

**Allied Land & Timber Company, Inc.**

P.O. Box 227  
Americus, GA 31709

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**637 +- Acres  
Marion County, Georgia**

**LOCATION:** Approximately 8 miles north of Buena Vista, Georgia, with paved county road frontage on Pineknott Road. 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 north approximately 8 miles to Pineknott Road. Turn left, property will be approximately 3/4 mile on left with Allied signs.

**DESCRIPTION:** The property has various ages of pine (newly planted, 15 yr. and 23 yr. old) and hardwood timber, which consists of hardwood ridges and creek bottoms. 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 numerous.

**PURCHASING INFO:** Cash to Seller at closing. Seller may consider dividing the property into two tracts and price accordingly.

**TERMS:** \$ 1750 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 877-895-2033  
229-434-1026 FAX 229-928-9134  
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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.

637 ± ACRES

MARION COUNTY, GEORGIA

1/815'



