

# Great Hunting and Investment Tract

*Plenty of Paved Road Frontage*

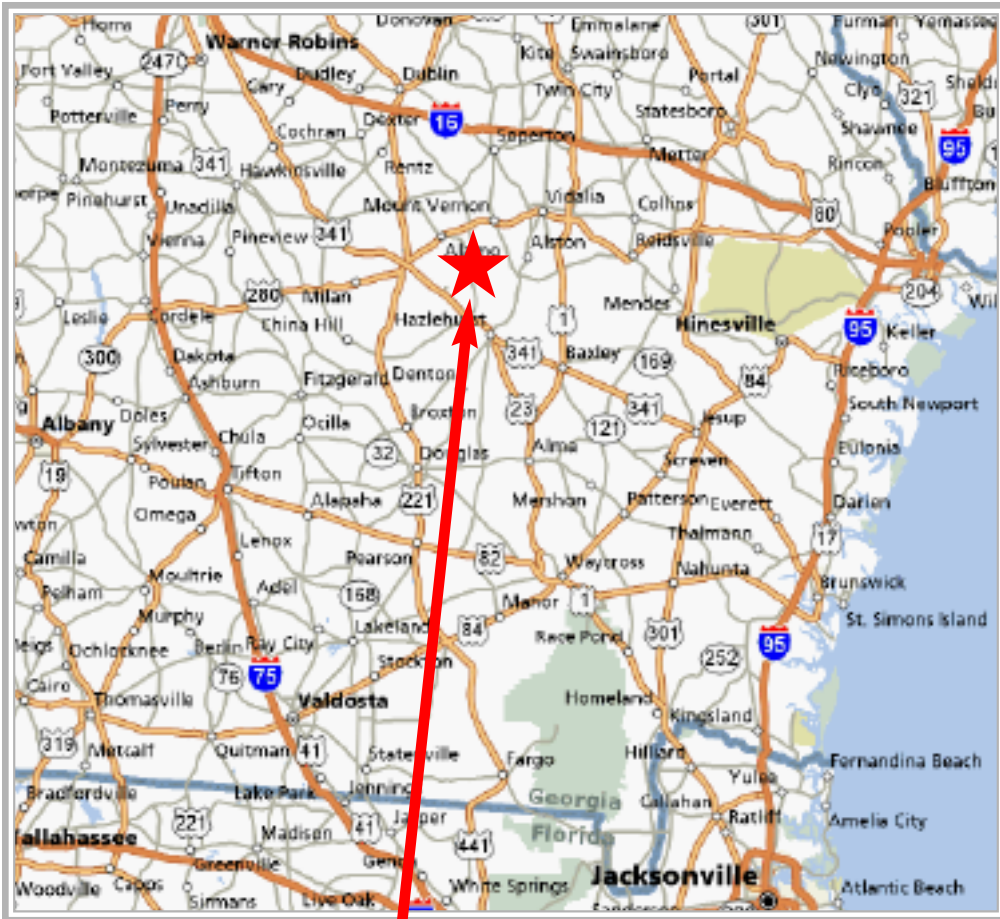


*Bells Ferry Crossing*

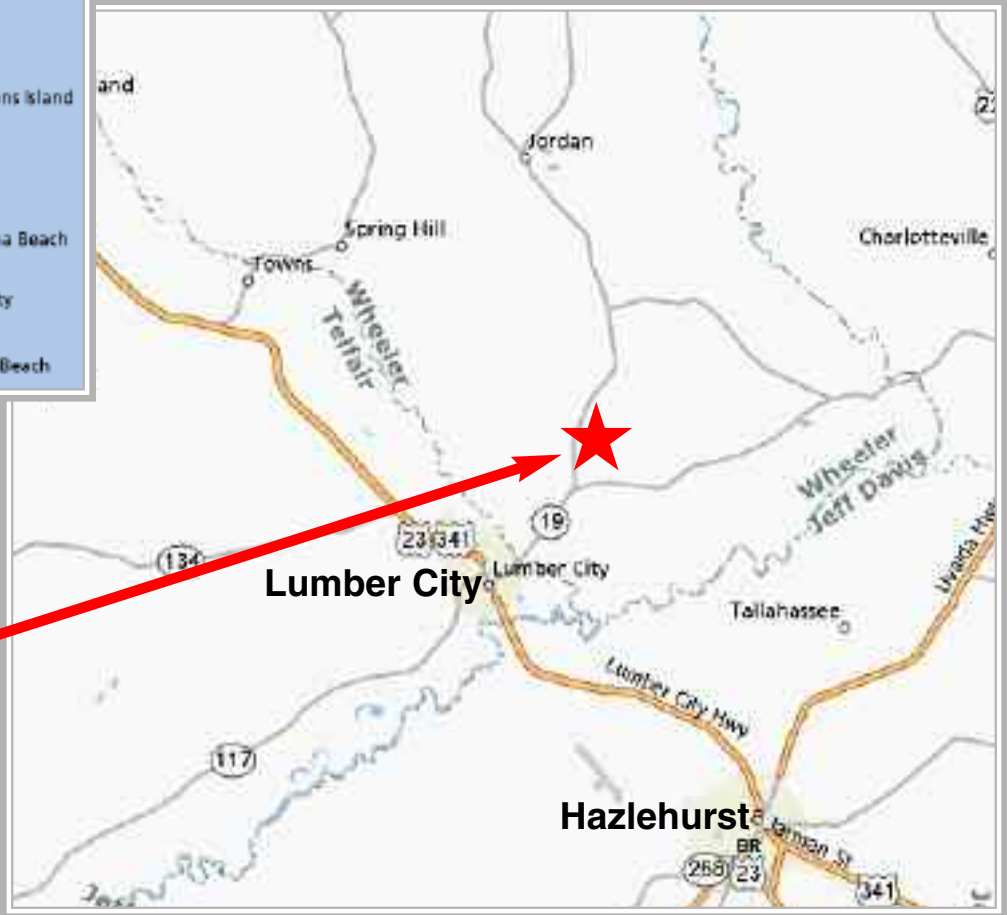
*Perfect for Recreation and Future Development*

Just North of Lumber City, Georgia on Hwy 19 — Approx. 472 acres - \$1800 per acre

**This is a multiple page document... be sure to scroll through all pages.**



**BELLS FERRY CROSSING**  
GREAT HUNTING AND INVESTMENT LAND  
Excellent Access, Paved Road Frontage  
472 Acres, \$1800 per acre  
WHEELER County, Georgia  
Tax ID: 0020-001 and 0011-016



**Property  
Location**



Hwy 19

Lumber City

Bells Ferry Rd





## Property Details

Property is located in Southern Wheeler County three miles north of Lumber City with excellent paved road frontage on Highway 19, and also has a good interior road system

208 acres of Loblolly Pine on the upland acreage

264 acres of Longleaf, Slash, planted and natural pine

The balance is hardwoods

This property would be an excellent investment, and offers very good recreational opportunities

# How Can The Best Property Guy Help YOU?

Simple. The Best Property Guy maintains an extensive inventory of vacant land, primarily in the southeastern United States ... from one-half acre homesites to one million acre timber tracts ... and everything in between. We also offer land in Texas, Mexico, Central and South America.

So whether you are searching for property for your dream home or you are a major developer locating property for your next development — or you represent a land investment firm looking for an appropriate land bank — we probably have the land that fits your needs.

Our inventory is so extensive that we do not have all of our land advertised that we have for sale. If you are in the market for vacant land, please call us and see how The Best Property Guy can help YOU!



## **Lyle Benjamin, CBR**

Licensed Real Estate Agent  
**Charles Rutenberg Realty**  
255 Exec. Drive, Ste. 104  
Plainview, NY 11803

**Cell (917) 683-2625 Anytime**

Tel. (212) 594-0636 • Fax (718) 897-4935

**Email: [BestPropertyGuy@aol.com](mailto:BestPropertyGuy@aol.com)  
[www.TheBestPropertyGuy.com](http://www.TheBestPropertyGuy.com)**

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Charles Rutenberg Realty

