

Allied Land & Timber Company, Inc.

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Americus, GA 31709

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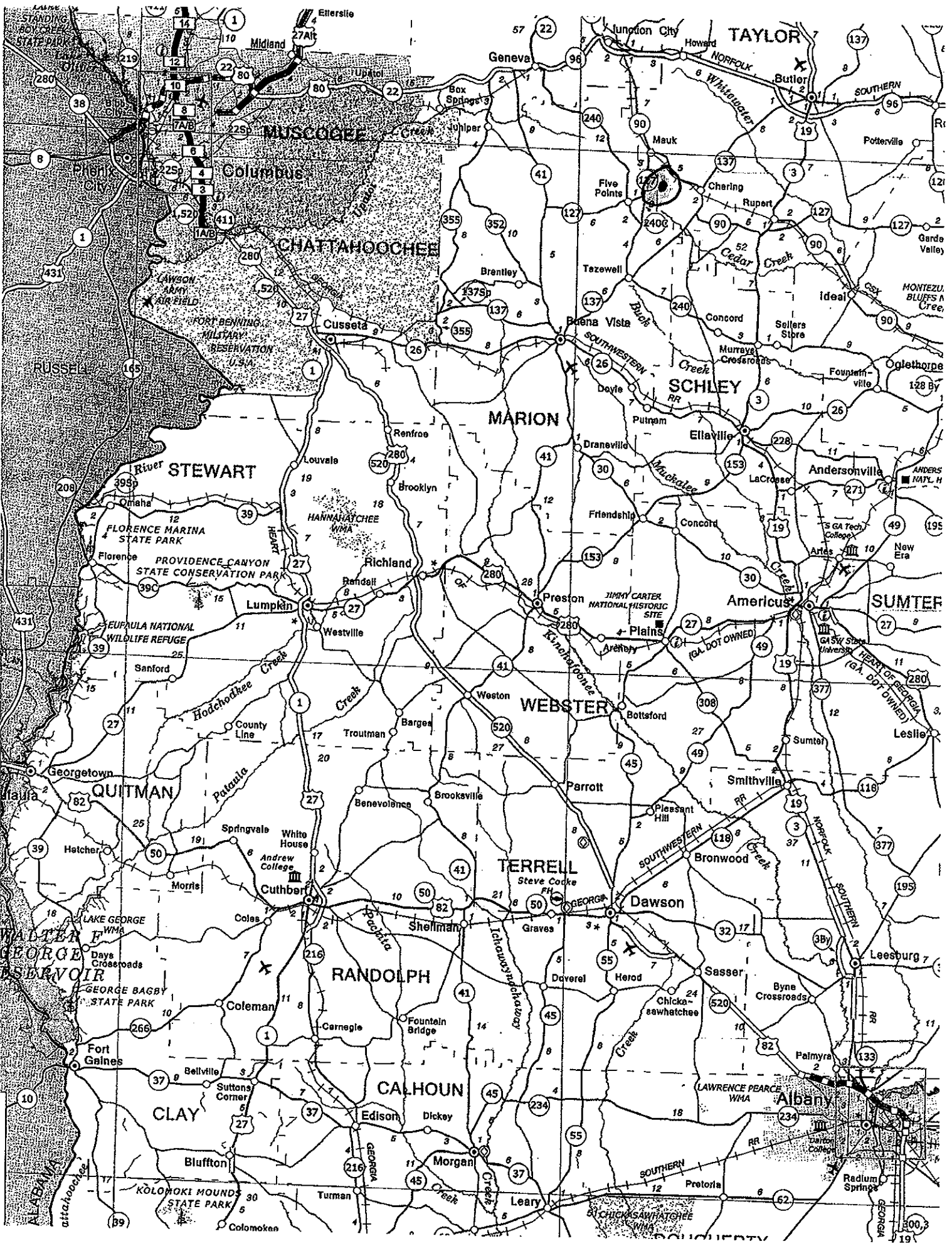
**188 +- Acres
Taylor County, Georgia**

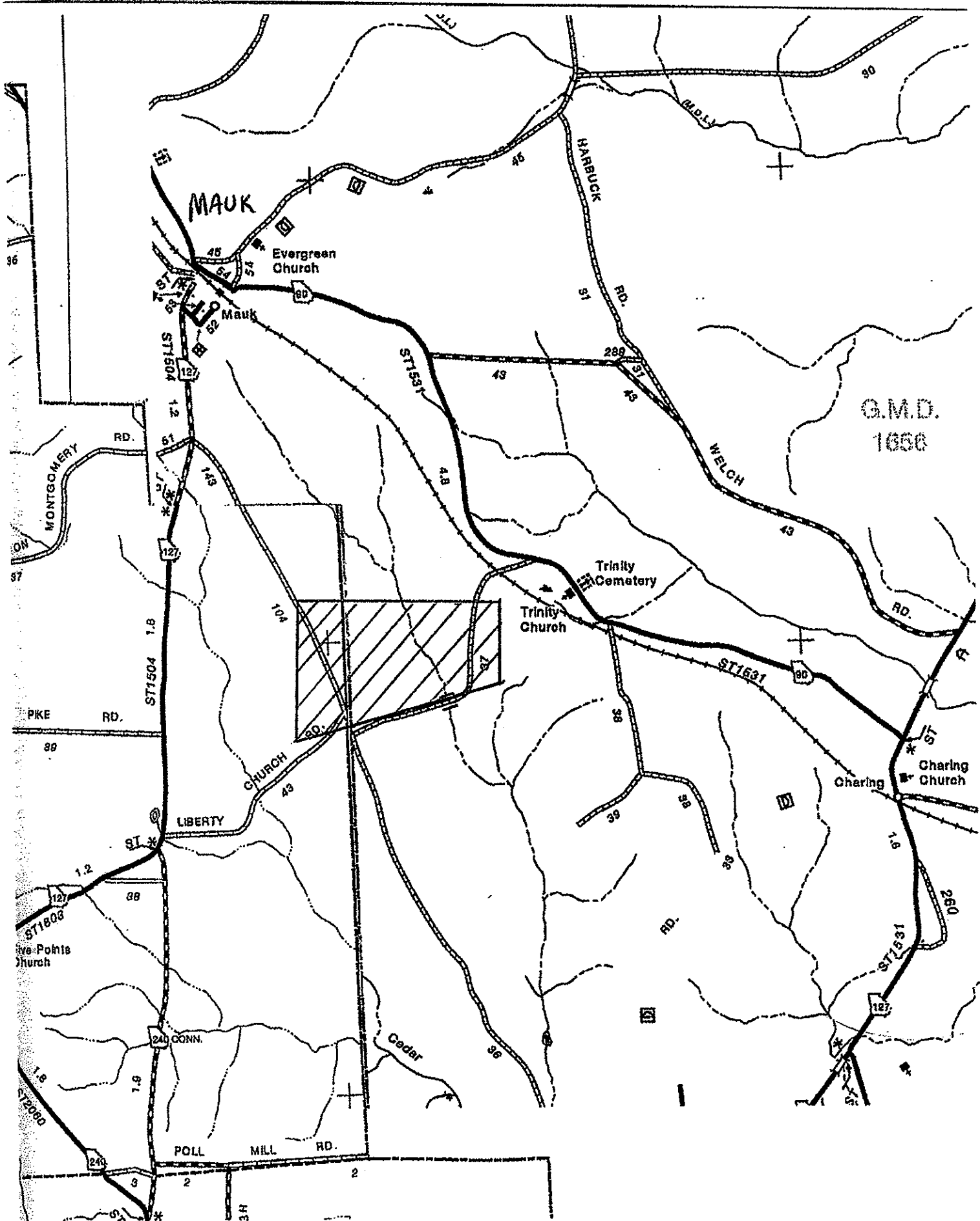
- LOCATION:** Approximately 10 miles northeast of Buena Vista, Georgia and 12 miles southwest of Butler, Georgia, with frontage on Taylor County Road 37. The property is conveniently located from Buena Vista, Columbus, Butler and Macon, and an easy drive from Atlanta.
DIRECTIONS: From Butler, take Hwy. 137 south approximately 11 miles and turn right on Georgia Hwy. 90. Go approximately 2 miles to County Road 37 and turn left. Go approximately 1/2 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 & 2001) along with a beautiful branch, which is full of natural hardwood and merchantable pine. The property has many hunting, recreational, and investment possibilities and is located in an area where trophy deer, turkey, other small game are numerous. The property offers long road frontage and could possibly be divided into smaller parcels at Seller's discretion.
- PURCHASING INFO:** Cash to Seller at closing.
- TERMS:** \$ 1595 per acre for the entire tract.

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

**Thomas Taylor or Bobby Taylor
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229-434-1023 OFFICE 229-924-3802
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thomas@alliedlandga.com E MAIL ADDRESS**

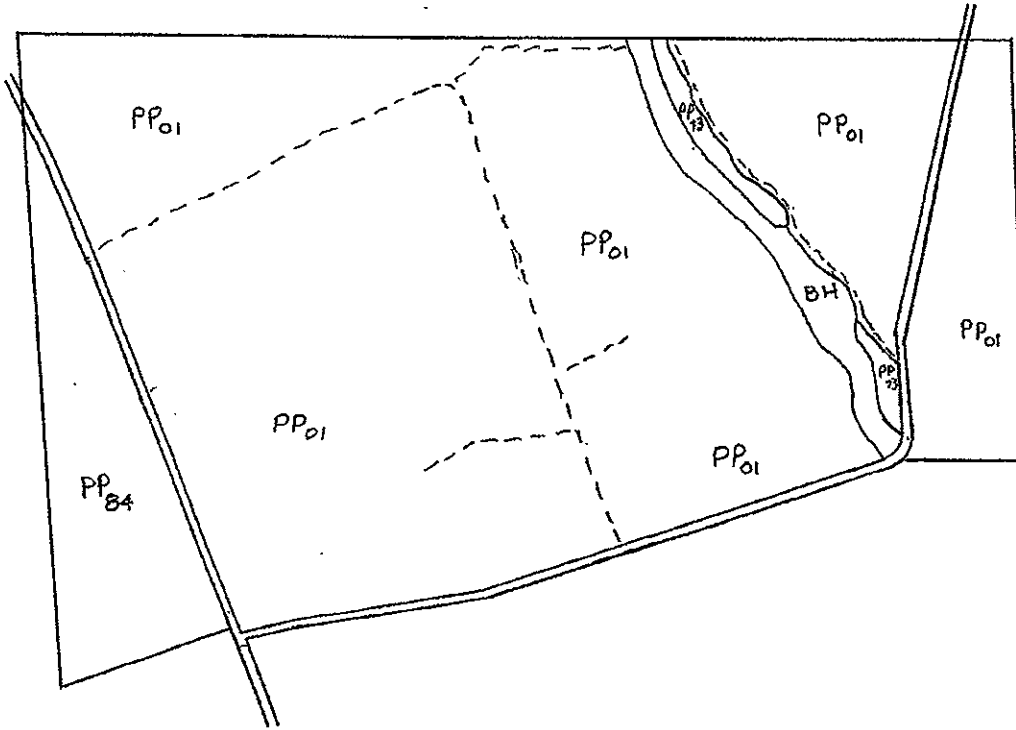
Note: All information in this package was taken from sources believed to be correct and reliable, but Seller nor Seller's agent shall be responsible for any misstatement of fact, or error. It is the Buyer's responsibility to verify any and all information about the subject property before signing a sales 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 31065 A

188 ACRES
TAYLOR COUNTY, GEORGIA
SCALE: 1" = 660'



LEGEND

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