

ChowTime Farm
4952 HWY 137 E
Buena Vista, GA 31803

\$475,000
119.060± Acres
Marion County



ChowTime Farm
Buena Vista, GA / Marion County

SUMMARY

Address

4952 HWY 137 E

City, State Zip

Buena Vista, GA 31803

County

Marion County

Type

Hunting Land, Recreational Land

Latitude / Longitude

32.40512 / -84.4095

Acreage

119.060

Price

\$475,000

Property Website

<https://www.mossyoakproperties.com/property/chowtime-farm-marion-georgia/54741/>



PROPERTY DESCRIPTION

119.06 recently surveyed acres in North Marion County, Georgia. Approximately 56 acres of longleaf pines planted in 2022 that are in program until March 31, 2032. The property has a great road and trail system going through out. Multiple established food plots with a healthy population of deer. There is approximately 1,000ft of Highway 137 frontage. A well and power is already in place. Only a few miles away from the Taylor County line. Property lines in photos are approximate. Contact listing agent Cole Bonner at [229-561-5111](tel:229-561-5111) to schedule your private showing.

****Key Features:****

- Location: 45 minutes to Columbus, GA, 1 hour to Macon, GA, 2 hours to Atlanta, GA.
- Future Income: Longleaf pine trees with potential for future financial returns through pine straw harvesting.
- Roads/Trails: Miles of roads and trails that wander throughout the property making accessibility a breeze.
- Recreational Paradise: Abundant wildlife, including whitetail deer and wild turkeys, offering excellent hunting opportunities. Well and power already in place at the campsite.

****Investment Potential:****

This 119-acre parcel is not just a piece of land; it's a gateway to future financial returns through pine straw harvesting. Additionally, it stands as a promising investment for future harvesting of pines once at maturity.

****Recreational Oasis:****

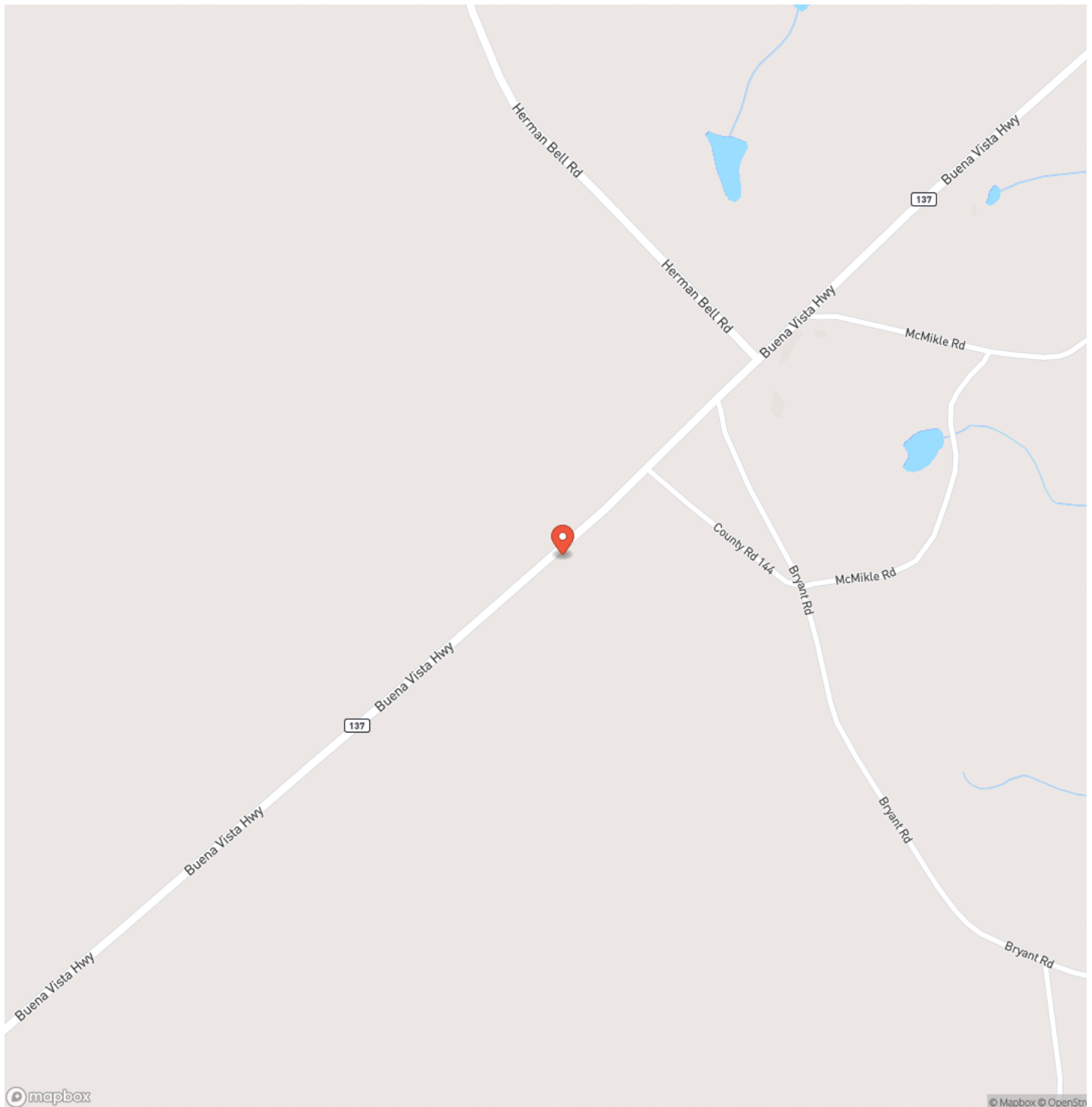
Embrace the tranquility of your own sanctuary amidst nature. Whether it's hunting for whitetail deer, observing wild turkeys, or simply enjoying the peaceful surroundings, this property provides a perfect escape. Multiple established food plots for a simple hunting transition for its new owners.

****Opportunity Awaits:****

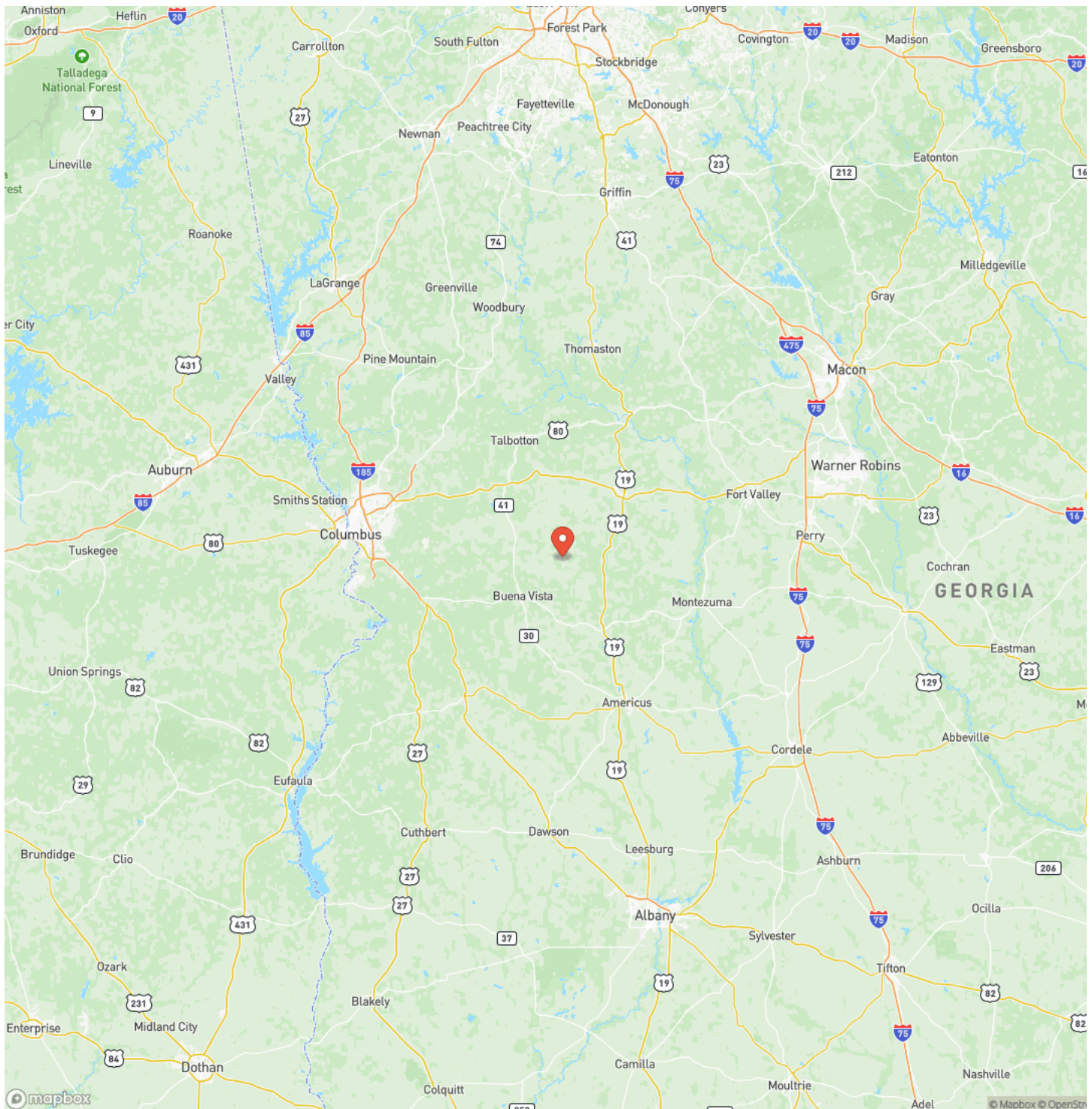
- Ideal for those seeking both recreation and long-term investment.
- Well-suited for hunters looking for a weekend getaway.
- A haven for families wanting a retreat amidst a flourishing landscape.



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Cole Bonner

Mobile

(229) 561-5111

Office

(850) 973-2200

Email

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Address

145 NW Cantey Avenue

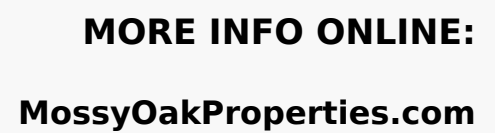
City / State / Zip

Madison, FL 32340

NOTES

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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