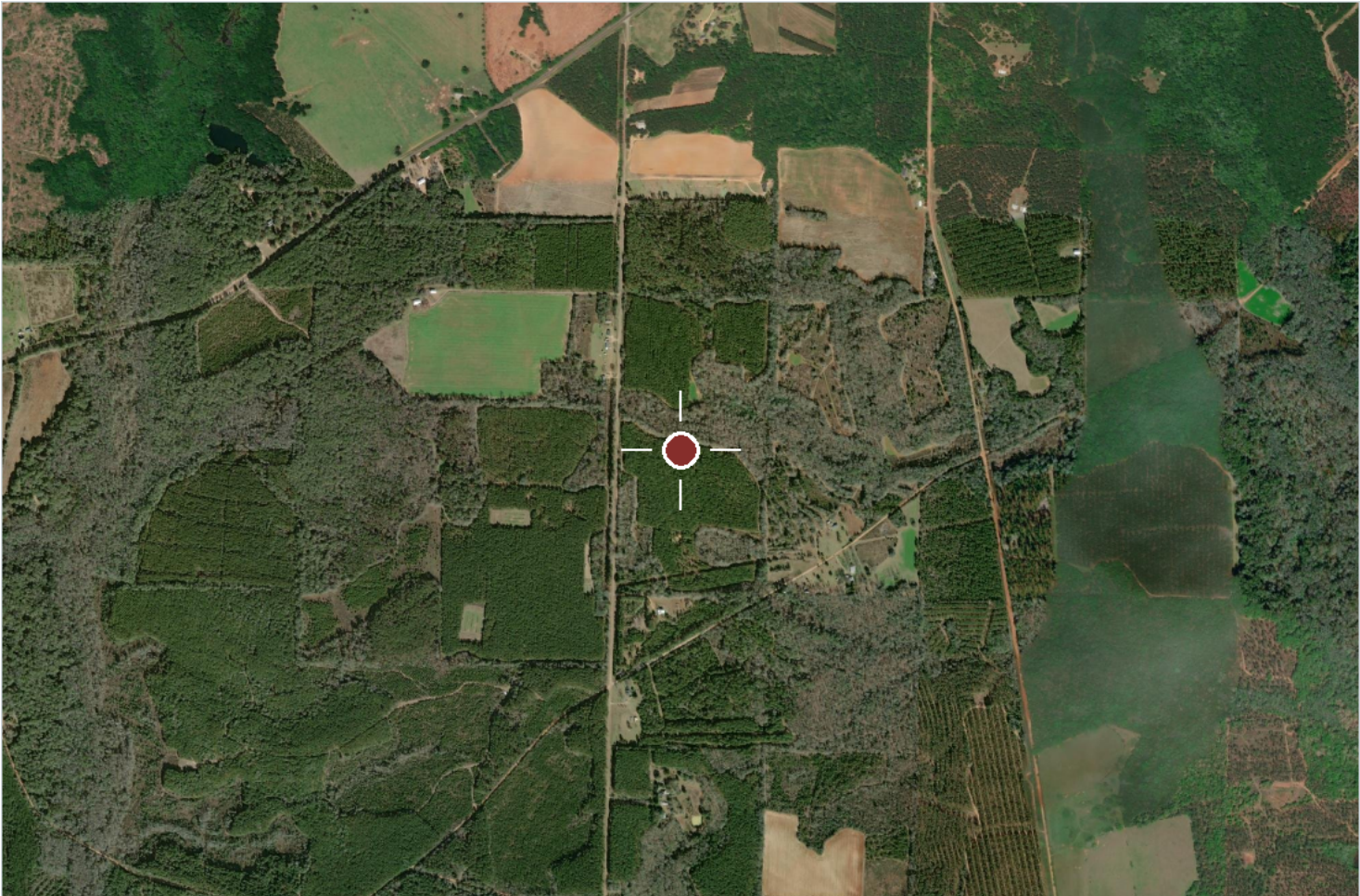
Property Photos

Thrasher Farms · Sumter County · Georgia · Near Americus

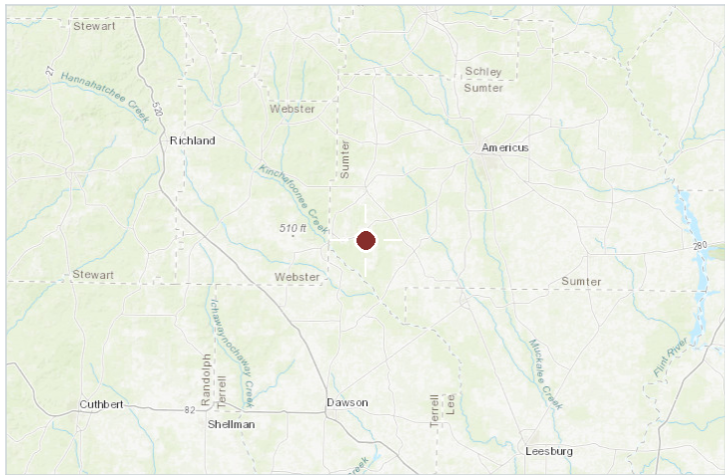


Location & Access

Thrasher Farms · Sumter County · Georgia · Near Americus



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



Regional locator

COUNTY & STATE
Sumter County, Georgia

NEAREST CITY
Americus

APPROXIMATE CENTRE
31.97123, -84.39286

COUNTY TAX PARCEL IDS
1708 88 1

INTERACTIVE MAP



<https://id.land/maps/b7be467fa3d54396dc1dc0fcb080cc14/share>



**AFM
REAL ESTATE**

Thrasher Farms

Sumter County, GA.

Thrasher Farms

98 Acres - \$585,550
Sumter County, Georgia

The Offering:

Thrasher Farms offers an appealing combination of productive timberland, diverse wildlife habitat, and future flexibility in southern Sumter County, Georgia. Situated along Thrasher Road, this 98± acre property features approximately 3,000 feet of paved road frontage, providing options for an investor seeking potential division opportunities or a buyer looking to keep the tract intact as a private recreational retreat.

Highlights:

- Highly productive soils;
- Merchantable well managed loblolly pines;
- Immediate Income available;
- Excellent deer, turkey and wild game;
- Several game plots;
- Excellent bedding and feeding areas;
- Over 3000 feet of paved frontage;
- Desirable area of Sumter County, GA.;
- Surrounded by farms, timber and large recreational properties;
- Mature hardwoods, upland and bottomland;
- Easily accessible to Downtown Americus;
- Convenient to Lake Blackshear, lake life and golf;

Broker's Comments:

"Whether managed for timber production, enjoyed as a hunting property, considered for potential division, or preserved as a long-term landholding, Thrasher Farms brings together income potential, recreational appeal, and accessibility in a manageable 98± acre tract."



CONTACT:

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Broker

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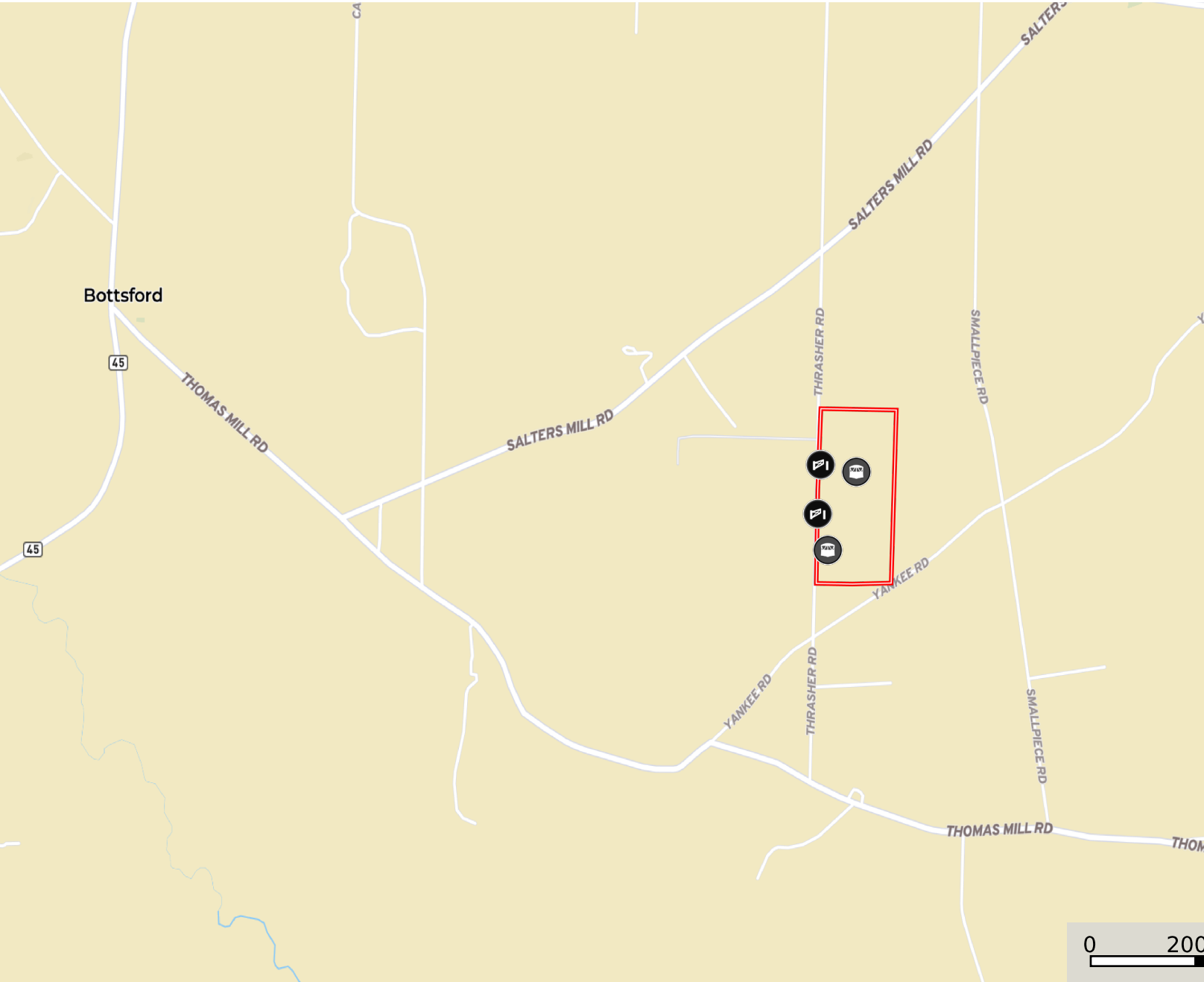
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Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and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

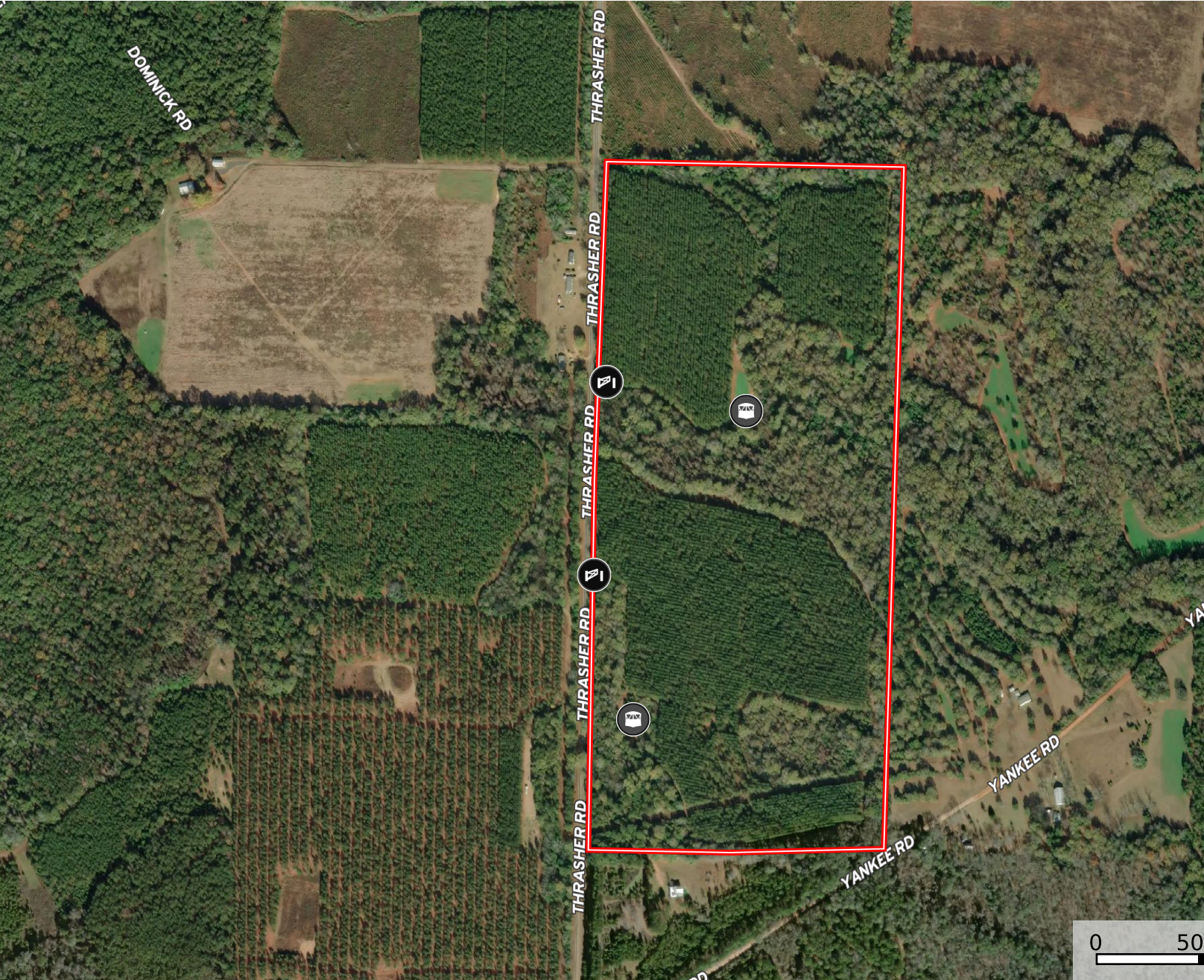
Thrasher Farms
Sumter County, Georgia, 98 AC +/-



- Gate
- Blind
- Boundary

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Thrasher Farms
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Gate Blind Boundary

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