

# Allied Land & Timber Company, Inc.

P.O. Box 227  
Americus, GA 31709

Phone 800.224.9939  
www.alliedlandga.com

## **244.723 +- Acres Marion County, Georgia**

**LOCATION:** The tract is conveniently located just south of Buena Vista, Georgia, with road frontage on Cool Springs Church Road. **DIRECTIONS:** From Buena Vista take Hwy. 41 south to Hwy. 30 and turn left. Go to Draneville (the old Tri County High School) and turn right on Cool Springs Church Road. Go approximately 3 miles and property will be on left. This tract is conveniently located to Americus, Ellaville and Columbus.

**DESCRIPTION:** 244.723 + acres of prime timberland. Formerly owned by Weyerheuser, this tract has it all. The property offers an excellent interior road system, with some of the roads graveled and in very good condition. The tract has a beautiful fishing pond, supplied by a nice creek, a small camphouse, virgin hardwood timber, and merchantable pine plantation in various stages (1984, 1987) with good growth, along with food plots for game.

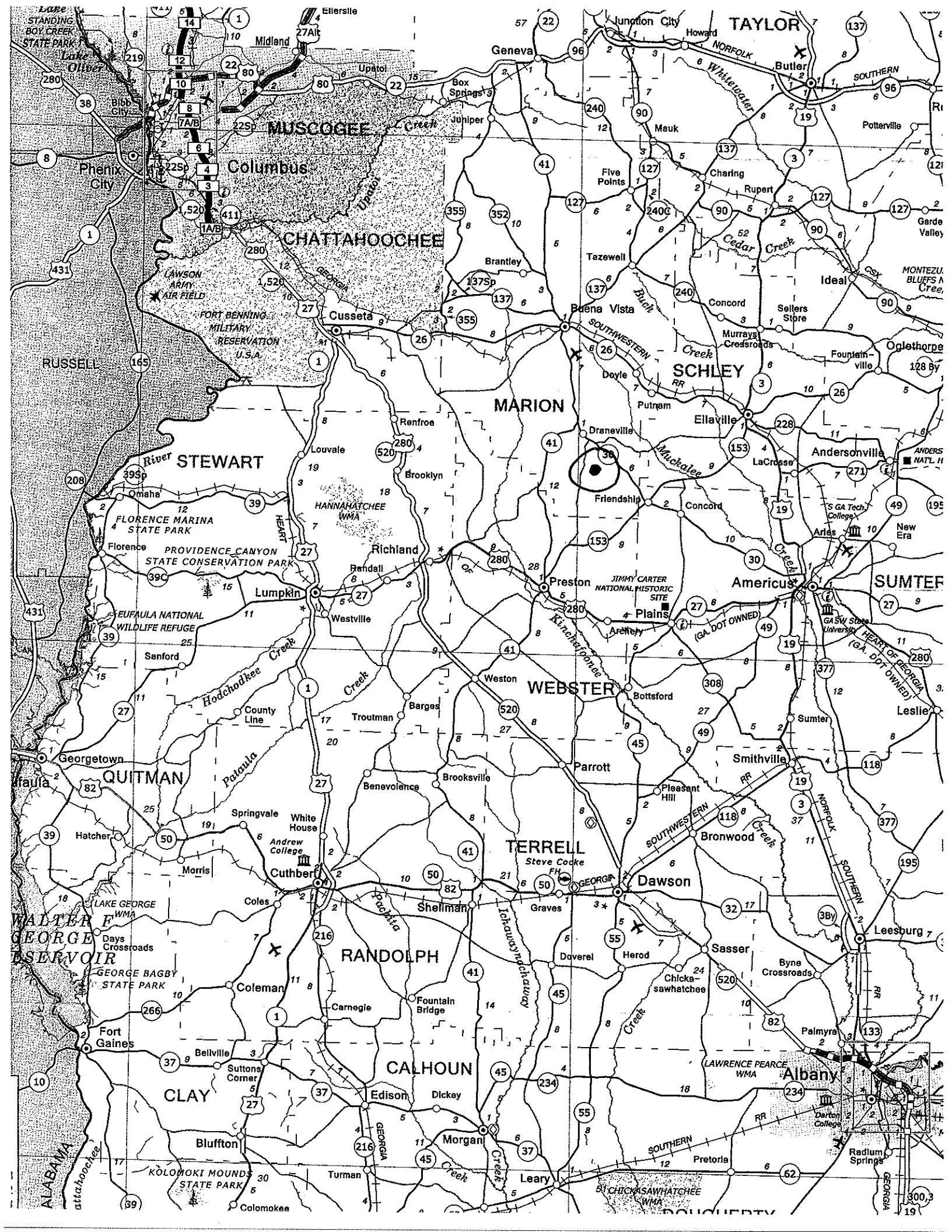
**PURCHASING  
INFO:** Cash to Seller at closing.

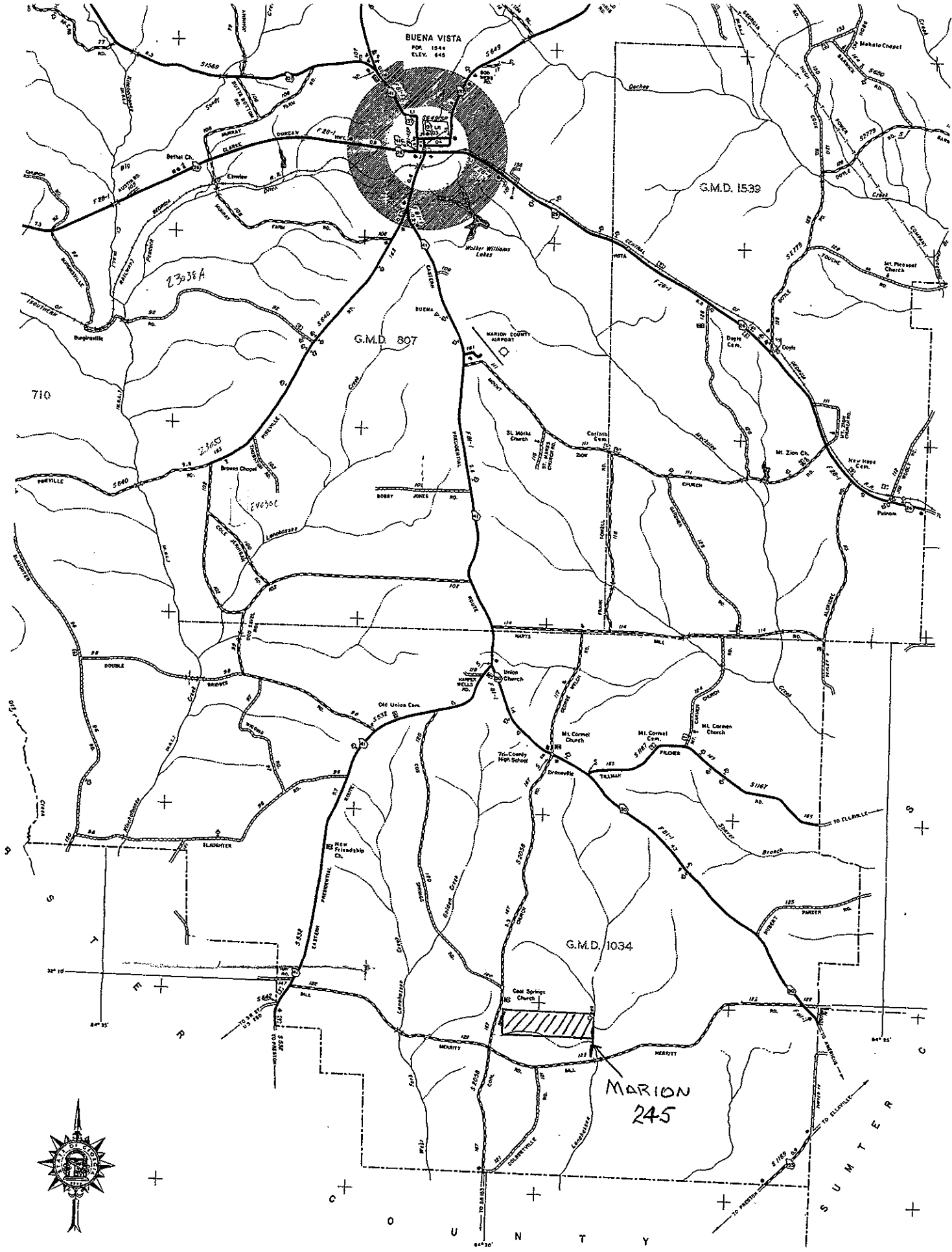
**TERMS:** \$ 1895 per acre with all current timber included.

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

**Thomas Taylor or Bobby Taylor  
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 not 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 & Timber Company, Inc. is the listing Broker of the property and is a licensed real estate corporation in the state of Georgia.

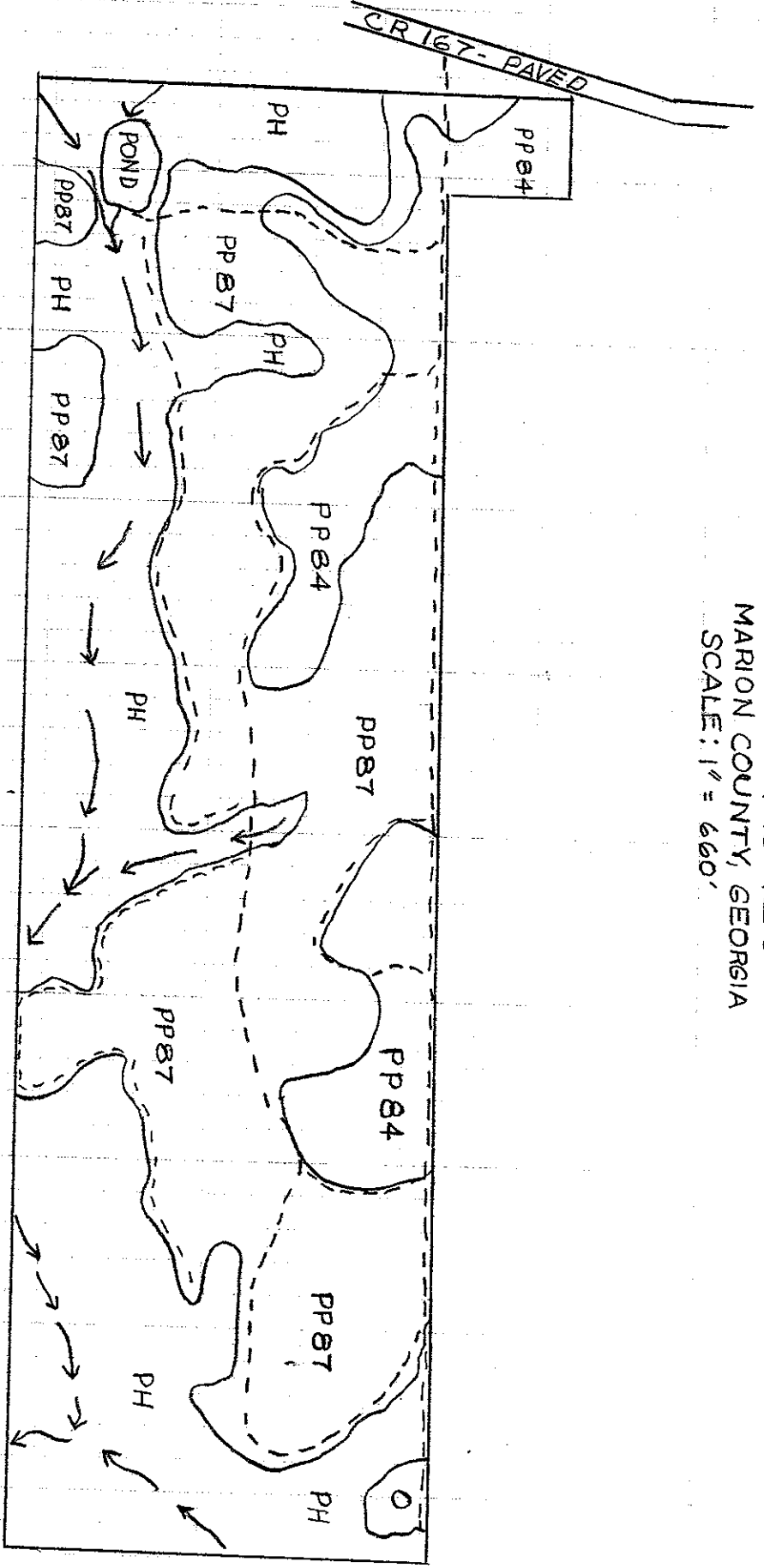




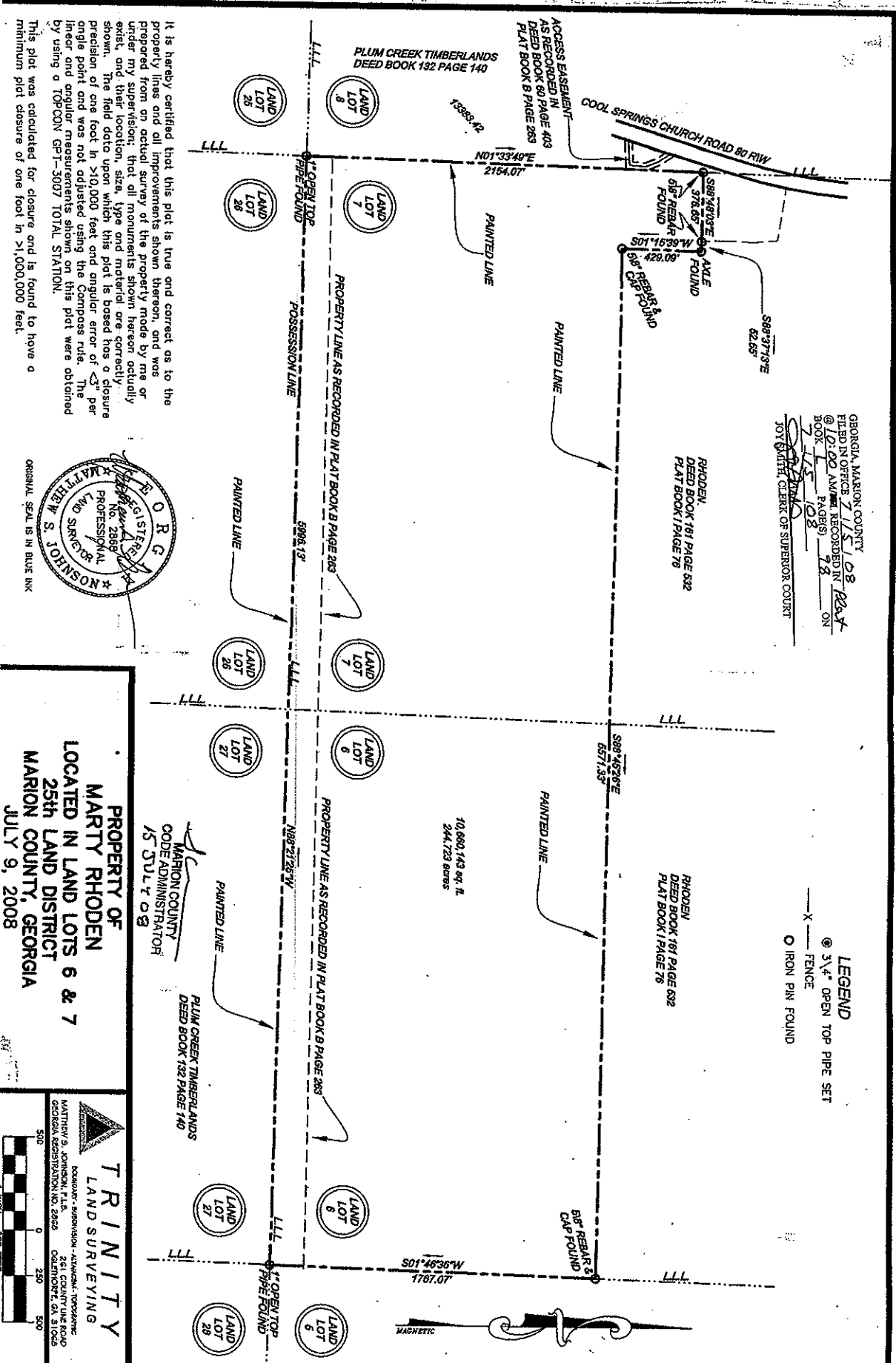
LEGEND

GENERAL HIGHWAY MAP

245± ACRES  
 MARION COUNTY, GEORGIA  
 SCALE: 1" = 660'



LEGEND  
 PH PINE-HARDWOOD  
 PP PLANTED PINE / YEAR PLANTED  
 O OPEN  
 - - - WOODS ROAD  
 - - - CREEK OR STREAM



It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown herein actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in 210,000 feet and angular error of <math>\pm 3''</math> per line and angular measurements shown on this plat were obtained by using a TOPCON GPT-5007 TOTAL STATION.

This plat was calculated for closure and is found to have a minimum plot closure of one foot in 21,000,000 feet.



**PROPERTY OF MARTY RHODEN LOCATED IN LAND LOTS 6 & 7 25th LAND DISTRICT MARION COUNTY, GEORGIA**  
 JULY 9, 2008

**TRINITY LAND SURVEYING**  
 BOUNDARY SURVEYING - ALABAMA, ARIZONA, ARKANSAS, CALIFORNIA, GEORGIA, MISSISSIPPI, MISSOURI, NORTH CAROLINA, SOUTH CAROLINA, TEXAS, VIRGINIA, WEST VIRGINIA  
 MATTHEW S. JOHNSON, P.L.S. 251 COUNTY LINE ROAD  
 GREENSBORO, NC 27409  
 (336) 835-3100

GEORGIA, MARION COUNTY  
 FILED IN OFFICE 7/15/08  
 @ 10:00 AM RECORDED IN BOOK 181 PAGE 632 ON PAGE(S) 78  
 JOY SMITH, CLERK OF SUPERIOR COURT

**LEGEND**  
 ⊙ 3/4" OPEN TOP PIPE SET  
 X FENCE  
 ○ IRON PIN FOUND

