

Allied Land & Timber Company, Inc.

P.O. Box 227
Americus, GA 31709

Phone 800.224.9939
www.alliedlandga.com

237 +- Acres Marion County, Georgia

LOCATION: Approximately 1 mile south of Buena Vista, Georgia, with approximately 3200 feet of frontage on Georgia Highway 41. The property is conveniently located from Buena Vista, Columbus, Albany and Macon, and an easy drive from Atlanta. **DIRECTIONS:** From Buena Vista, take Hwy. 41 south approximately 1 mile. Property will be on right with Allied signs.

DESCRIPTION: The property has various stands of pine plantation (planted in 1992) along with beautiful stands of mature hardwood timber, which consists of both hardwood ridges and creek bottoms along with a nice flowing creek. There is a nice 2 +- acre pond along with beautiful creek branches and the property has many hunting, recreational, and investment possibilities. The tract is located in an area where trophy deer, turkey, ducks, and other small game are numerous.

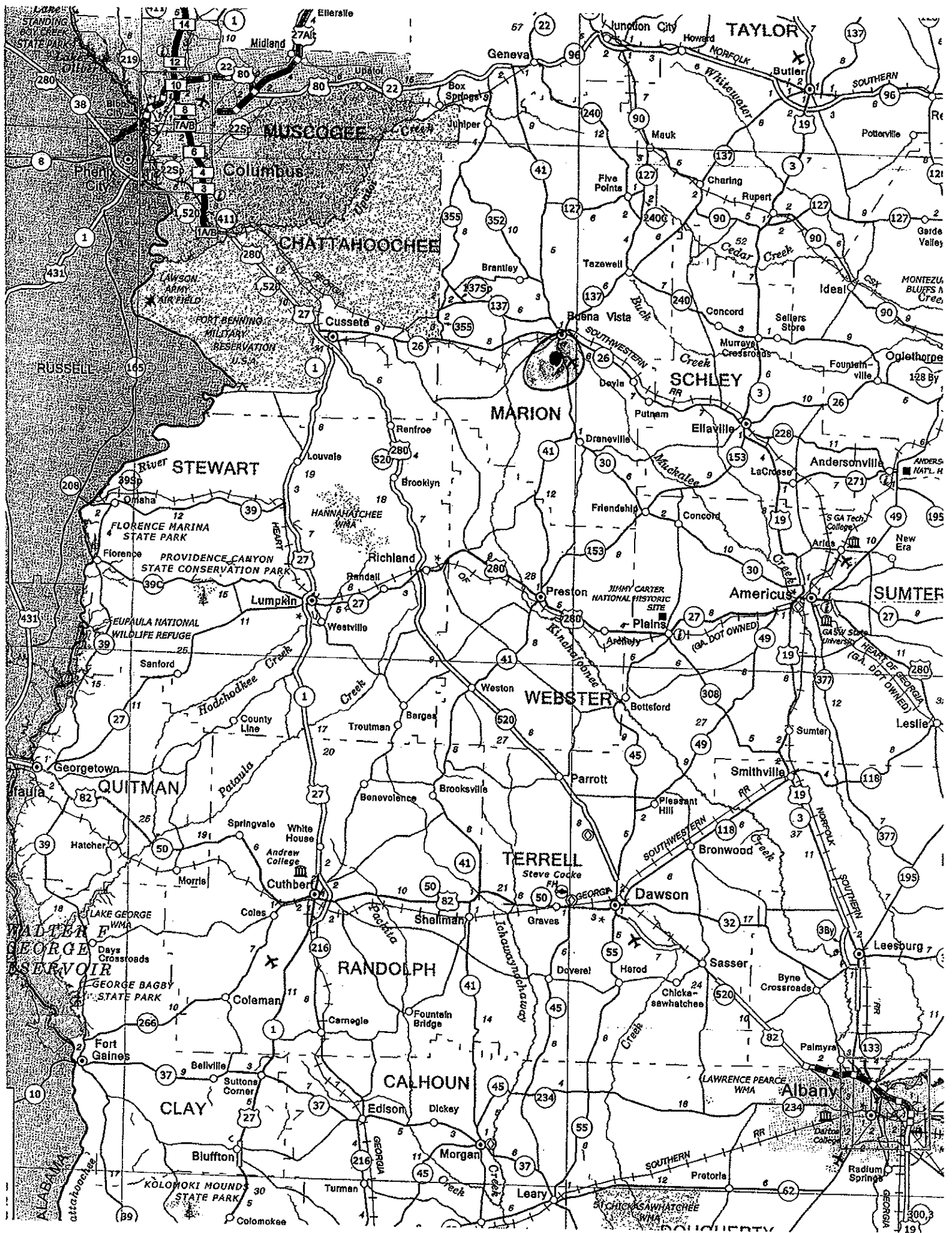
**PURCHASING
INFO:** Cash to Seller at closing.

TERMS: \$ 2395 per acre.

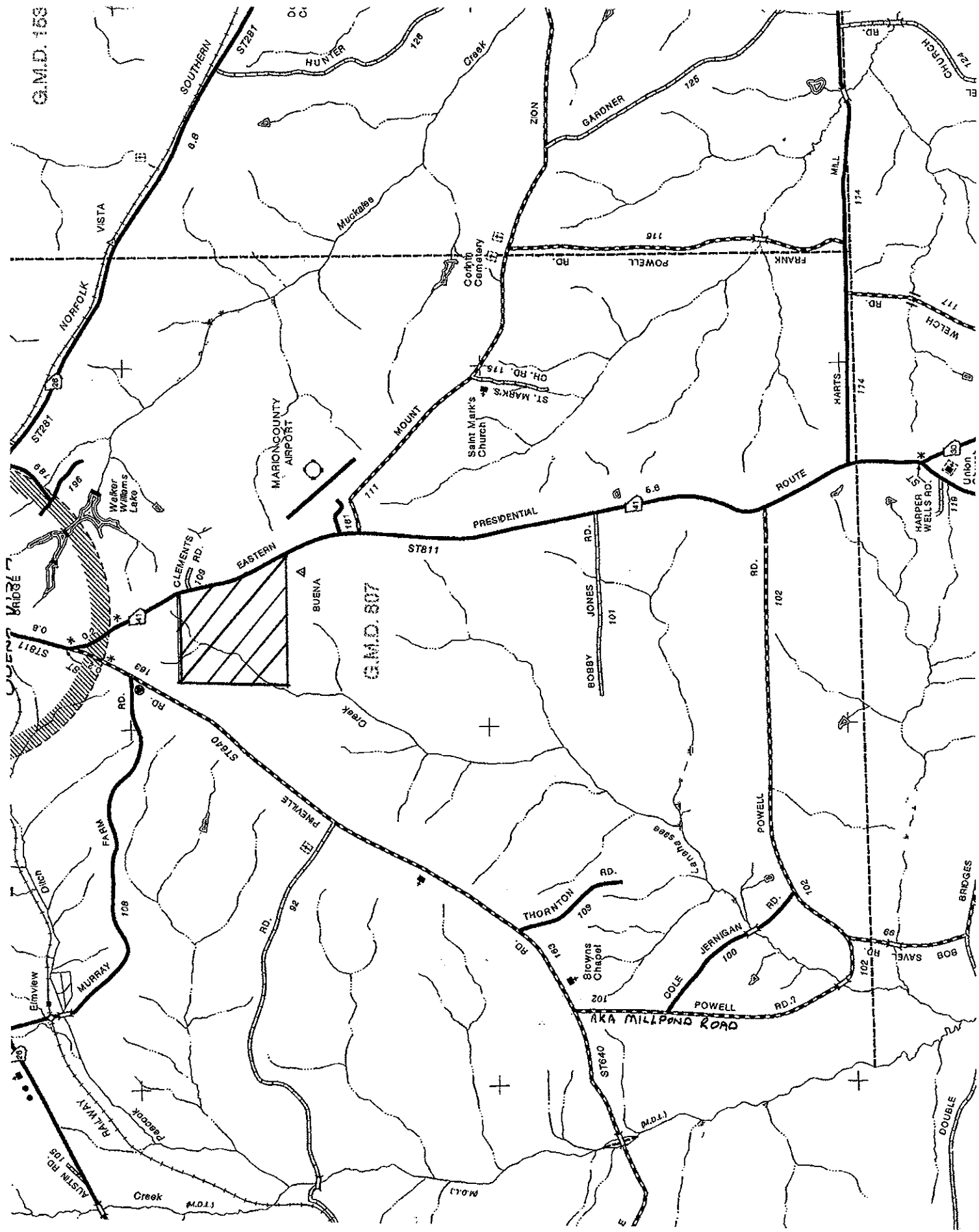
FOR FURTHER INFORMATION OR AN APPOINTMENT TO VIEW THIS OR OTHER PROPERTIES, PLEASE CONTACT:

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1-800-224-9939 TOLL FREE
229-434-1023 OFFICE 229-924-3802
229-894-5392 MOBILE 229-938-6676
thomas@alliedlandga.com E MAIL ADDRESS**

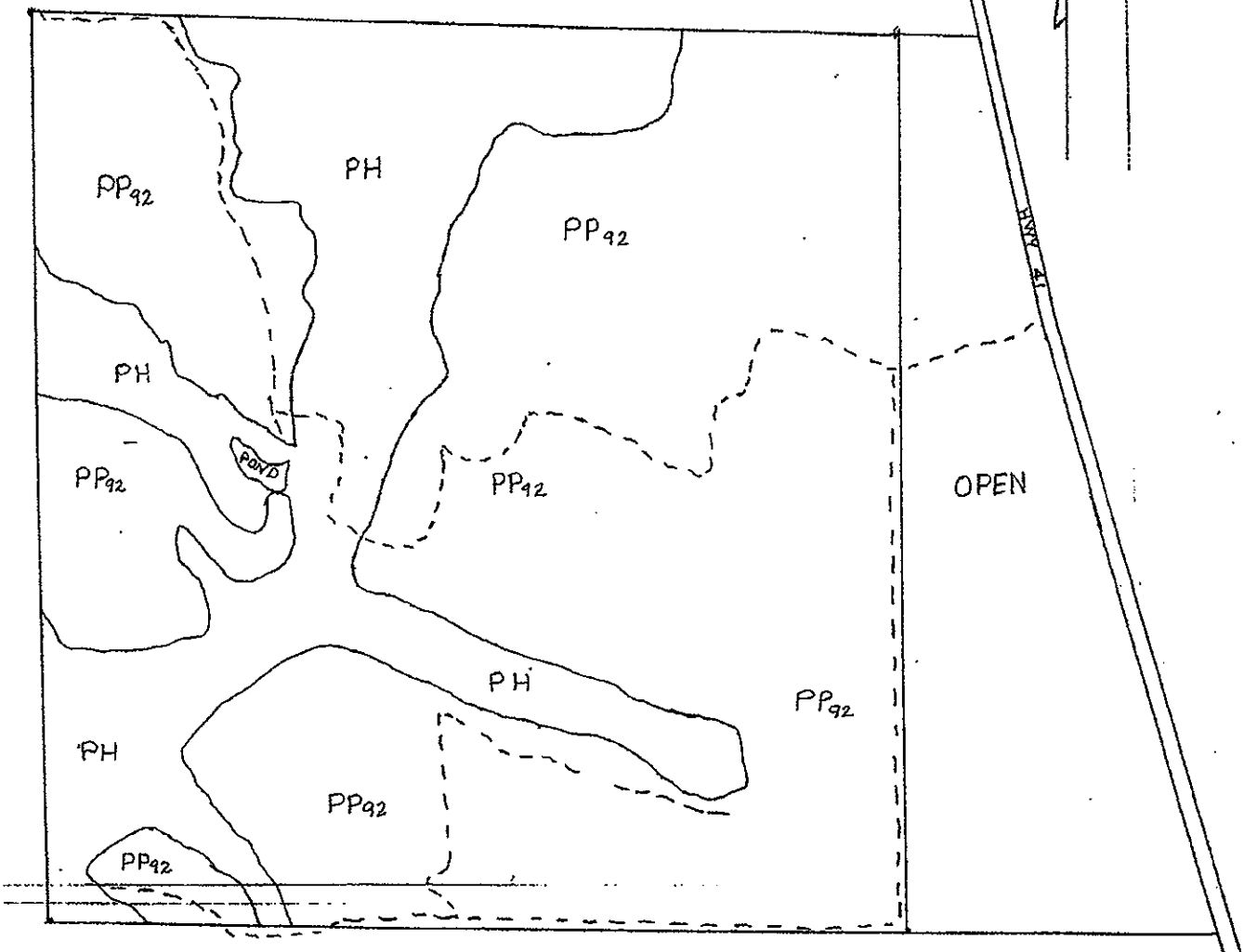
Note: All information in this package was taken from sources believed to be correct and reliable, but Seller nor Seller's agent shall be responsible for any misstatement of fact, or error. It is the Buyer's responsibility to verify any and all information about the subject property before signing a sales agreement. All timber prices, acreage, and ages of timber are estimated and are not guaranteed by Seller nor Seller's agent. Agent is representing the Seller only in this transaction. Allied Land and Timber Company, Inc., is the listing broker of the property and is a licensed real estate corporation in the state of Georgia.



G.M.D. 153



COMP, 24030B MARION 237
 237 ACRES
 MARION COUNTY, GEORGIA
 SCALE: 1" = 503'



LEGEND

- PP PLANTED PINE/YR. PLANTED
- PH PINE - HARDWOOD
- NP NATURAL PINE
- BH BOTTOMLAND HARDWOOD
- WOODS ROAD
- ~>>> STREAM
- OF OLD FIELD