

Allied Land & Timber Company, Inc.

P.O. Box 227
Americus, GA 31709

Phone 800.224.9939
www.alliedlandga.com

300 +- Acres Marion County, Georgia

LOCATION: Approximately 14 miles north of Buena Vista, Georgia, just east of 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 north approximately 9 miles. Turn right onto Hwy. 127 to Bethlehem Church Road and turn left. Go to Johnson Cemetery Road and turn right. Go about 2/10 mile and property will begin on both sides of the road with Allied signs.

DESCRIPTION: The property has 1992 & 1996 pine plantation along with good hardwood timber, which consists of several hardwood ridges and along branches. The property has many hunting, recreational, and investment possibilities. The tract is located in an area where trophy deer, turkey, ducks, and numerous other small game are numerous. The property offers long road frontage and could possibly be divided into smaller parcels of 116 & 184 acres at Seller's discretion.

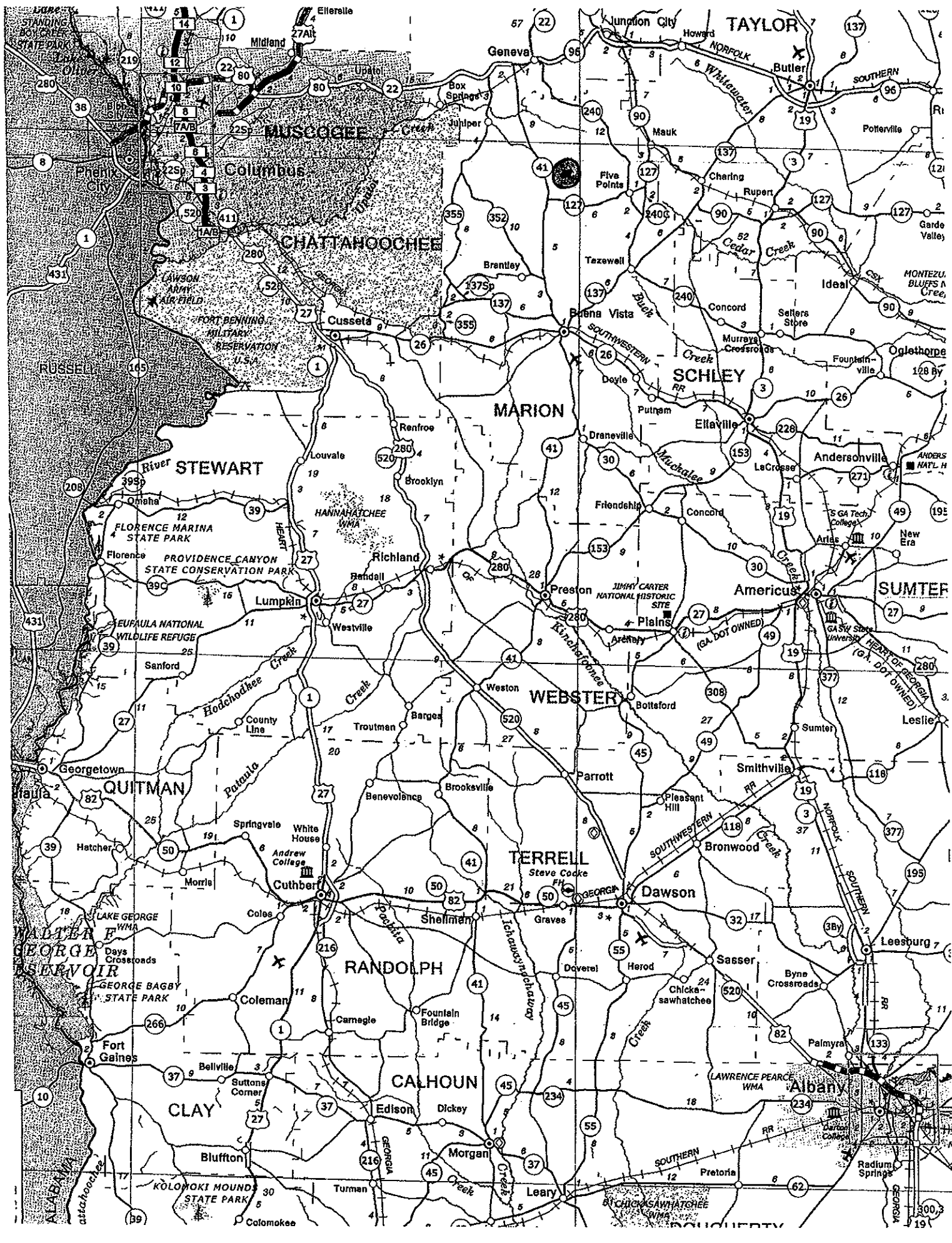
**PURCHASING
INFO:** Cash to Seller at closing.

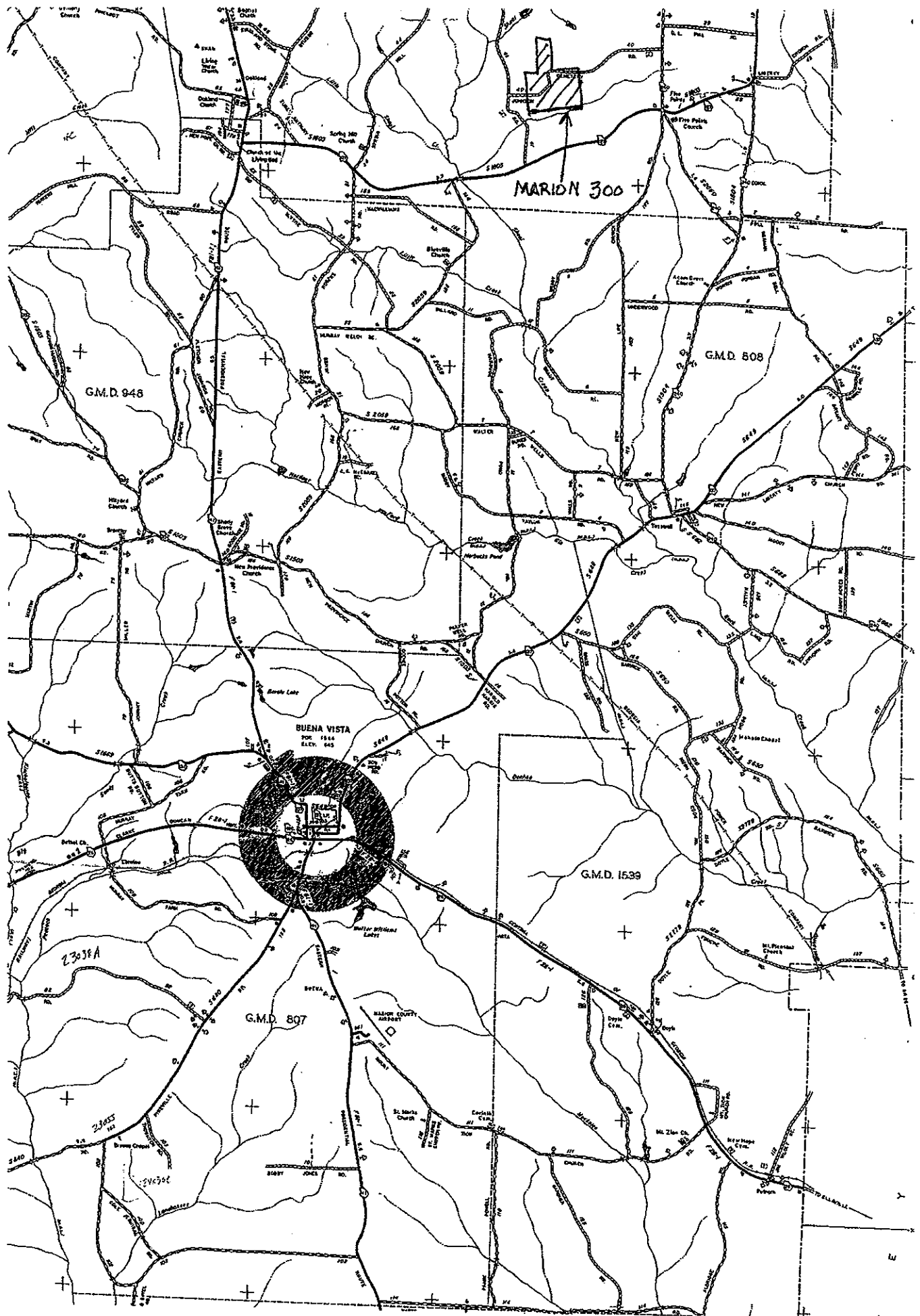
TERMS: \$ 1750 per acre.

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**

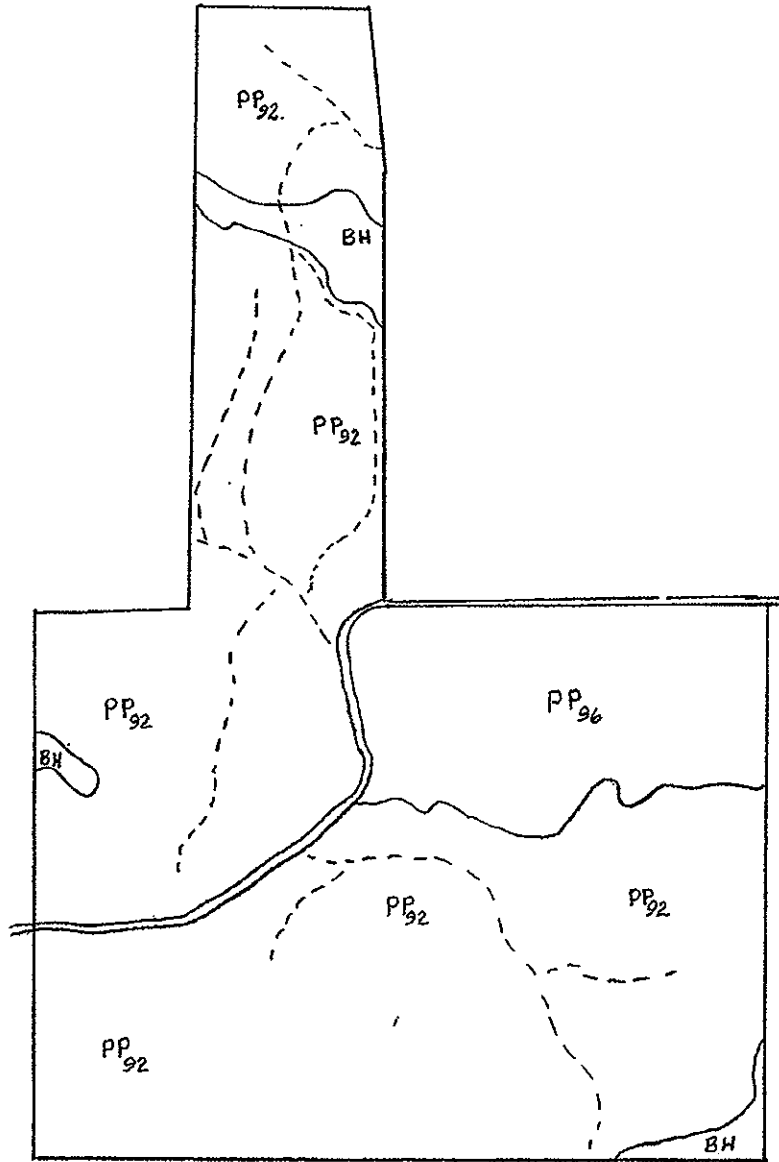
Note: All information in this package was taken from sources believed to be correct and reliable, but Seller nor Seller's agent shall be responsible for any misstatement of fact, or error. It is the Buyer's responsibility to verify any and all information about the subject property before signing a sales 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.





31066A

MARION 300
300 ± ACRES
MARION COUNTY, GEORGIA
SCALE: 1" = 850'

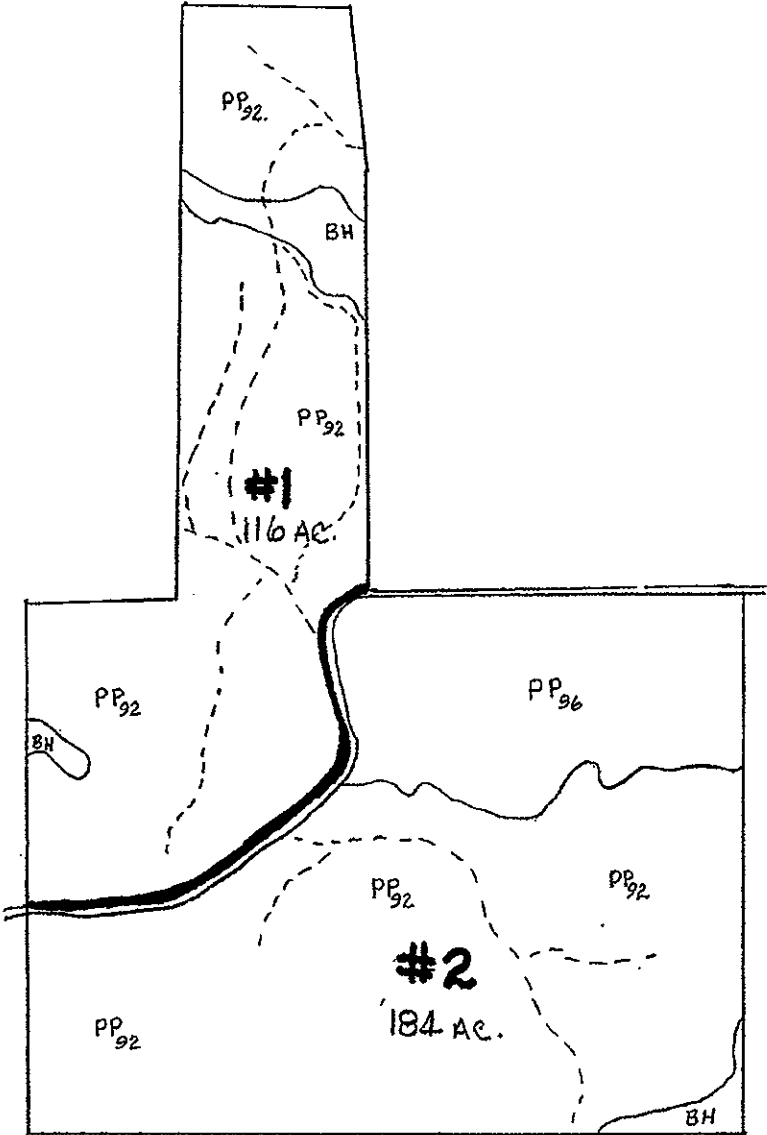


LEGEND

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

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(DIVIDED)

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