

## **Property Description**

### **Court Approved Sale of the Corris H. Herndon, Jr. Estate**

This timber investment and Hunting & Recreational Property consists of 150 acres located one mile east of the intersection of US Hwy 221 and GA Hwy 168 and the Lanier County/Clinch County Line. The property has road frontage on 3 different roads being GA Hwy 168, Chester Lee Road and Jack Lee Road. There are 93 acres in pine and hardwood timber with the pine timber being at a stage of rapid growth over the next 5-year period. A copy of the recent Timber Cruise is located under the "More Details" Tab. Thirty-four acres are in a duck pond and 20 acres are in a cultivated field that is under a crop lease to a local farmer for the 2022 crop year. There are some crop bases with this property and a copy of the FSA Crop Base Information is located under "More Details". The property has been groomed and maintained for 20 years as a deer and turkey hunting recreational tract. There are 5 established food plot areas with 3 of them being multiple lanes. Each one has an automatic feeder station and a deer stand. There is an established deer camp that has a RV fifth-wheel camper trailer that can sleep four people with a full kitchen and bathroom, electricity, water well with a new pump and a deer cleaning shed w/hoist.

The property will offered for sale divided into 3 Tracts. At the auction you will have an opportunity to bid on individual tracts, any combination of tracts or the entire property. Bids on individual tracts, combinations of tracts and the entire property will be able to compete against each other.

At the conclusion of the real estate auction you will have an opportunity to bid on an equipment package that contains all of the necessary equipment to maintain the property and the food plots. Below is a list of the items included in the equipment package. If you have purchased any of the three tracts or the entire property this will give you an opportunity to buy the equipment package to remain with the land. If you were not the successful purchaser on any of the three tracts you may still participate in the equipment package auction in an effort to purchase the equipment package to be moved to another property of your choice.

## Property Maintenance Equipment Package

The following list of equipment will be offered as a lump sum package (not piece by piece). It will be offered as a separate lot from the three real estate tracts. You may make a total dollar bid on this package in order to keep it with the property you just purchased in the real estate auction or for it to be relocated to the place of your choice.

Massey Ferguson 235 Diesel, Serial Number 9A 209063, Power Steering, 3Pt. Lift, PTO, Good Tires, Runs Good. Click <a href="#">here</a> for video.
Anderson Style Trailer - 18Ft. Tandem Wheel Axel, Electronic Brakes
<b>3 Pt. Hitch Equipment:</b>
Howse Rotary Mower
King Kutter II Rotary Tiller, All Gear Drive, Very Little Use
Fertilizer Spreader, PTO Driven, Very Little Use
Disc Harrows
Cole One-Row 2-Hopper Planter
Root Rake
Boom
Grading Blade
One Row Cultivator