

Allied Land & Timber Company, Inc.

P.O. Box 227
Americus, GA 31709

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Fax 229-928-9134
www.alliedlandga.com

**393 +- Acres
(201 & 192 acre subparcels)
Marion County, Georgia**

LOCATION: Approximately 10 miles south of Buena Vista, Georgia, with paved Highway Frontage on Georgia Hwy. 30 as well as frontage on Bill Merritt Road. The property is conveniently located from Buena Vista, Columbus, and Americus. **DIRECTIONS:** From Americus, take Hwy. 30 approximately 15 miles and the 192 acre property will begin on left with Allied signs. The 201 acre property is located only ½ mile from Hwy. 30 with frontage on the north side of Bill Merritt Road with Allied signs.

DESCRIPTION: The property has various ages of pine plantation (including approximately 8 & 20 year plantation), along with beautiful hardwood timber, which consists of hardwood ridges, creek bottoms along with several creek branches as well as cutover timberland with SMZ zones down creeks and branches. There is a pond potential 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 numerous other small game are abundant.

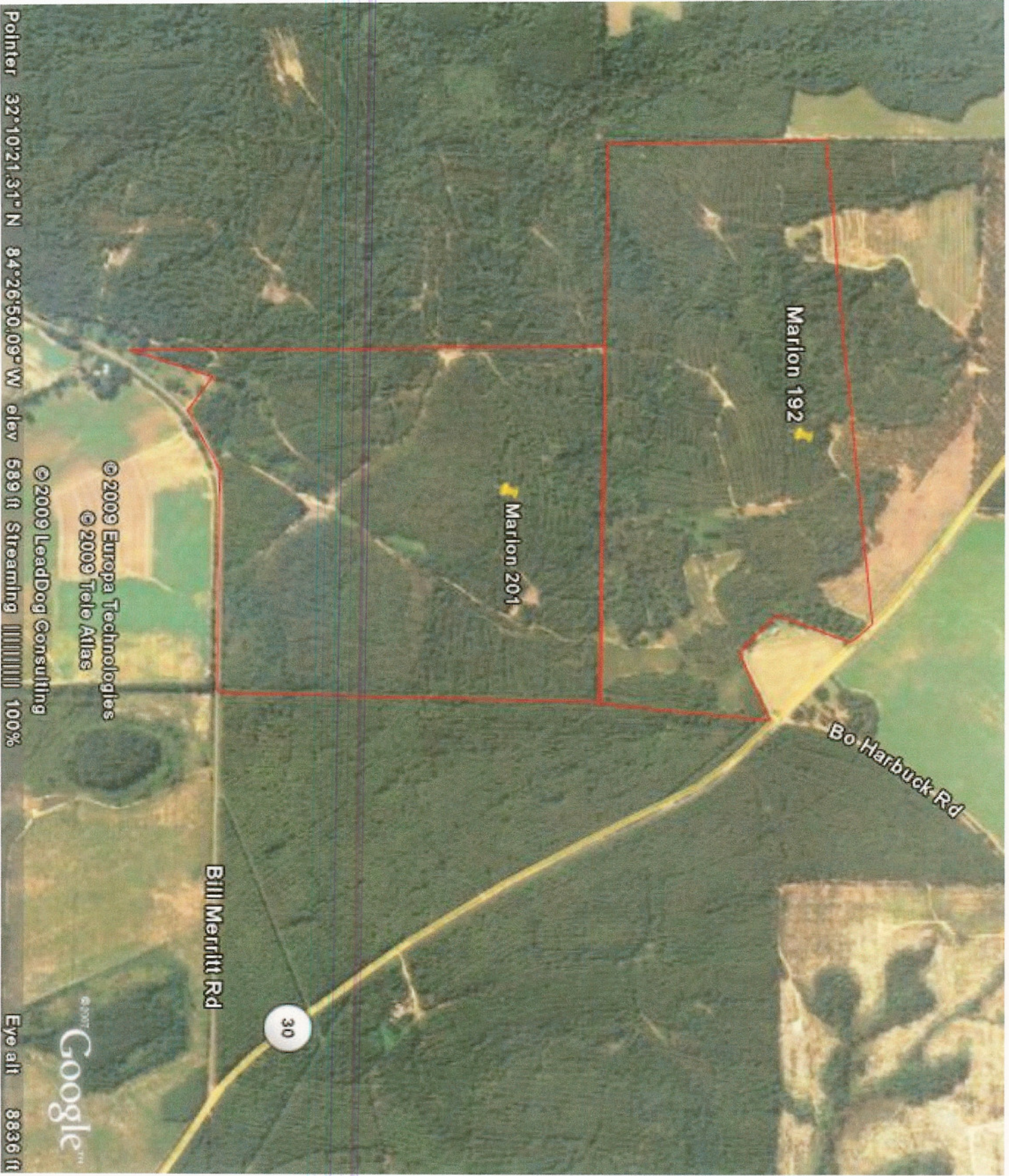
**PURCHASING
INFO:** Cash to Seller at closing.

TERMS: 192.081 acres with all timber rights \$ 2300 per acre
201.67 acres \$ 1560 per acre
Owner may consider dividing into two parcels
393.751 acres combined price \$ 1921 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 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 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.



Marlon 192

Marlon 201

Bo Harbuck Rd

Bill Merritt Rd

30

Pointer 32°10'21.31" N 84°26'50.09" W elev 589 ft Streaming 100%

© 2009 Europa Technologies
© 2009 Tele Atlas

© 2009 LeadDog Consulting

© 2007 Google

Eye alt 8836 ft

TRACT 2
201.67 Ac.



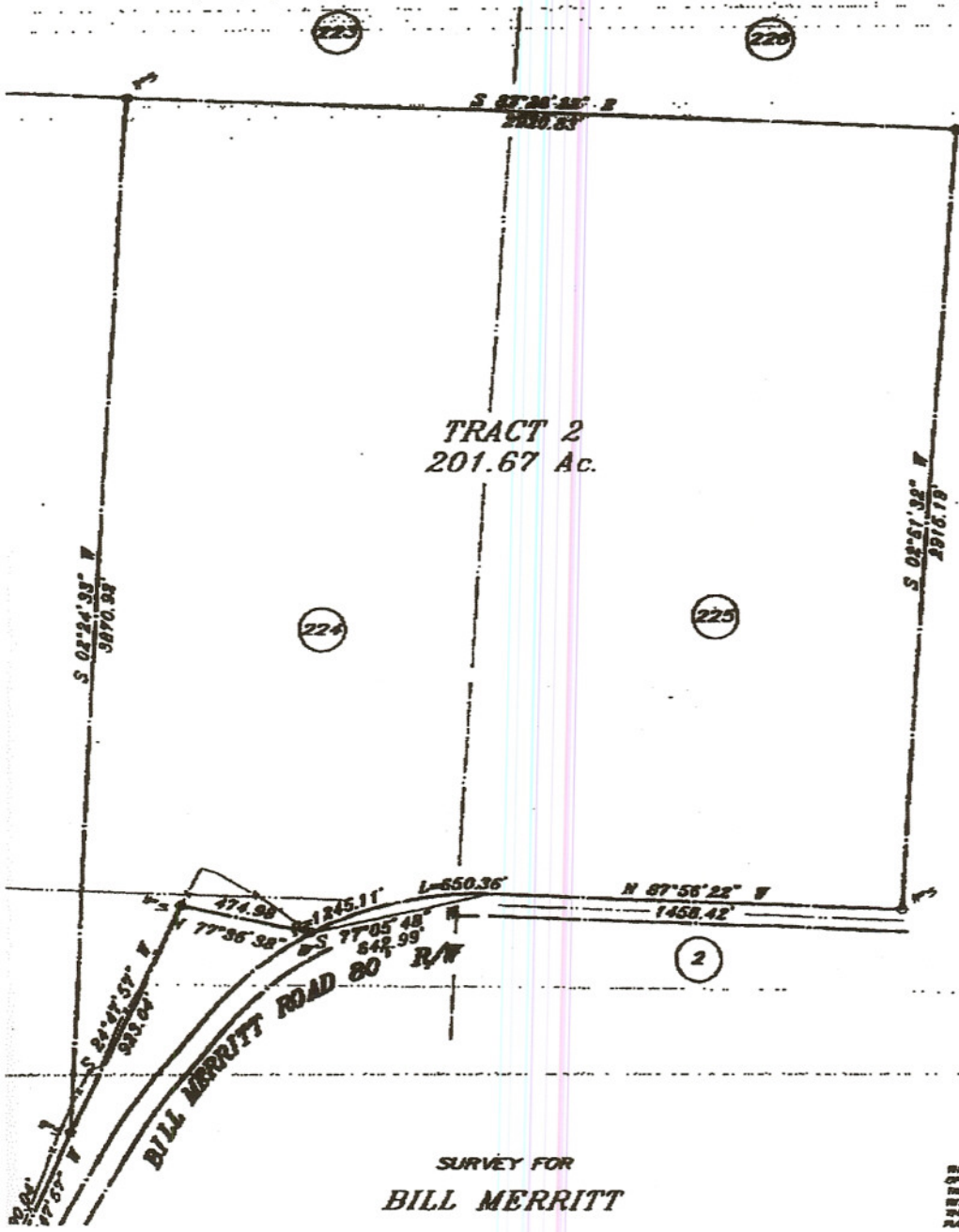
NOT A VALID OR RECORDABLE PLAT UNLESS
SIGNED ACROSS SEAL WITH ORIGINAL
SIGNATURE OF SURVEYOR
NOT VALID IF ALTERED.



JOHNSON SURVEYING
205 HOWARD, JOHNSON ROAD
AMERICUS, GEORGIA 31709
(912) 924-5647

SURVEY FOR
BILL MERRITT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A LINEAR PRECISION
OF ONE FOOT IN 250,000 FEET AND AN ANGULAR PRECISION OF 3 SECONDS
THREE TIMES THE NUMBER OF ANGLES TURNED. FIELD MEASUREMENTS WERE TAKEN
WITH A TOPCON GTS-3 JODAL STATION AND THE TRANSIT WAS ADJUSTED BY
THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND
HAS BEEN FOUND TO BE ACCURATE TO ONE FOOT IN 1,000,000 FEET.



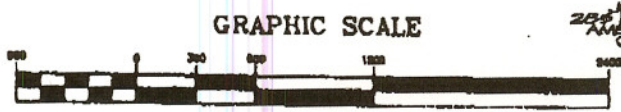
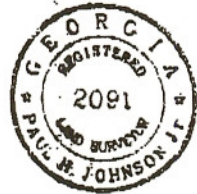
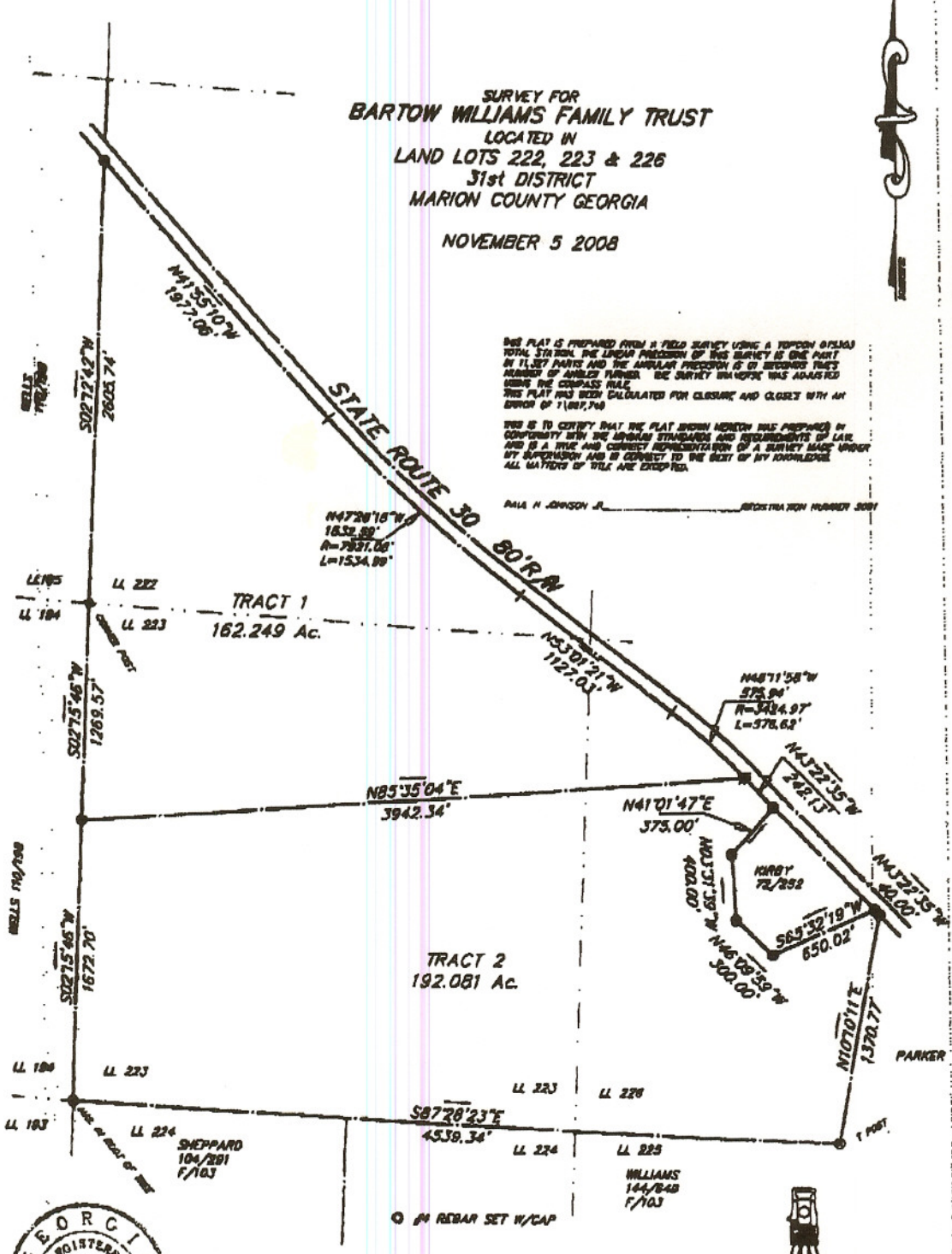
**SURVEY FOR
BARTOW WILLIAMS FAMILY TRUST
LOCATED IN
LAND LOTS 222, 223 & 226
31st DISTRICT
MARION COUNTY GEORGIA**

NOVEMBER 5 2008

THIS PLAN IS PREPARED FROM A FIELD SURVEY USING A TOPCON OFS100 TOTAL STATION. THE LINEAR PRECISION OF THIS SURVEY IS ONE PART IN 11,327 PARTS AND THE ANGULAR PRECISION IS 01 SECONDS TIMES NUMBER OF ANGLES TURNED. THE SURVEY INSTRUMENT WAS ADJUSTED USING THE COMPASS RULE. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND CLOSED WITH AN ERROR OF 1/687,740.

THIS IS TO CERTIFY THAT THE PLAN SHOWN HEREON WAS PREPARED IN CONFORMITY WITH THE USUAL STANDARDS AND REQUIREMENTS OF LAW, AND IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE BEST OF MY KNOWLEDGE. ALL MATTERS OF TITLE ARE EXCEPTED.

PAUL H. JOHNSON, JR. REGISTERED PROFESSIONAL SURVEYOR



(IN FEET)
1 inch = 600 ft.



JOHNSON SURVEYING
228 HAZARD ROAD
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(229) 922-8647

