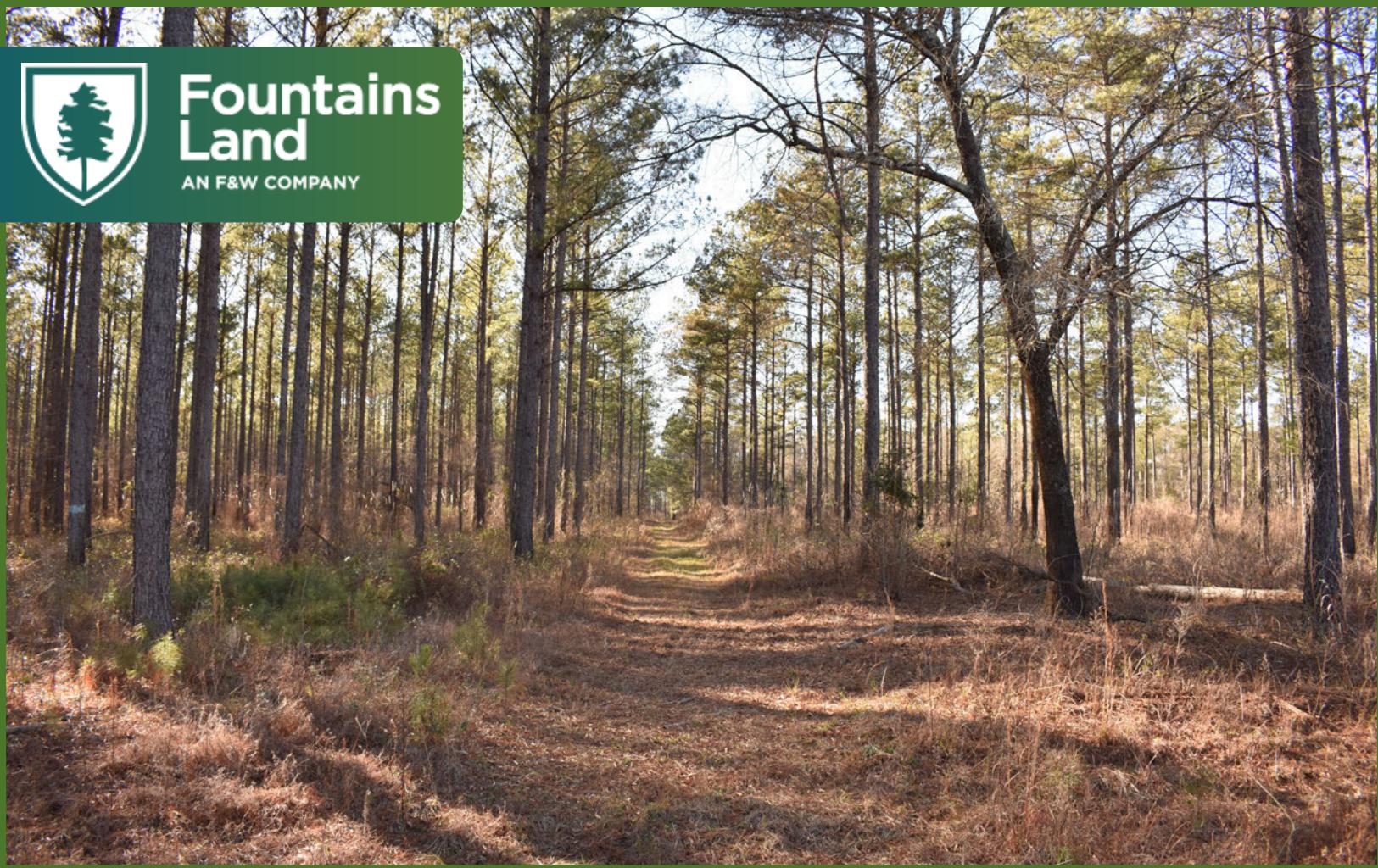




**Fountains
Land**
AN F&W COMPANY



Bancroft Station Forest

An enjoyable sporting getaway offering diverse wildlife habitat beneath multiple timber types, supporting excellent populations of game and recreational opportunities in Early County, Georgia.

Bancroft Station Forest is a highly desirable recreational and timber investment offering excellent access and a prime location in the heart of southwest Georgia, featuring:

- Tree Diverse planted pine timer: loblolly, longleaf, and slash
- Tree Excellent habitat for deer, turkey, quail, and dove
- Tree Predominantly upland, sandy loam soils
- Tree Near-term thinning potential for timber income
- Tree Attractive homesite or cabin locations for a private rural retreat

Property Highlights

- \$ \$479,000
- ac 101 Acres
- Location Blakely, GA
- Timberland



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LOCATION



The hardwood bottom provides a diverse wildlife habitat.

Bancroft Station Forest is located in the heart of southwest Georgia, within Early County, an area well known for its strong agricultural base, timber production, and exceptional outdoor recreational opportunities.

The property is situated approximately 6 miles from Blakely, Georgia. The Chattahoochee River forms the western boundary of Early County and offers nearby public access for fishing and boating. Regional access includes Dothan, Alabama, located approximately 40 miles to the west, and Albany, Georgia, approximately 47 miles to the east.

ACCESS



The entrance road along the south boundary.

The property is accessed from Bancroft Road, a county-maintained dirt road.

Directions: From Blakely, travel east on GA Highway 62 for approximately 6.2 miles to the intersection with Bancroft Road. Turn left onto Bancroft Road and proceed north approximately 1.4 miles. The property will be located on the left-hand side of the road.

PROPERTY DESCRIPTION



Established wildlife opening in the center of the property.

Bancroft Station Forest is an ideal recreational tract for avid hunters and outdoor enthusiasts. The property features multiple forest types situated on sandy loam soils, creating excellent wildlife habitat and a diverse landscape. In addition to recreational use, the tract offers several attractive home or cabin sites, making it well-suited for a private rural retreat.

TIMBER RESOURCE

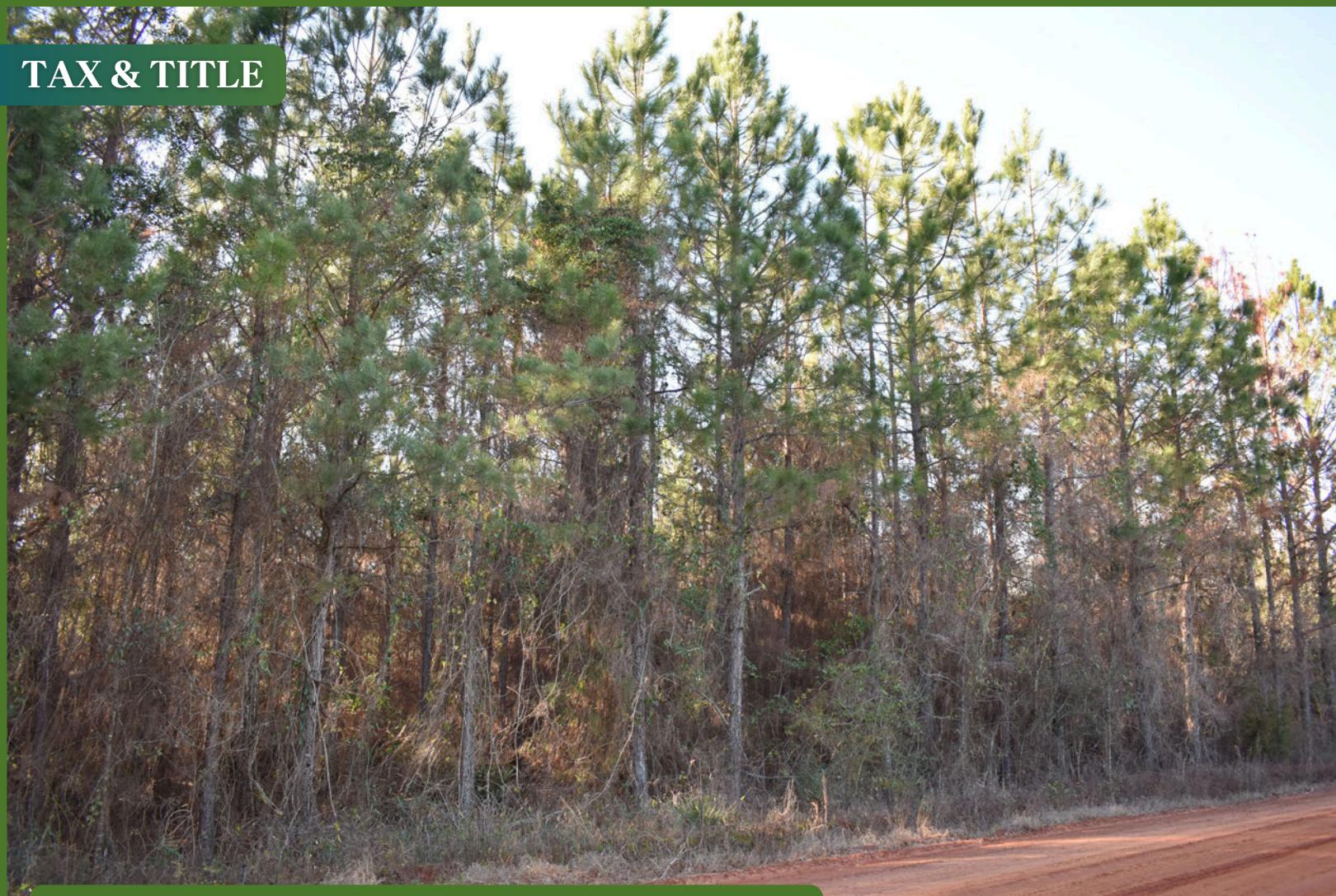


Mature loblolly pine sawtimber.

Over 80% of the tract consists of upland timbered soils, featuring three pine species:

- 49 acres of planted loblolly pine, established in 2000
- 26 acres of planted longleaf pine, established in 1999
- 4 acres of planted slash pine, established in 2012

The property also includes a 1-acre food plot, with the remaining 20 acres comprised of natural pine and hardwood timber. The planted loblolly pine is ready for another thinning, the planted longleaf pine has been cleaned up for pine straw harvesting, and the planted slash pine will be ready for its first thinning in approximately 2 to 3 years.



The property offers future income from premerchantable planted slash pine.

The property is owned by The Schermer Family Cottage Trust, with the deed recorded in Deed Book 407, Page 272. The 2025 annual property taxes were \$928.38.

The property is currently enrolled in the Current Use Assessment of Bona Fide Agricultural Property preferential tax program, which expires on December 31, 2028.

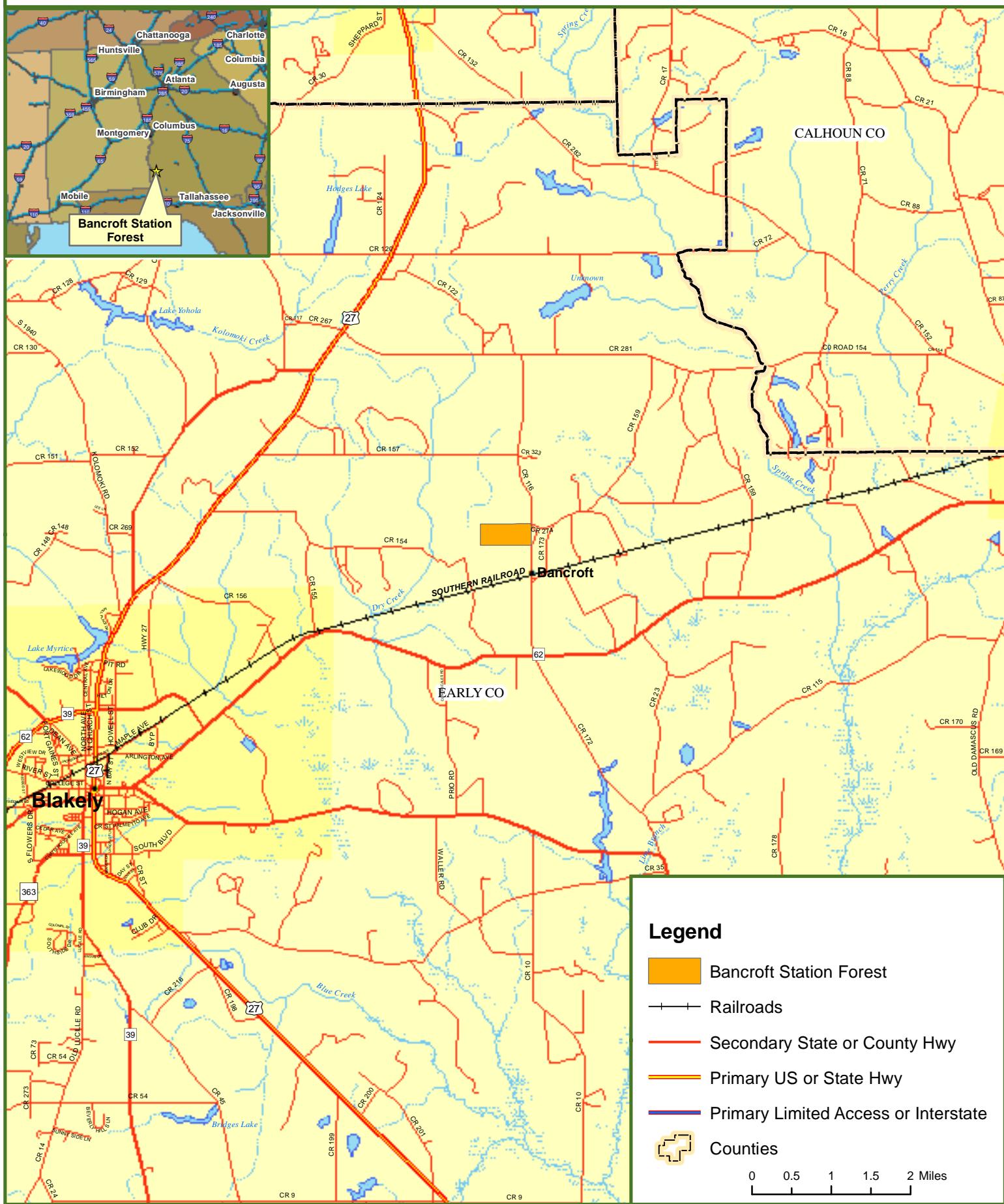
At closing, the purchaser will be required to sign an affidavit stating that the property will remain in the tax program, or the purchaser will be responsible for any applicable breach penalties.

The property is currently under a pine straw lease that expires in March 2030; however, the lease is transferable to the buyer or may be terminated at closing. Additional details regarding lease terms and payments are available upon request.

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property.

Fountains Land has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.

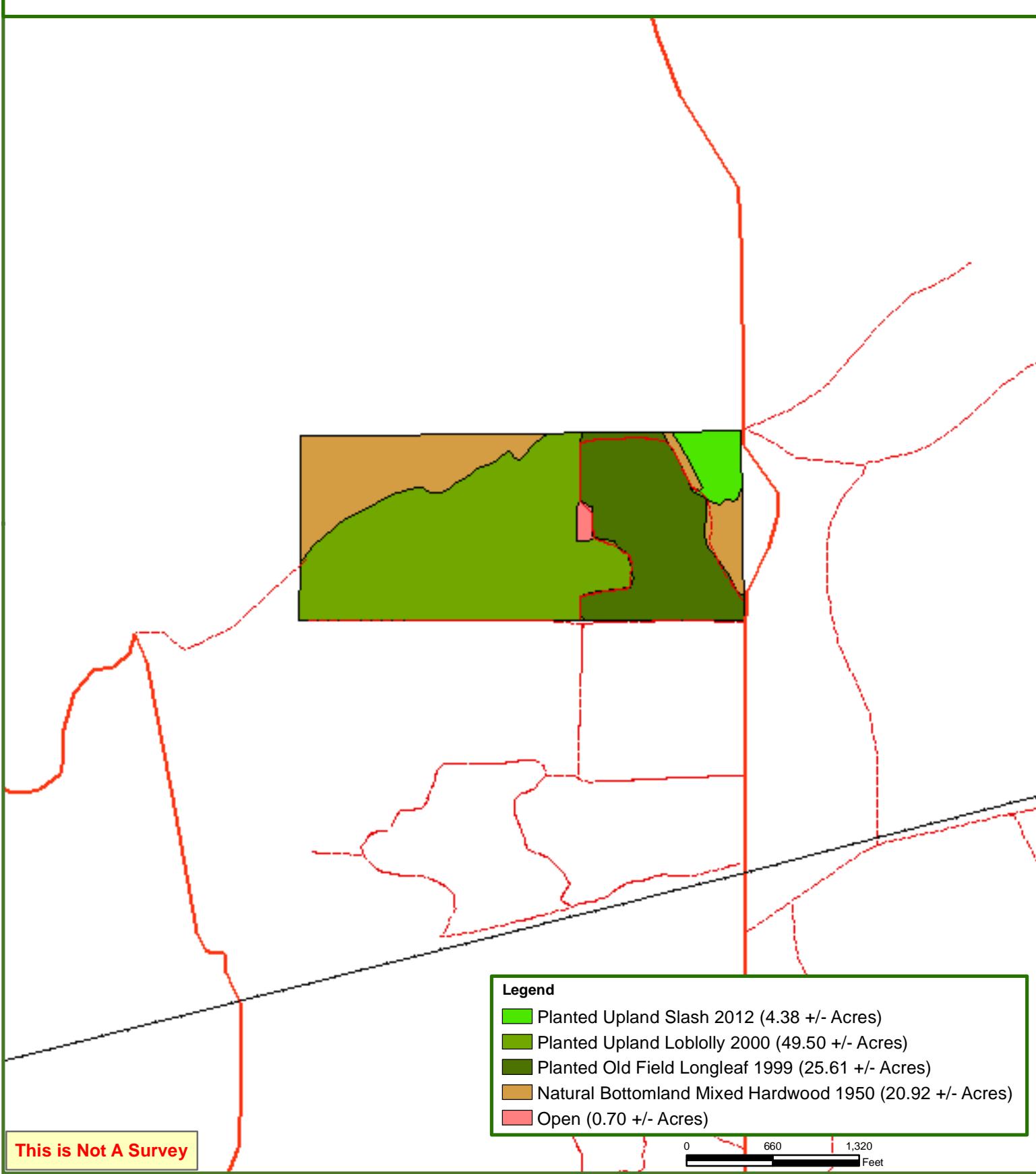

Locus Map
Bancroft Station Forest
Early County, GA
101.11 ± Acres



Bancroft Station Forest

Early County, GA

101.11 ± Acres

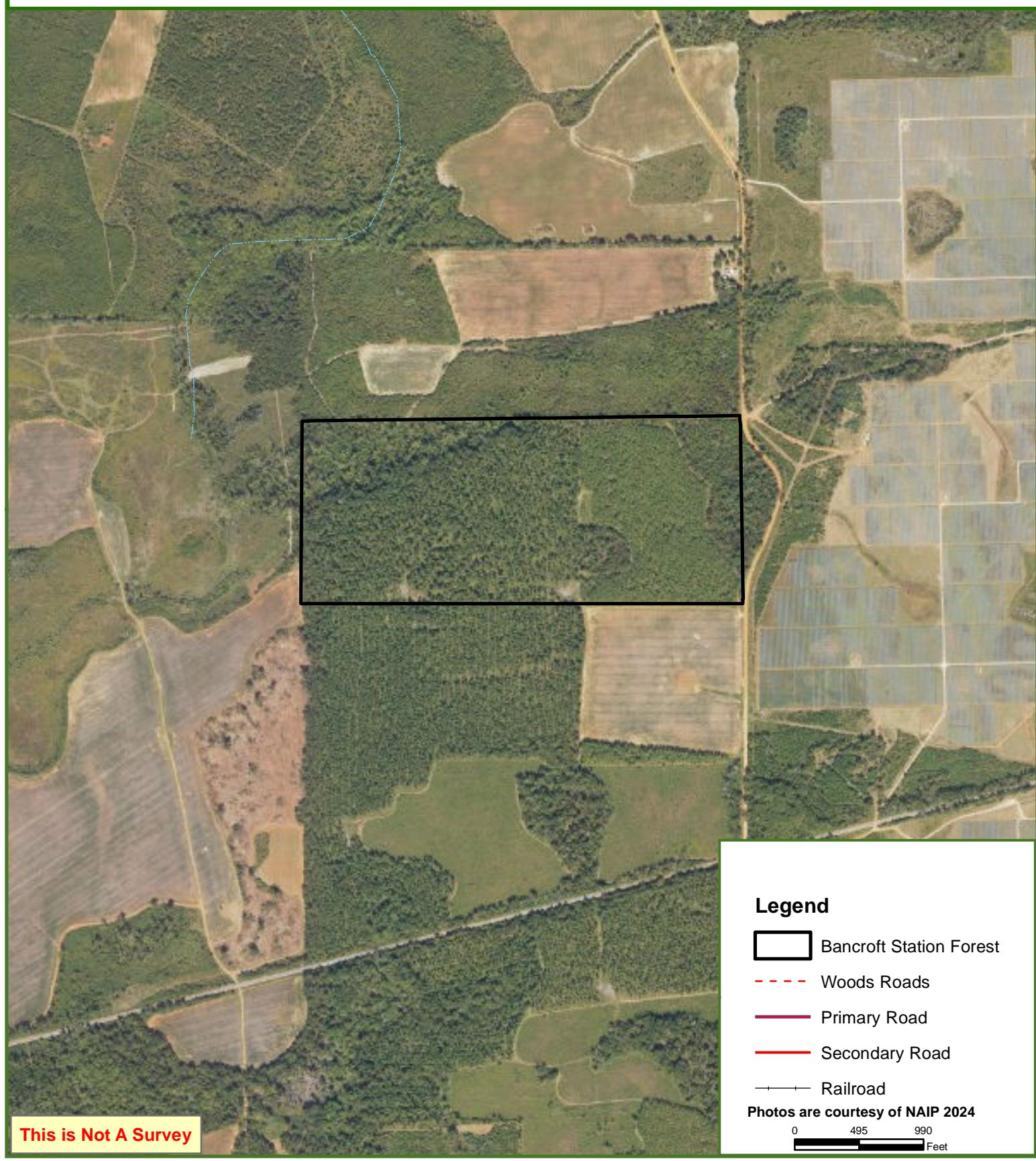


This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.

Bancroft Station Forest

Early County, GA

101.11 ± Acres



This is Not A Survey

Legend

- Bancroft Station Forest
- Woods Roads
- Primary Road
- Secondary Road
- Railroad

Photos are courtesy of NAIP 2024

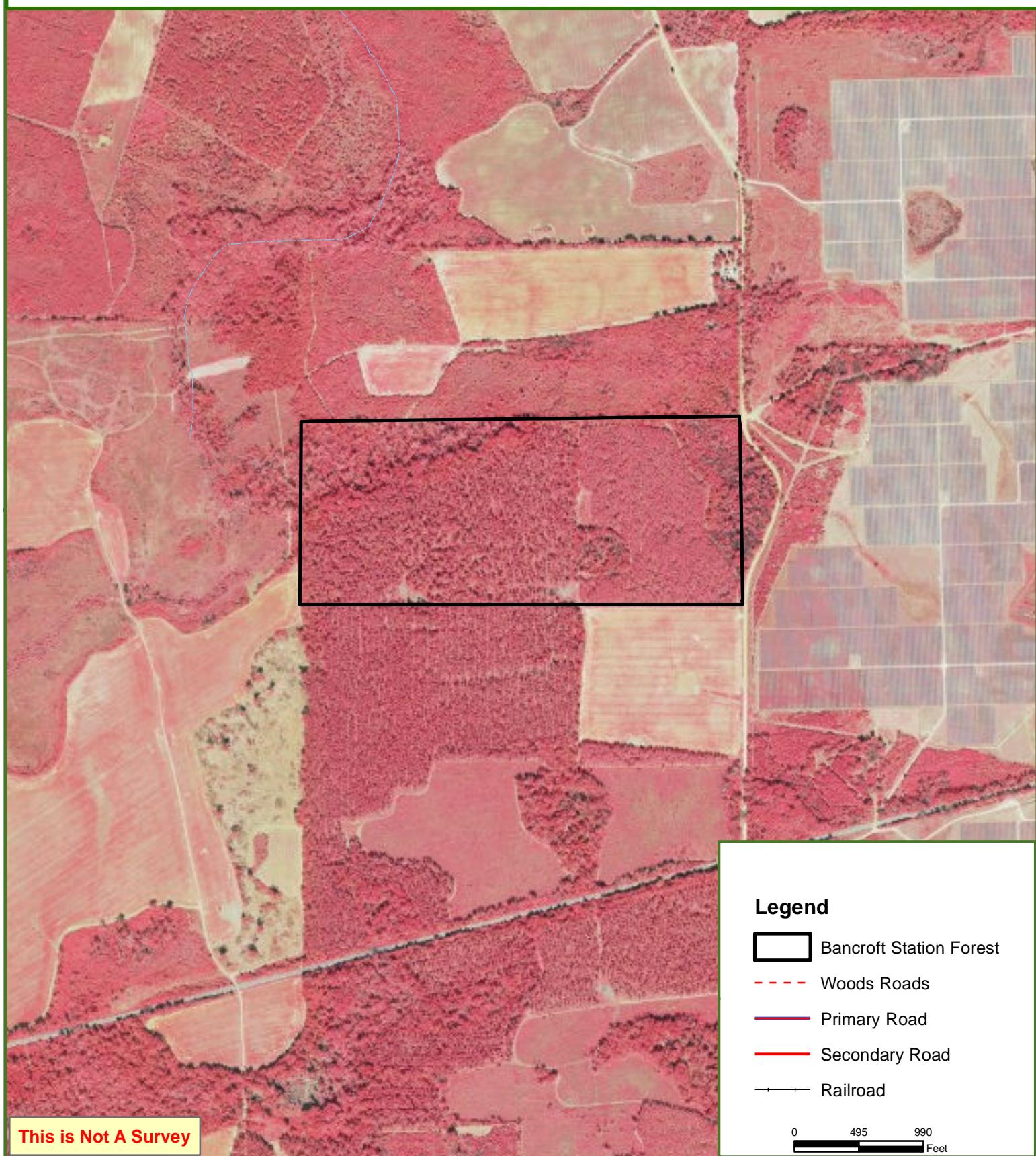
0 495 990
Feet

This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.

Bancroft Station Forest

Early County, GA

101.11 ± Acres



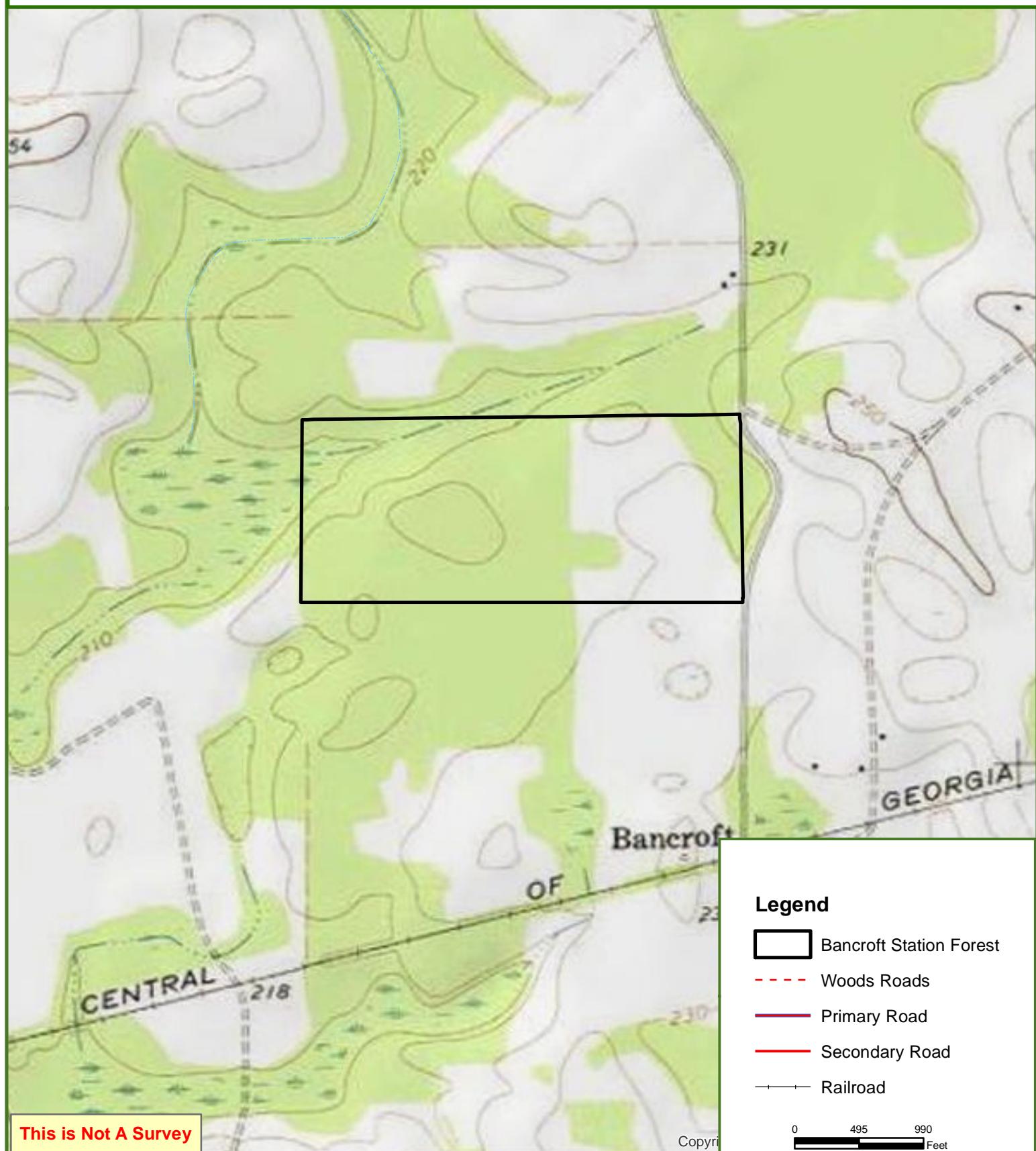
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Bancroft Station Forest

Early County, GA

101.11 ± Acres



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