

Allied Land & Timber Company, Inc.

P.O. Box 227
Americus, GA 31709

Phone 229-928-9738
Fax 229-928-9134
www.alliedlandga.com

138.8 +- Acres Marion County, Georgia

LOCATION: Approximately 8 miles northwest of Buena Vista, Georgia, with county road frontage on Sulfer Springs Road. The property is conveniently located from Buena Vista, Cusseta and Columbus. **DIRECTIONS:** From Buena Vista, take GA Hwy. 137 east to GA Hwy 355. Turn north and go about 1.5 miles to County Road 84. After approximately ¼ mile, take the left fork and go approximately ½ mile. Property will begin on both sides of road and continue to County Line Church Road with Allied signs.

DESCRIPTION: The property has various ages of pine and hardwood timber, which consists of beautiful hardwood ridges and bottoms. The tract is located in an area where trophy deer, turkey, ducks, and other small game are numerous. The property has been approved to be divided into tracts ranging in size from 5 to 26 +- acres and will make excellent homesites.

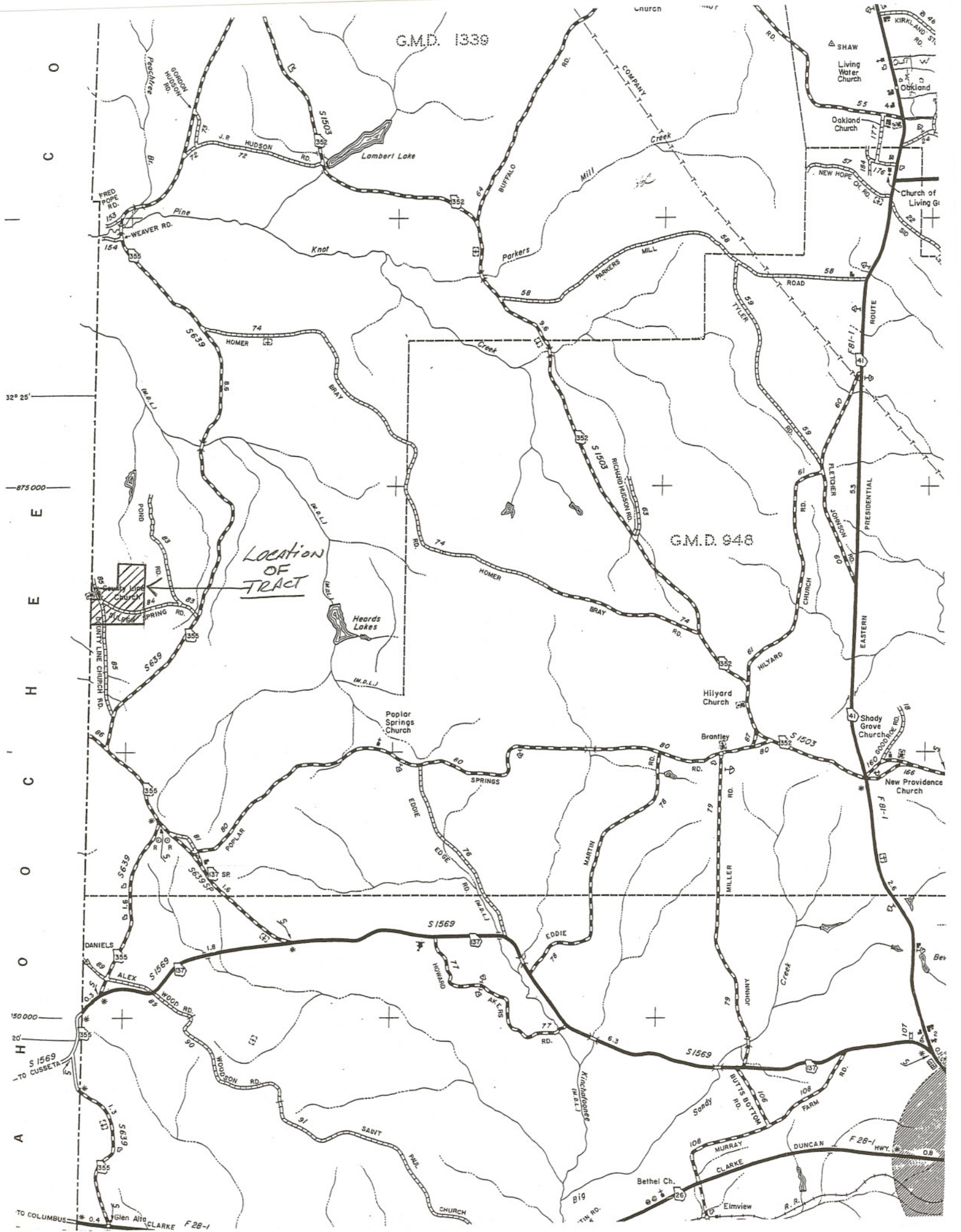
**PURCHASING
INFO:** See attached map for price list.
Cash to Seller at closing.

**PROTECTIVE
COVENANTS:** No modular or mobile homes shall be allowed. 1600 square foot homes. Chicken houses, hog farms, etc.

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 877-895-2033
229-434-1026 FAX 229-928-9134
229-894-5392 MOBILES 229-938-6676
info@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 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. 1339

G.M.D. 948

LOCATION OF TRACT

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32° 25'

875 000

150 000

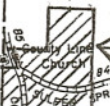
TO CUSSETA

TO COLUMBUS

SHAW
 Living Water Church
 Oakland Church
 Church of Living Gr
 KIRKLAND ST.
 NEW HOPE CH. RD.
 PRESIDENTIAL ROUTE
 FLETCHER JOHNSON RD.
 EASTERN
 SHADY GROVE CHURCH
 NEW PROVIDENCE CHURCH
 BUTTS BOTTOM
 DUNCAN FARM
 BETHEL CH.
 ELMVIEW
 R.R.

Lamberl Lake
 Knot
 Parkers
 MILL
 BRAY
 HOMER
 BRAY
 HILYARD
 HILYARD CHURCH
 BRANTLEY
 SPRINGS
 EDDIE
 EDGE
 MARTIN
 EDDIE
 HOWARD
 ANKERS
 SARIT
 PAUL
 CHURCH
 J.R. HUDSON RD.
 WEAVER RD.
 PINE
 HILYARD RD.
 BRAY RD.
 POPULAR
 SPRING RD.
 DANIELS
 ALEX
 WOOD RD.
 HUDSON RD.
 GLEN ALTO
 CLARKE

Church
 COMPANY
 Creek
 MILL
 ROAD
 TYLER
 ROUTE
 HILYARD
 MILLER
 JOHNNY
 BUTTS BOTTOM
 FARM
 DUNCAN
 BETHEL CH.
 ELMVIEW
 R.R.



H-B TRACT # 23066C
138.8 ACRES

