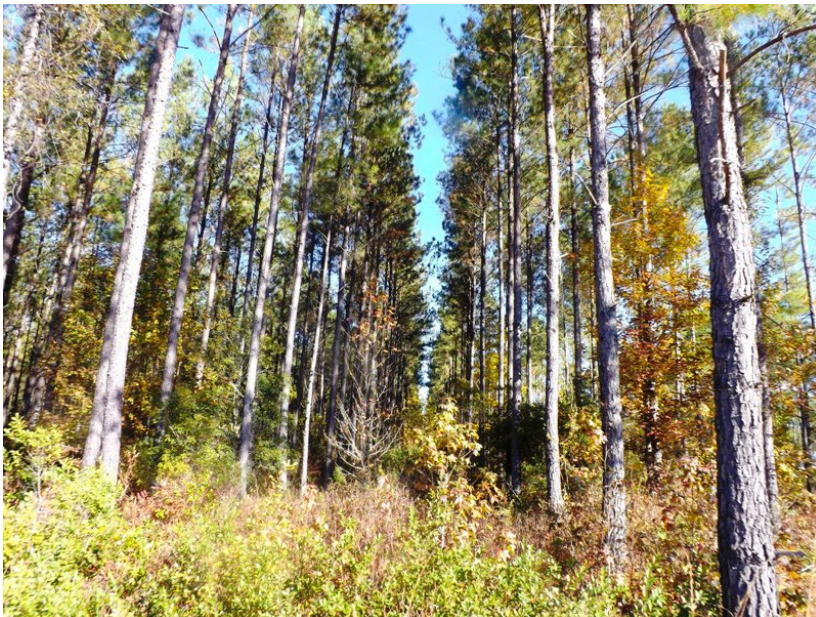




## **105±acs | Boaen Rd Tract**

This 105± acres is a very nice private tract featuring mostly of wooded acreage. This property is located in Springfield, GA and fronts along Boaen Rd & Mt. Hope Rd, off HWY 21. The timber stand breakdown on this tract consists of 23.4 acres of Natural Timber, 64.2 acres of Pine Plantation & a 6± acre open field. This place is loaded with deer and turkey signs and has excellent habitat for the wildlife. There is a recent Appraisal and Timber Cruise with timber value of \$113,699. Located, just north of Springfield, only 12 minutes from Rincon, 30mins from Pooler or you can be in downtown Savannah in less than 40mins. This property would make a great timber investment, recreational tract, homesite, weekend retreat or venture property. A MUST SEE!!! Call Jason Today! 912.764.LAND(5263)



**Price:** \$220,500

**Property Type:** Land

**Status:** Sold

**Street/Address:** Boaen Rd & Mt. Hope Rd

**City:**

**State:** Georgia

**Zip code:** 31329

**County:** effingham

**Acreage:** 105

**Per Acre Price:** \$0.00

**Phone Number:** 912.764.LAND(5263)

**Email:** [jasonwilliams@landanddrivers.com](mailto:jasonwilliams@landanddrivers.com)

**Google Maps link:** [View Larger Map](#)

## 105±acs | Boaen Rd Tract

Published on Plantation Properties & Land Investments, LLC (<https://www.landandrivers.com>)

---



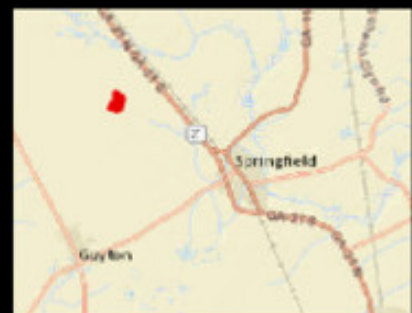
## Aerial Map





**PLANTATION PROPERTIES  
&  
LAND INVESTMENTS, LLC**

1207 McIntosh Way, Suite 101 | Statesboro, GA 30458  
© 2018 LAND INVESTMENTS, LLC | 706.776.5588  
Justin Williams  
This document is not to be altered or distributed  
[www.landanddrivers.com](https://www.landanddrivers.com)  
© 2018



## Location Map

# 105±acs | Boan Rd Tract

Published on Plantation Properties & Land Investments, LLC (<https://www.landanddrivers.com>)



## PLANTATION PROPERTIES & LAND INVESTMENTS, LLC

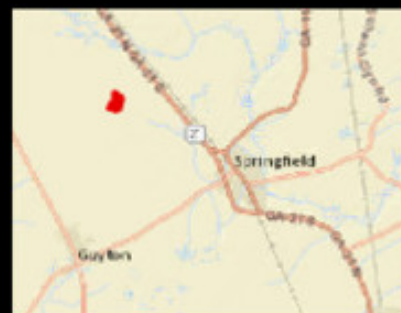
1207 N. Mount Way, Suite 101 | Statesboro, GA 30458  
© 2012 LAND INVESTMENTS, LLC | 706.776.5558

Justin Williams

This document is not to be altered, modified, or destroyed

[www.landanddrivers.com](https://www.landanddrivers.com)

© 2012



## Topo Map





**PLANTATION PROPERTIES  
&  
LAND INVESTMENTS, LLC**

1207 Mount Hope Way, Suite 101 | State Beach, CA 90456  
© 12.75± LAND (5253) | 706.776.5588  
Justin Williams  
This document is not to be altered, copied, reprinted,  
[www.landanddrivers.com](https://www.landanddrivers.com)  
© 2017



## Timber Cruise

CRUISE RESULTS					
OWNER	<u>Hold Estate</u>	LOCATION	<u>Boan &amp; NE Hope Rds.</u>	DATE	<u>Jul-14</u>
	Acres Cruised	<u>61.2</u>	% Cruised	<u>46.73%</u>	
TRACT DESCRIPTION		Pine Plantation & Natural Woodland			
<u>STAND TYPE</u>		<u>ACREAGE</u>			
Natural Hardwood		23.40			
Pine Plantation		61.2			
Ponds					
Pasture					
Reliance Field		5.6			
County Road		3.0			
Pondline ROW		8.0			
ESTIMATED VOLUMES		TOTAL	105.00		
<u>Product</u>	<u>Total Acres</u>	<u>Total Tons</u>	<u>Price/Ton</u>	<u>Value</u>	
Pine Pulpwood	45.14	3733.70	\$17.00	\$63,472.94	
Pine Chip & Saw	25.07	2061.66	\$20.00	\$41,233.41	
Pine Sawtimber	2.19	170.87	\$32.00	\$5,467.84	
Pine Poles	0.33	0.00	\$25.00	\$0.00	
Hardwood Pulpwood	1.43	125.55	\$12.00	\$1,506.62	
Oak Sawtimber	0.00	0.00	\$13.25	\$0.00	
Mixed HW Sawtimber	0.00	0.00	\$24.51	\$0.00	
Pitch Hardwood	0.00	0.00	\$14.00	\$0.00	
Cypress Sawtimber	0.00	0.00	\$21.68	\$0.00	
Cypress Pulpwood	0.00	0.00	\$1.75	\$0.00	
Poplar Sawtimber	0.00	0.00	\$25.00	\$0.00	
TOTALS	73.85	6144.98		\$113,699	
TOTAL TIMBER VALUE		\$113,699			
*Note: These values are projected from a 2009 timber cruise. No data has been used since then.					

Item 505 - "WHITING" appraised by a professional appraiser.