

# Allied Land & Timber Company, Inc.

P.O. Box 227  
Americus, GA 31709

Phone 800.224.9939  
www.alliedlandga.com

## **200 +- Acres Marion County, Georgia**

**LOCATION:** Approximately 4 miles south of Buena Vista, Georgia, just east of Highway 41. The property is conveniently located from Buena Vista, Columbus, Albany and Macon, and an easy drive from Atlanta.  
**DIRECTIONS:** From Buena Vista, take Hwy. 41 south to Pineville Road and go approximately 4-5 miles. Property will be on right with Allied signs. Turn on woods road and follow as shown on attached map to property.

**DESCRIPTION:** The property has various ages of pine plantation (1987, 1990, and 2001) along with beautiful hardwood timber, which consists of hardwood ridges, creek bottoms along with several creek branches. There is a nice 5 +- acre pond along with beautiful creek branches and 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.

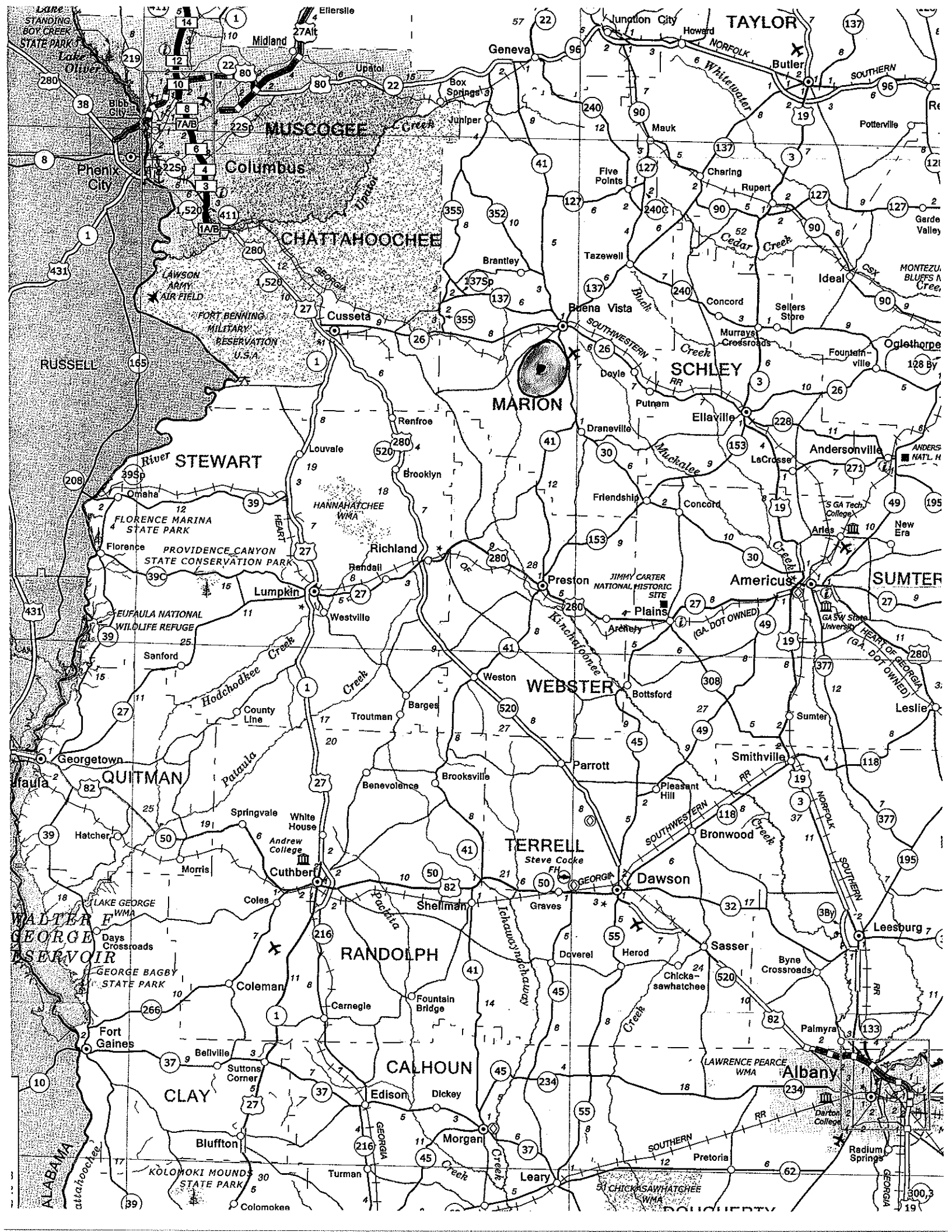
**PURCHASING  
INFO:** Cash to Seller at closing.

**TERMS:** \$ 2075 per acre.

### **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.





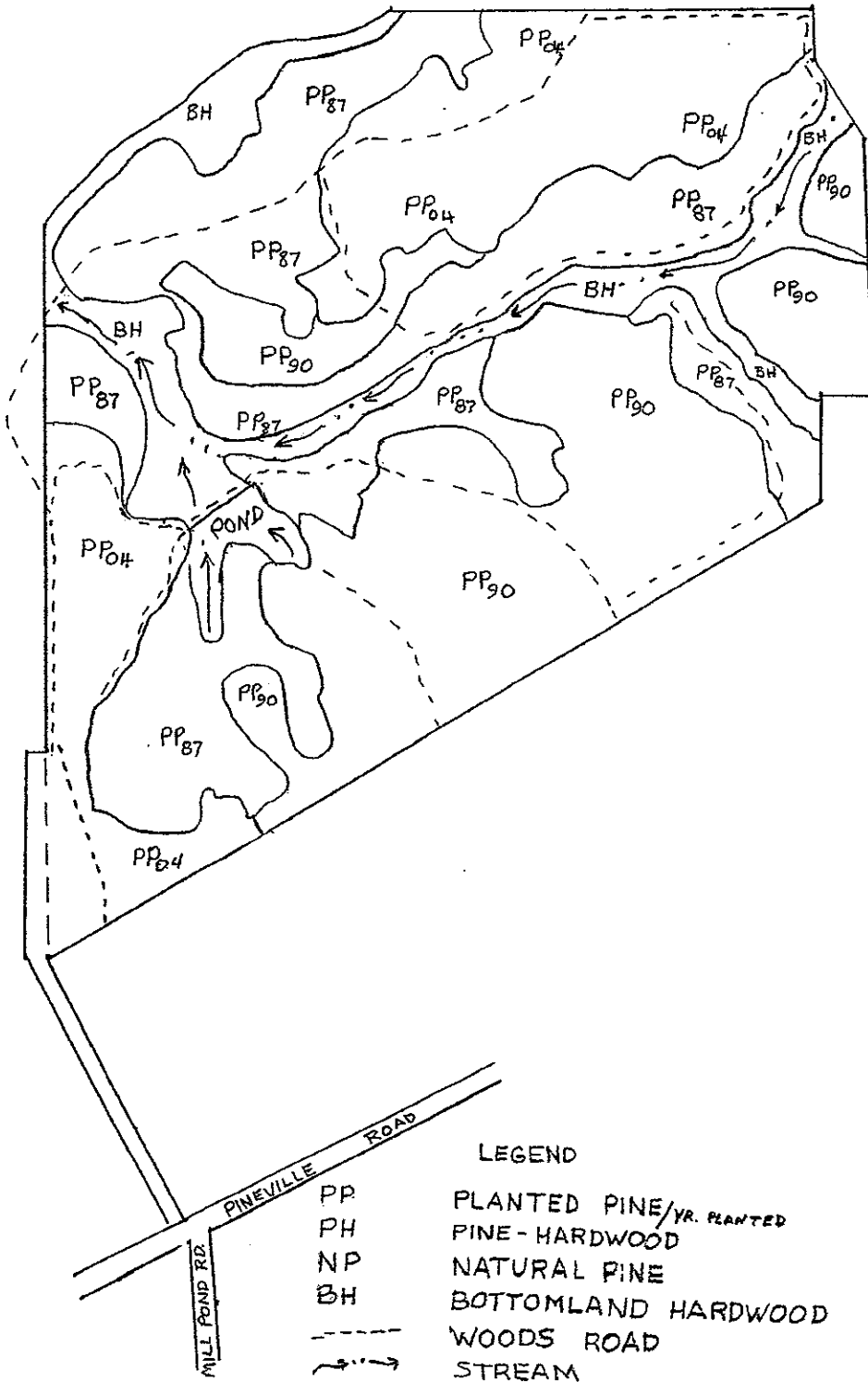
LUMP 25055

MARION 200

200± ACRES

MARION COUNTY, GEORGIA

SCALE: 1" = 660



LEGEND

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