

# Allied Land & Timber Company, Inc.

P.O. Box 227  
Americus, GA 31709

Phone 800.224.9939  
www.alliedlandga.com

**1050 +- Acres  
(881 & 169 Acres Divided)  
Marion County, Georgia**

**LOCATION:** Approximately 6 miles northwest of Buena Vista, Georgia, with paved county road frontage on Brantley Road and Georgia State Hwy. 137. The property is conveniently located from Buena Vista and the Columbus area and is an easy drive from Atlanta. **DIRECTIONS:** From Buena Vista, take Hwy. 41 north approximately 3 miles to Brantley Road and turn left. Property will be approximately 5 miles on left with Allied signs.

**DESCRIPTION:** This tract is just south of Hilliard Plantation, which offers extraordinary trophy deer and turkey hunting. A large portion of the property has been recently clear cut but still has various stands of pine timber, planted in 1994 & 2000. The tract has a very good interior road system and also offers hardwood ridges and branch bottoms. The property has good hunting, recreational, and investment possibilities and is located in an area where trophy whitetail deer, turkey, and other small game are numerous.

**PURCHASING INFO:** Cash to Seller at closing. Seller will consider dividing the property as shown on the attached map of property.

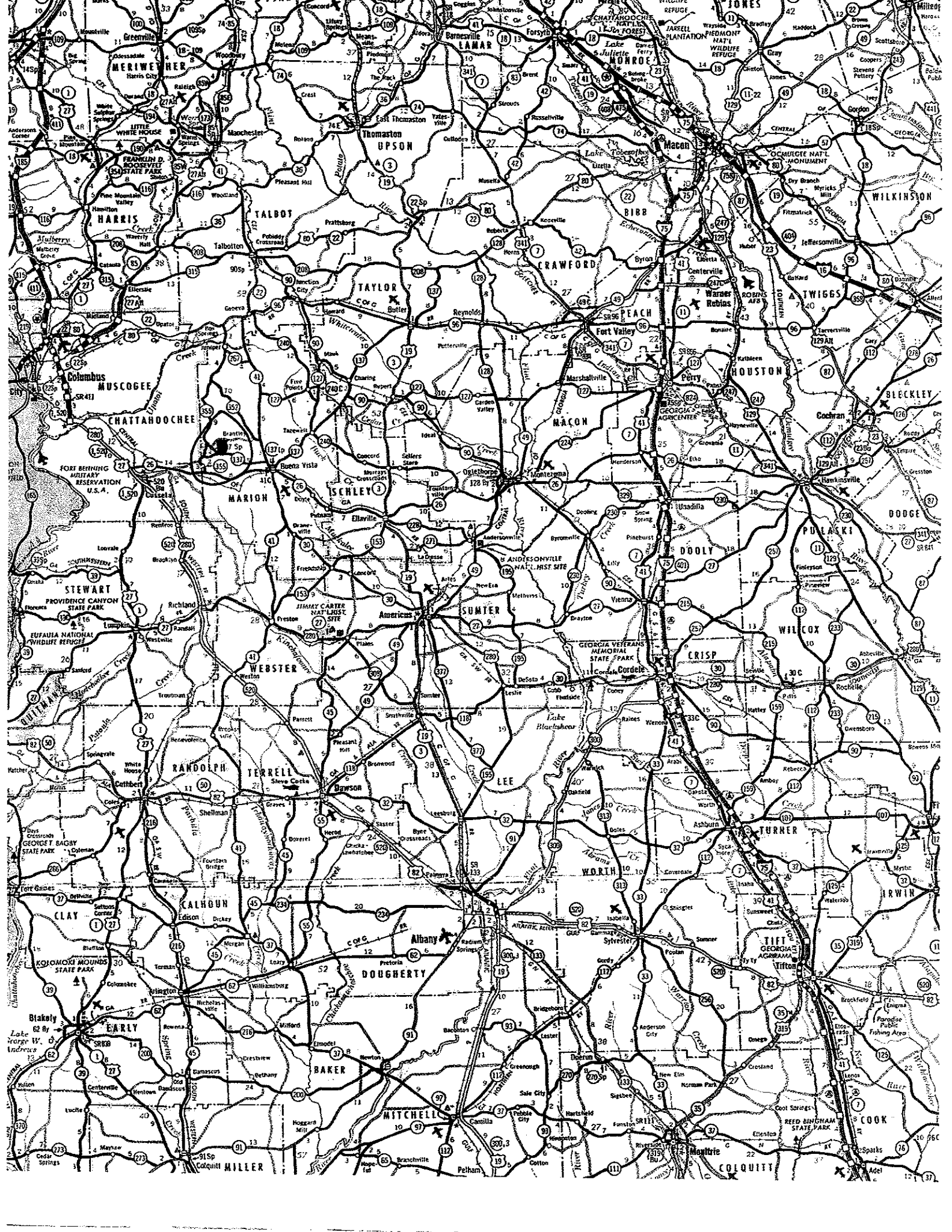
**TERMS:** Tract 1: 881 +- acres north of Hwy. 137 \$ 1700 per acre  
Tract 2: 169 +- acres south of Hwy. 137 \$ 1800 per acre

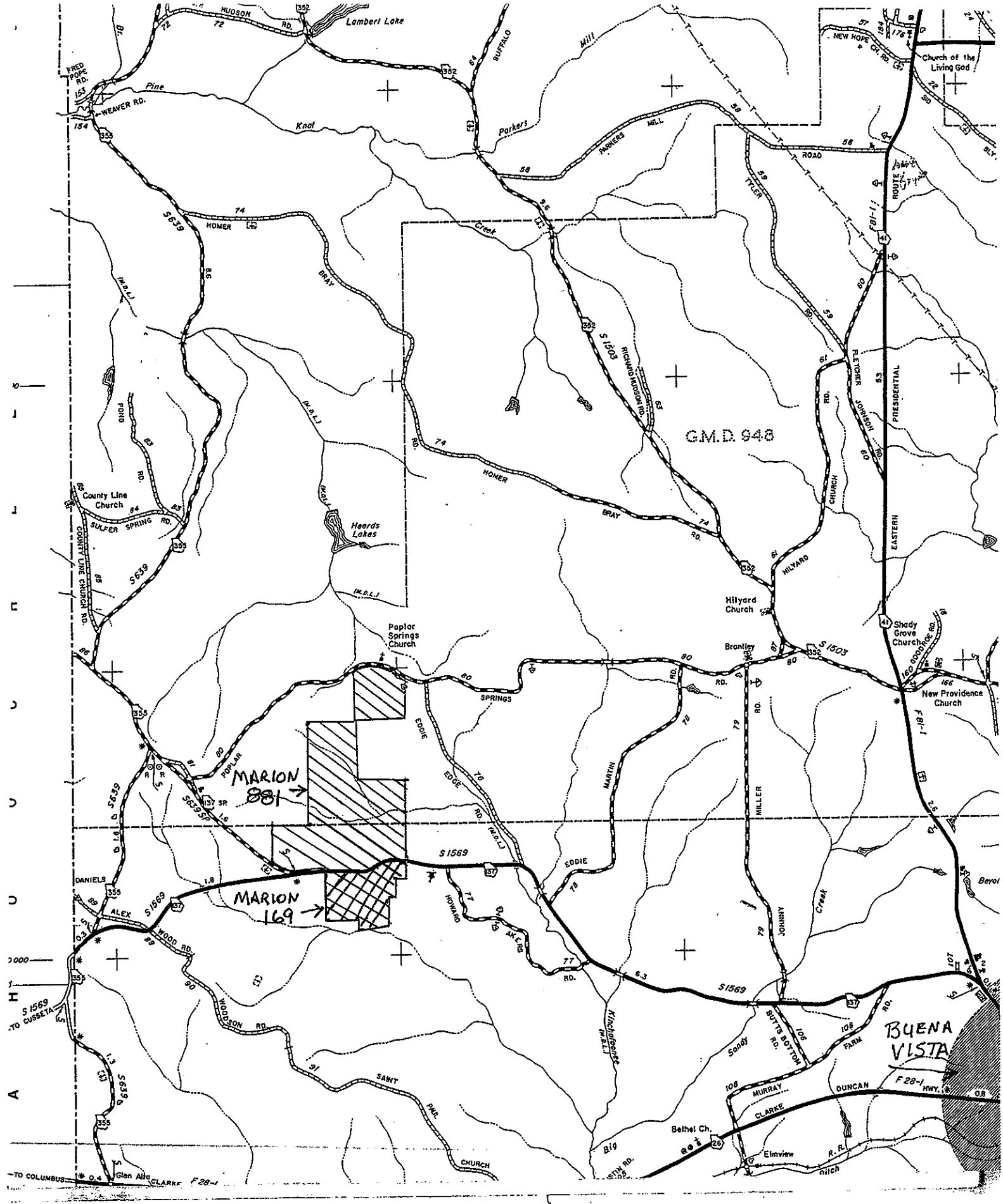
**THE PROPERTY IS GATED AND LOCKED SO PLEASE  
CONTACT US FOR ACCESS INTO THE PROPERTY.**

**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 and Timber Company, Inc., is the listing broker of the property and is a licensed real estate corporation in the state of Georgia.





MARION 881 →

MARION 169 →

G.M.D. 948

BUENA VISTA

A  
H  
G  
F  
E  
D  
C  
B  
1  
2  
3  
4  
5  
6  
7  
8  
9  
10

TO COLUMBUS \* 0.4 Glen Allen CLARKE F 28-1

2000

S 1569 TO CUSSETA

F 28-1

F 28-1

F 28-1

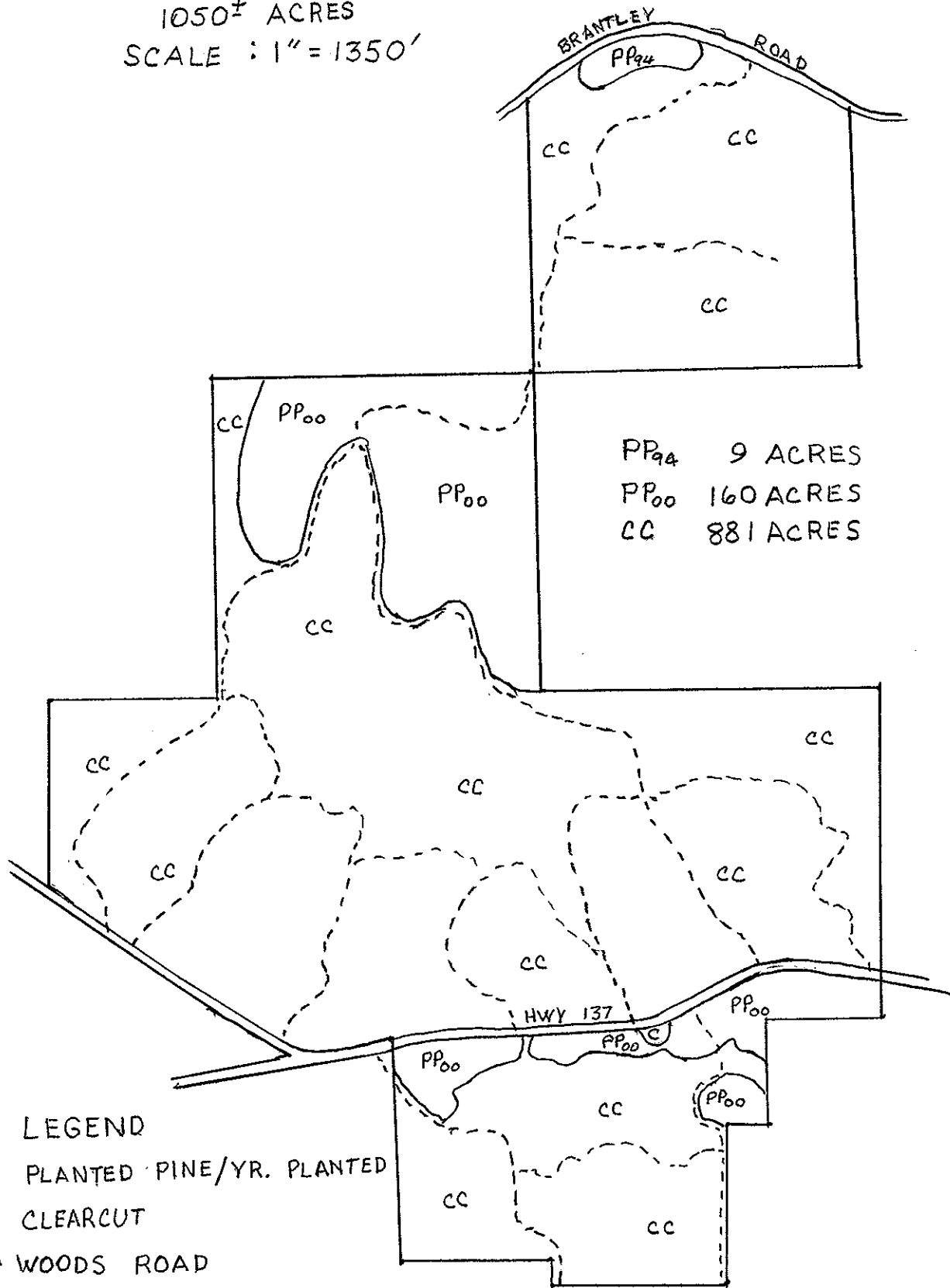
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INGRAM-LEGRAND TRACT  
 MARION COUNTY, GEORGIA  
 1050± ACRES  
 SCALE : 1" = 1350'



PP<sub>94</sub> 9 ACRES  
 PP<sub>00</sub> 160 ACRES  
 CC 881 ACRES

LEGEND

- PP<sub>00</sub> PLANTED PINE/YR. PLANTED
- CC CLEARCUT
- - - WOODS ROAD
- C HUNTING CAMP