

GARDEN VALLEY TRACT
Marvis Chapman Road
Ideal, GA 31041

\$230,950
46± Acres
Macon County



GARDEN VALLEY TRACT
Ideal, GA / Macon County

SUMMARY

Address

Marvis Chapman Road

City, State Zip

Ideal, GA 31041

County

Macon County

Type

Recreational Land, Undeveloped Land, Timberland, Hunting Land

Latitude / Longitude

32.423791 / -84.166052

Acreage

46

Price

\$230,950

Property Website

<https://compasslandpartners.com/property/garden-valley-tract-macon-georgia/91088/>



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PROPERTY DESCRIPTION

Located between Butler and Oglethorpe, near the Macon - Taylor County line, the Garden Valley Tract offers a long term timberland investment and recreational property. The acreage consists primarily of recently established pine plantation with some areas of natural hardwood/pine scattered across the tract. Access is provided from Marvis Chapman Road. With ample acreage for privacy and recreational activities, this would make an excellent tract for building a primary residence or second home.

The Seller intends to convey subject to Deed Restrictions which would prohibit mobile, modular or manufactured homes as well as commercial operations including poultry houses and commercial livestock operations.

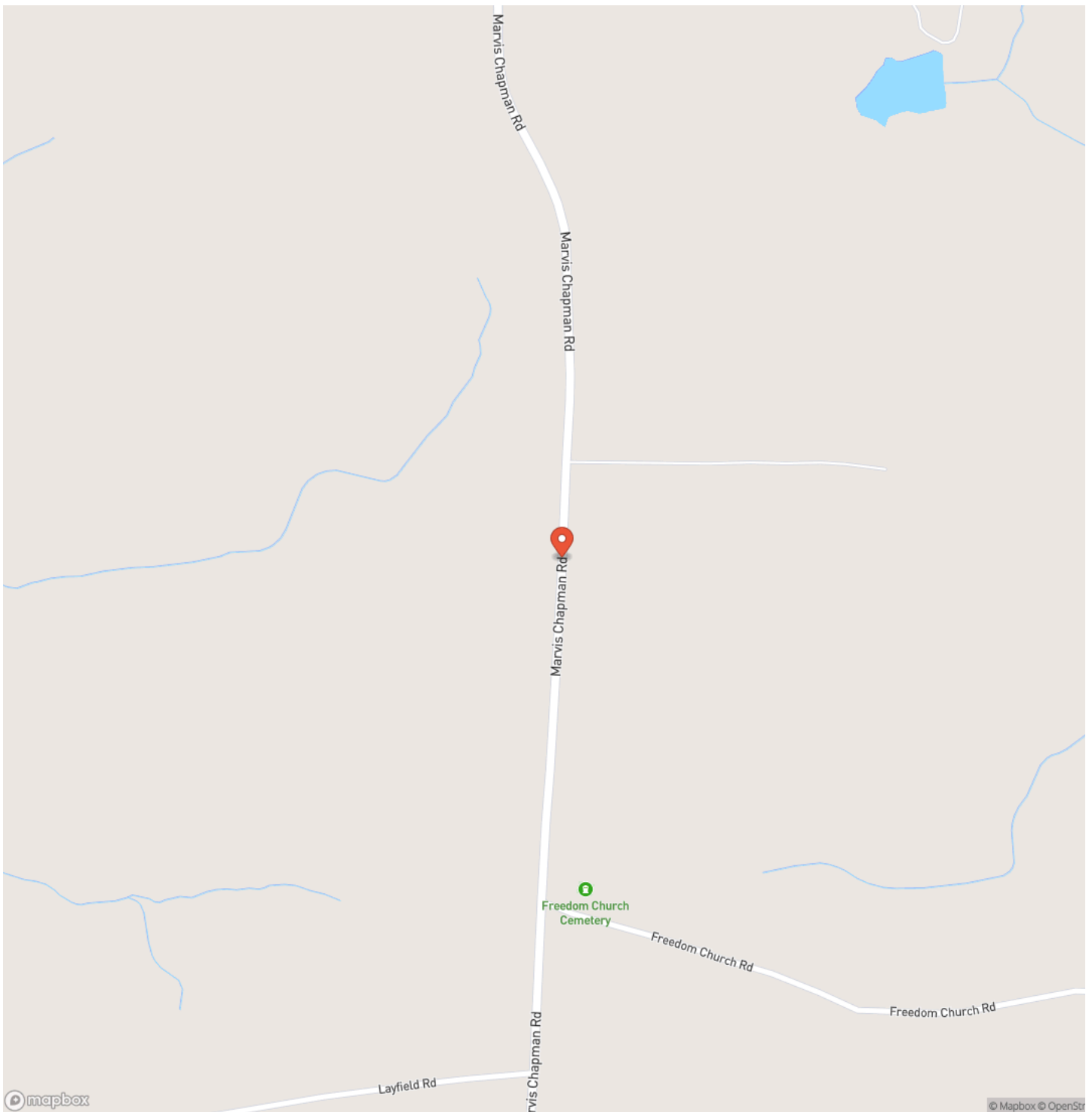
Contact us today for a showing!



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Locator Map



Locator Map



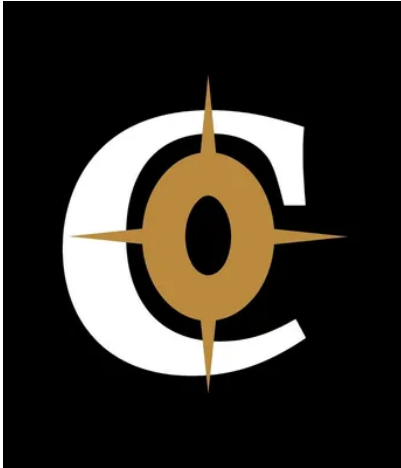
Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Compass South Land Sales

Mobile

(800) 731-2278

Office

(843) 538-6814

Email

landsales@compasssouth.com

Address

452 Upchurch Ln

City / State / Zip

NOTES



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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.



Compass Land Partners
452 Upchurch Ln
Walterboro, SC 29488
(800) 731-2278
<https://compasslandpartners.com/>

