

Allied Land & Timber Company, Inc.

P.O. Box 227
Americus, GA 31709

Phone 800.224.9939
www.alliedlandga.com

**671 +- Acres
Taylor County, Georgia**

LOCATION: Approximately 10 miles northeast of Buena Vista, Georgia and 12 miles southwest of Butler, Georgia, with frontage on Taylor County Road 36. The property is conveniently located from Buena Vista, Columbus, Butler and Macon, and an easy drive from Atlanta.
DIRECTIONS: From Butler, take Hwy. 137 south approximately 12 miles and turn right on County Road 33 and then immediately left on County Road 35. Go approximately 1 mile to County Road 36 and turn right. Go approximately 3/4 mile and the property will be on both sides of the road with Allied signs.

DESCRIPTION: The property has various stages of pine plantation (1984, 1986, & 2003) along with beautiful mature hardwood along the creeks and branches. 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. This is an excellent timber investment tract with a very good interior road system. The property offers long road frontage and could possibly be divided into smaller parcels of 229, 274, & 168 acres at Seller's discretion.

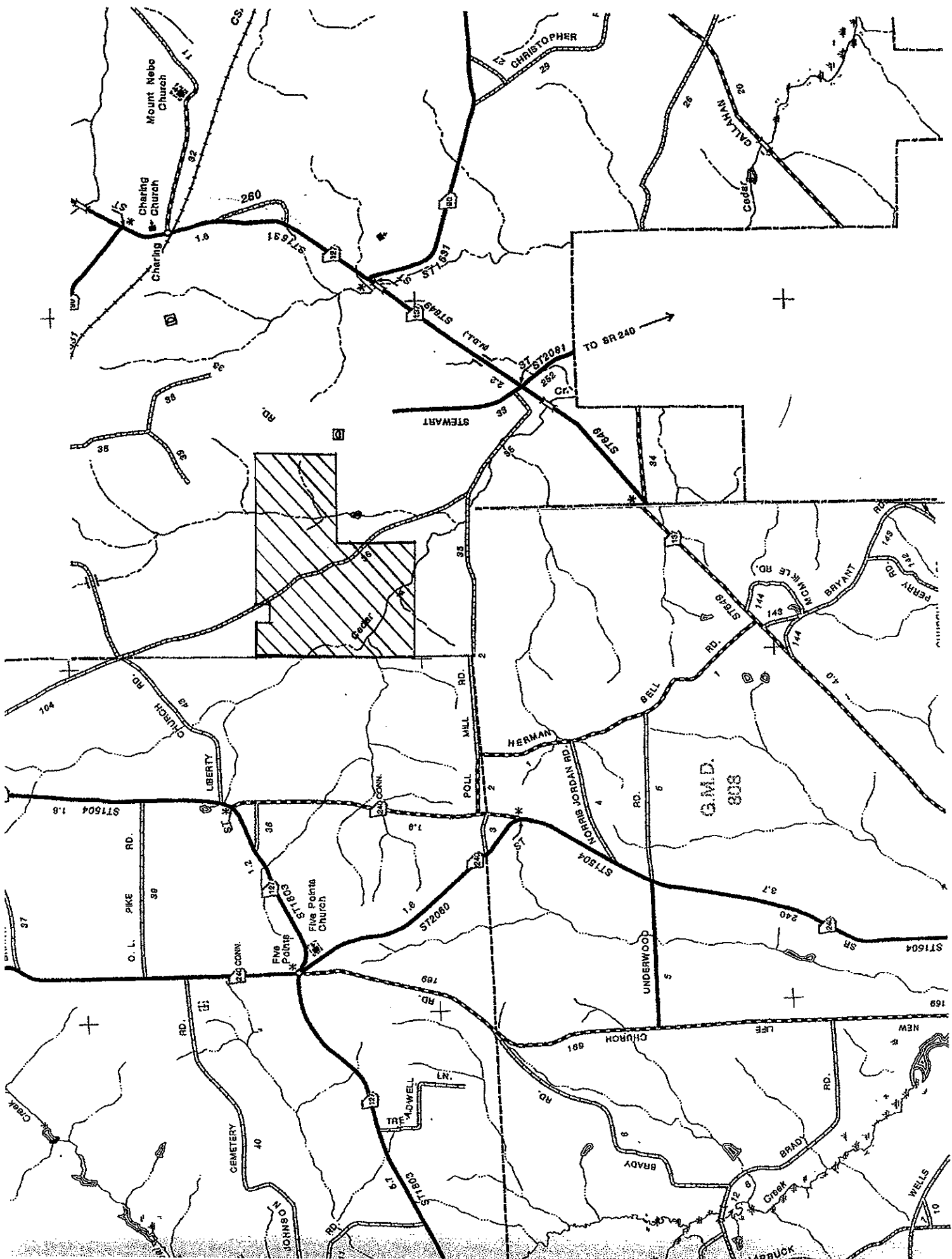
**PURCHASING
INFO:** Cash to Seller at closing.

TERMS: \$ 1895 per acre for entire 671+- acre tract.
\$ 1895 per acre for Tract # 1---229 +- acre tract.
\$ 1895 per acre for Tract # 2---274 +- acre tract.
\$ 1950 per acre for Tract # 3---168 +- acre tract.

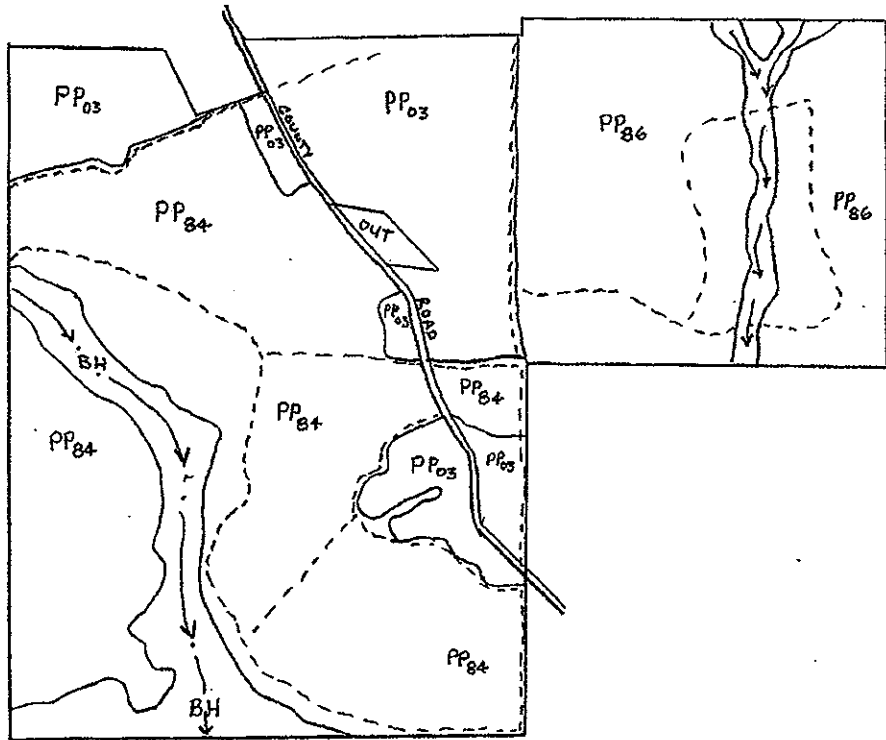
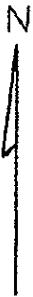
**FOR FURTHER INFORMATION OR AN APPOINTMENT TO VIEW THIS OR
OTHER PROPERTIES, PLEASE CONTACT:**

**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.



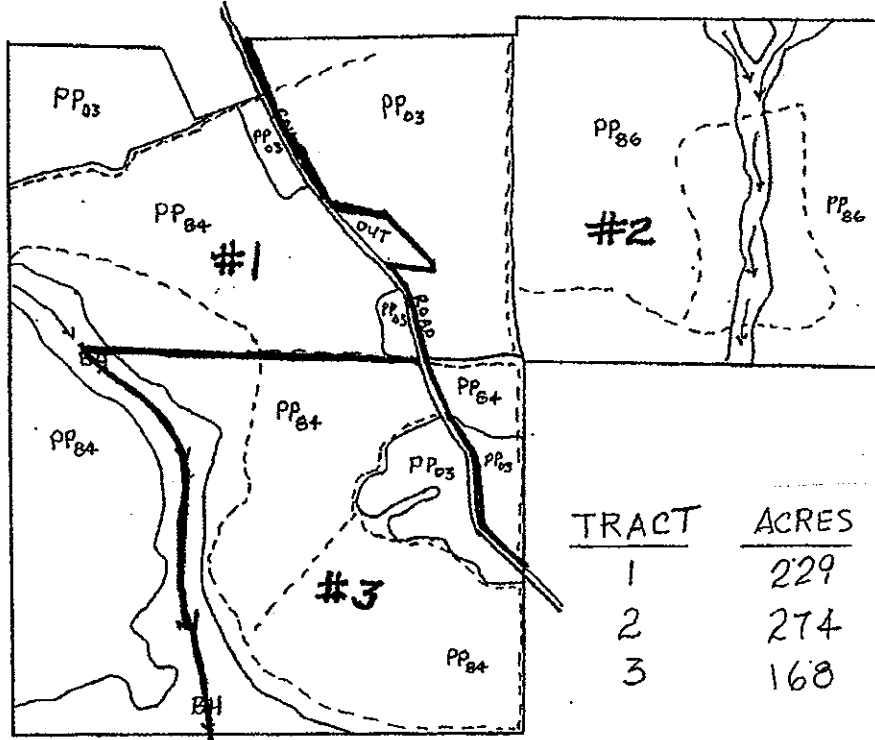
TAYLOR 671
 671. ACRES
 TAYLOR COUNTY, GEORGIA
 SCALE: 1" = 1320'



LEGEND

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

TAYLOR 671
 671.5 ACRES
 TAYLOR COUNTY, GEORGIA
 SCALE: 1" = 1320'



LEGEND

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