

Allied Land & Timber Company, Inc.

P.O. Box 227  
Americus, GA 31709

Phone 800.224.9939  
www.alliedlandga.com

**638 +- Acres  
Marion County, Georgia**

**LOCATION:** Approximately 10 miles northeast of Buena Vista, Georgia and 12 miles southwest of Butler, Georgia, with highway frontage on GA Hwy. 137 along with frontage on Poll Mill Road. The property is conveniently located from Buena Vista, Columbus, Butler and Macon, and an easy drive from Atlanta. **DIRECTIONS:** From Buena Vista, take Hwy. 137 north approximately 10 miles. The property will be on the left at the county line with Allied signs.

**DESCRIPTION:** The property has various stages of pine plantation (1983, 1992, 1998, & 2004) along with some scattered hardwood timber. The property has many hunting, recreational, and investment possibilities. The tract is located in an area where trophy deer, turkey, and other small game are numerous. The property offers long road frontage and could possibly be divided into smaller parcels of 232, 218 & 188 +- acres at Seller's discretion.

**PURCHASING  
INFO:**

Cash to Seller at closing.

**TERMS:**

\$ 1795 per acre for entire tract.  
\$ 2050 per acre for Tract # 1---232 +- acres with excellent timber

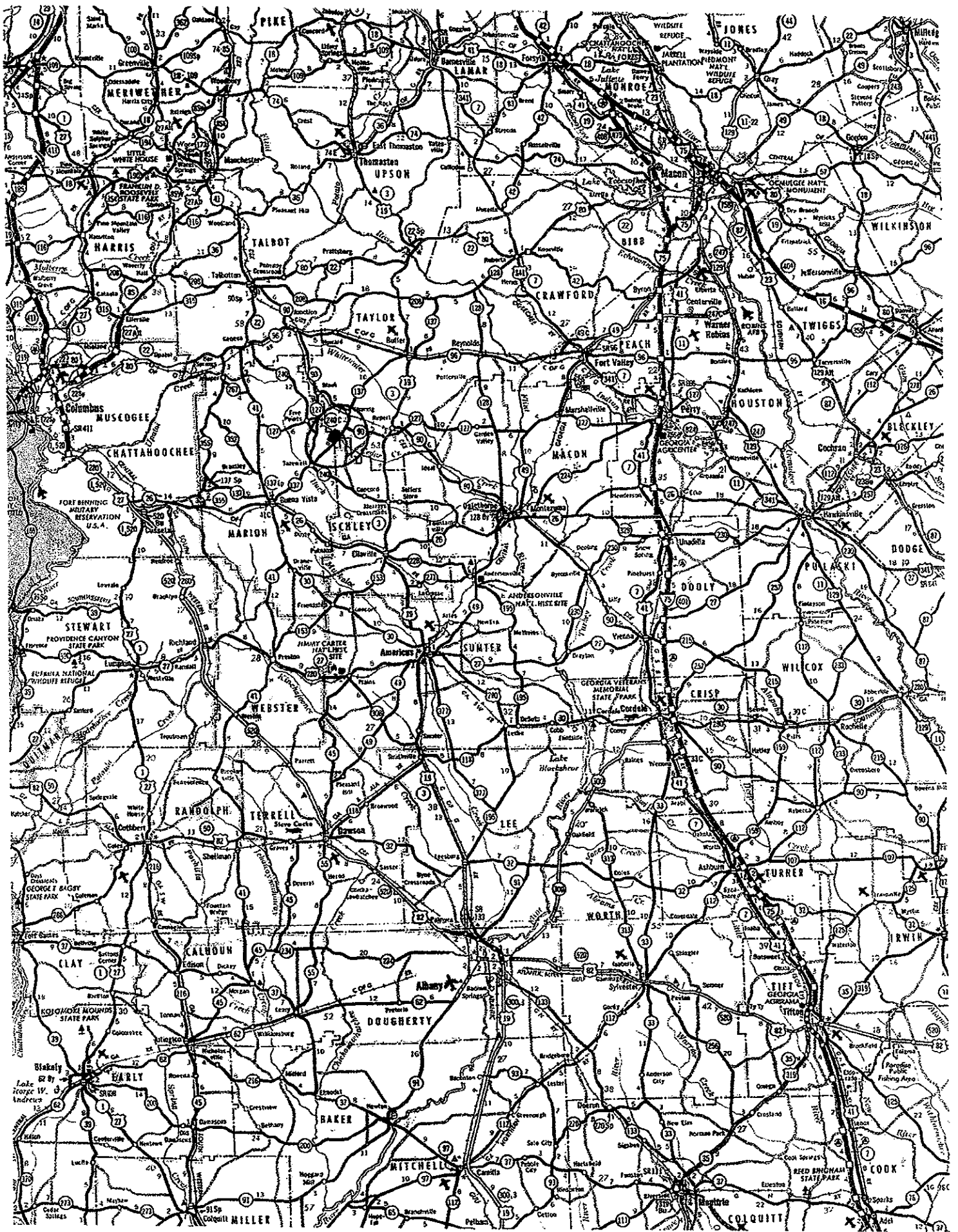
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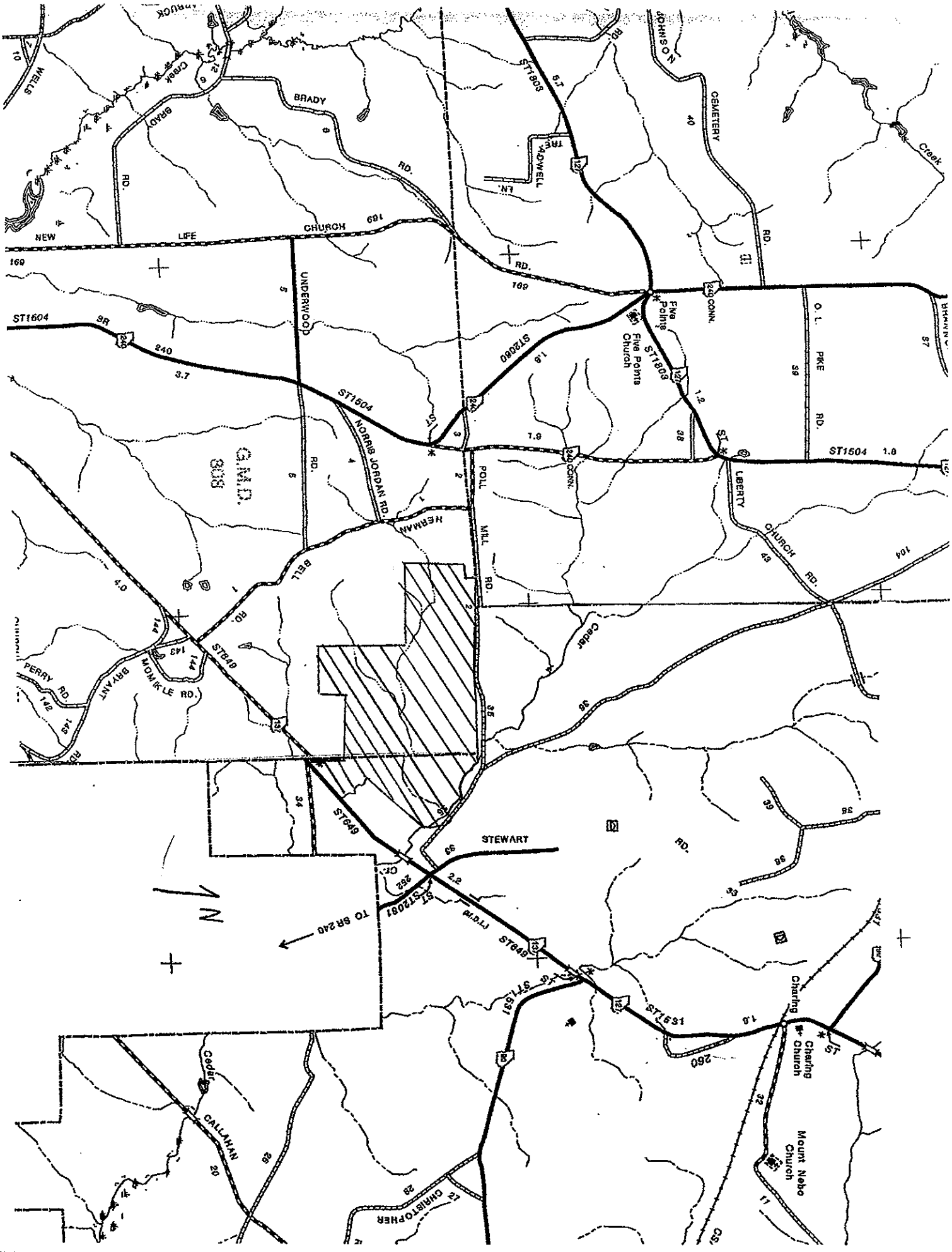
\$ 1650 per acre for Tract # 2---218 +- acres  
\$ 1650 per acre for Tract # 3---188 +- acres

**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.





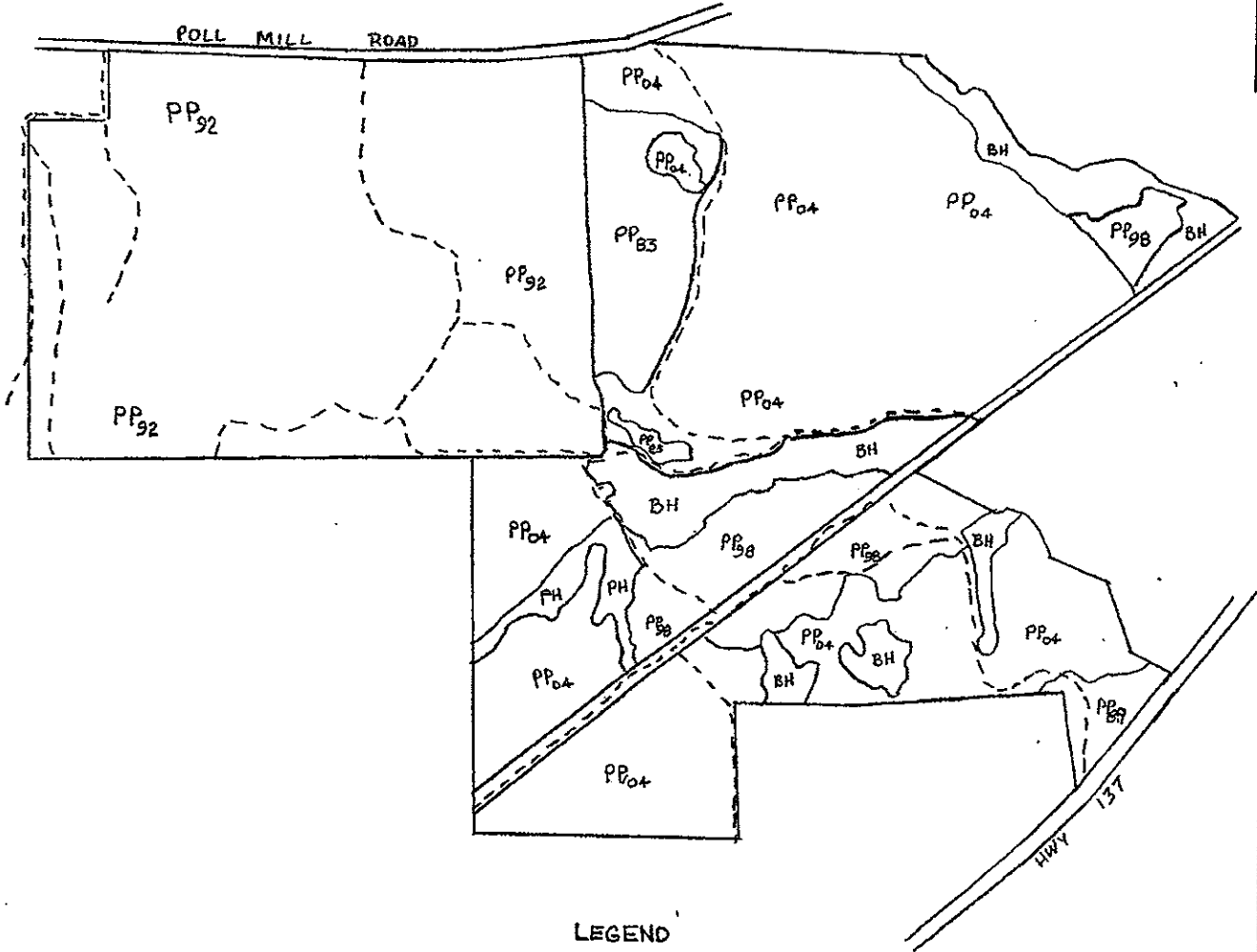
COMP. 23074 G

MARION 638

638.4 ACRES

MARION COUNTY, GEORGIA

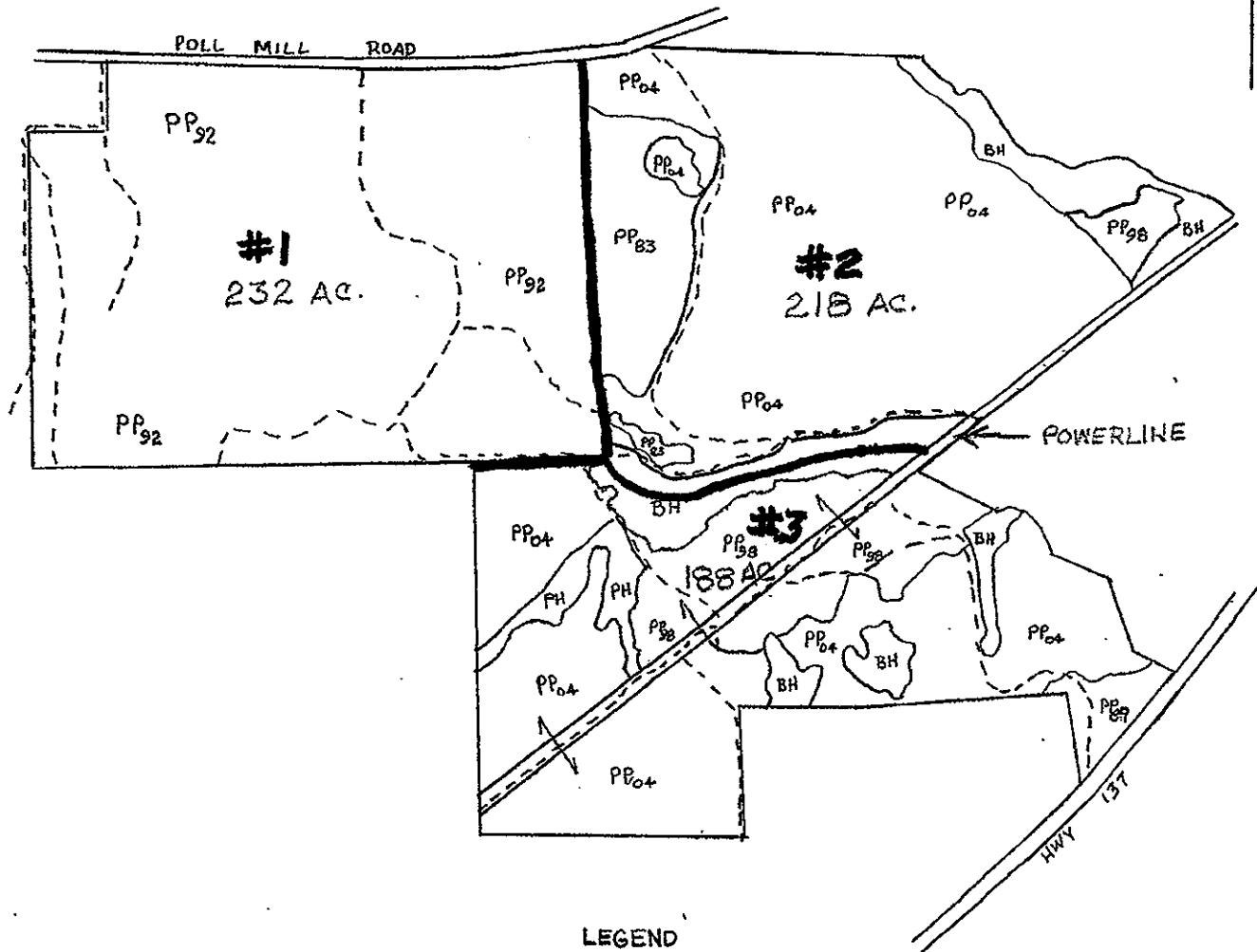
SCALE: 1" = 1125' OR 17CH.



LEGEND

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

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