

ACTIVE · SET PRICE

Thrasher Farms North

± 43 Acres | Sumter County | Georgia | Near Americus

Homesite, Hardwoods, Merch Pines and Excellent Hunting

PRICE	PRICE / ACRE	ACREAGE
$299,925	$6,975	± 43

PROPERTY OVERVIEW

Thrasher Farms43± Acres | Timber, Recreation & Homesite Potential | Sumter County, Georgia Thrasher Farms offers an appealing combination of productive timberland, diverse wildlife habitat, and an excellent setting for a country homesite in southern Sumter County, Georgia. Situated along Thrasher Road, this 43± acre property features approximately 1500 feet of paved road frontage, providing flexibility for a buyer seeking potential division opportunities or a private retreat to build a home and enjoy the surrounding acreage.A well-managed stand of 15-year-old planted loblolly pine provides timber investment potential and is ready for its first thinning. This offers an opportunity for immediate timber income while allowing the next owner to shape the property to suit their residential, mana...

PROPERTY DETAILS

TYPE
Development (Home/Cabin site) · Recreation (Large Game Hunting) · Timberland (Bottomland Hardwood)

ACCESS
Paved Road

UTILITIES
Electric · Telephone

VIEWS
Timber

IMPROVEMENTS
Food Plots · Roads · Gate

COUNTY TAX PARCEL IDS
178 88 1

DOCUMENTS INCLUDED
Brochure · Location Map · Aerial Map

LOCATION



Sumter County, Georgia



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SCAN TO VIEW

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Property Photos

Thrasher Farms North · Sumter County · Georgia · Near Americus











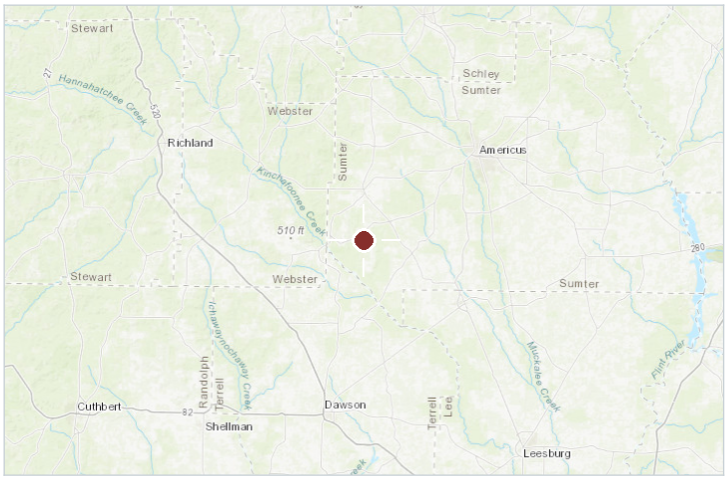


Location & Access

Thrasher Farms North · 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

31.97385, -84.39256

COUNTY TAX PARCEL IDS

178 88 1

INTERACTIVE MAP

https://id.land/maps/636b7423f4879a1fb3fdc76f2655ebaf/share

AFM REAL ESTATE

Thrasher North
Sumter County, GA.

Thrasher Farms North

43 Acres - $299,925
Sumter County, Georgia

The Offering:

Thrasher Farms offers an appealing combination of productive timberland, diverse wildlife habitat, and an excellent setting for a country homesite in southern Sumter County, Georgia. Situated along Thrasher Road, this 43± acre property features approximately 1500 feet of paved road frontage, providing flexibility for a buyer seeking potential division opportunities or a private retreat to build a home and enjoy the surrounding acreage.

Highlights:

- Several homesites;
- Merchantable well managed loblolly pines;
- Excellent interior road system;
- Immediate Income available;
- Excellent deer, turkey and wild game;
- Several game plots;
- Excellent bedding and feeding areas;
- Over 1500 feet of paved frontage;
- 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:

"For those looking to build, Thrasher Farms offers an excellent opportunity to establish a home in a peaceful rural setting with room for privacy, outdoor recreation, and long-term enjoyment. The combination of paved road frontage, wooded acreage, and convenient access to nearby amenities makes the property appealing as a full-time residence or a weekend getaway."





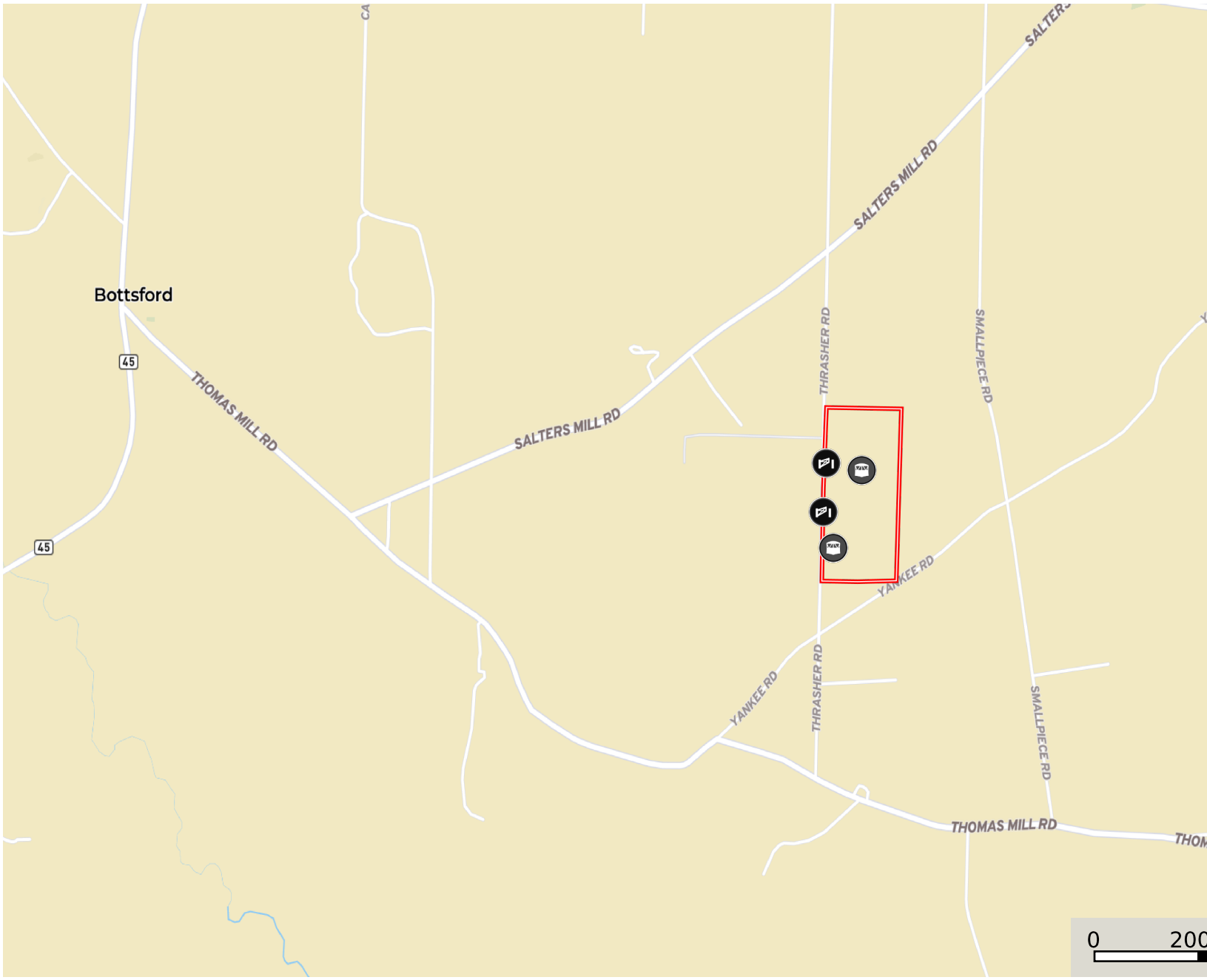


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Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and 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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Sumter County, Georgia, 43 AC +/-



Boundary

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