

NICKLESVILLE ROAD TRACT
Nicklesville Road
Oakman, GA 30734

\$1,000,000
250± Acres
Gordon County



NICKLESVILLE ROAD TRACT
Oakman, GA / Gordon County

SUMMARY

Address

Nicklesville Road

City, State Zip

Oakman, GA 30734

County

Gordon County

Type

Recreational Land, Undeveloped Land, Hunting Land, Timberland

Latitude / Longitude

34.58918 / -84.73633

Acreage

250

Price

\$1,000,000

Property Website

<https://compasslandpartners.com/property/nicklesville-road-tract-gordon-georgia/90957/>



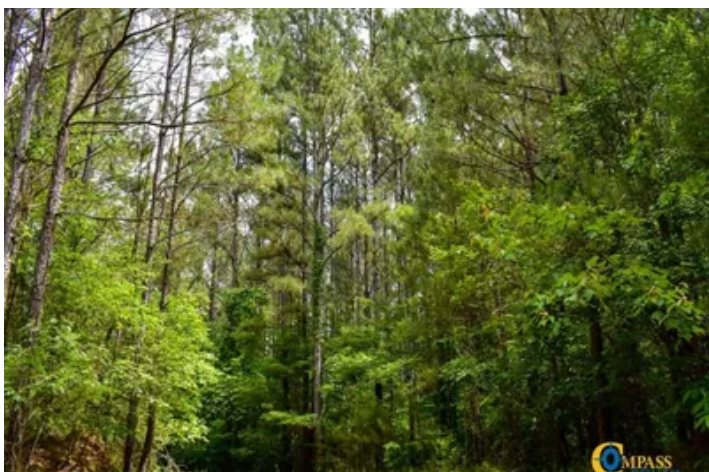
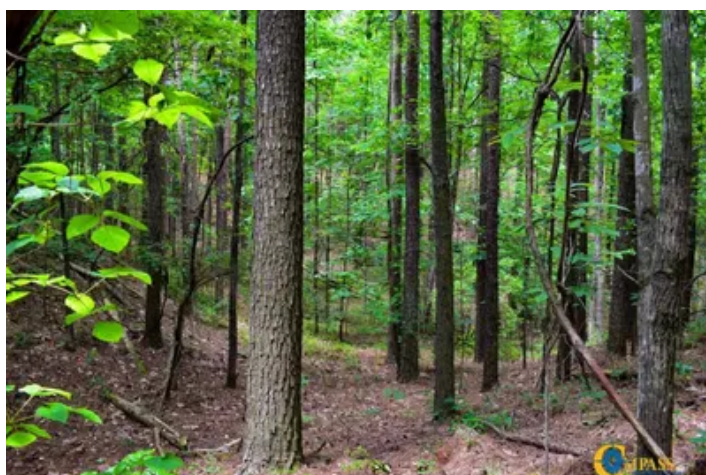
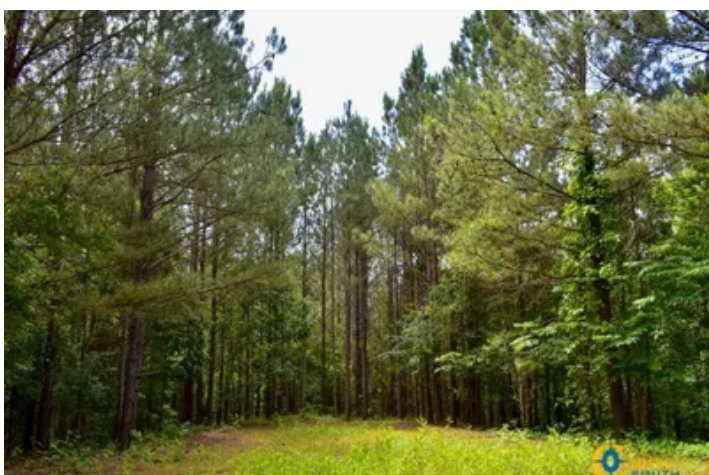
NICKLESVILLE ROAD TRACT
Oakman, GA / Gordon County

PROPERTY DESCRIPTION

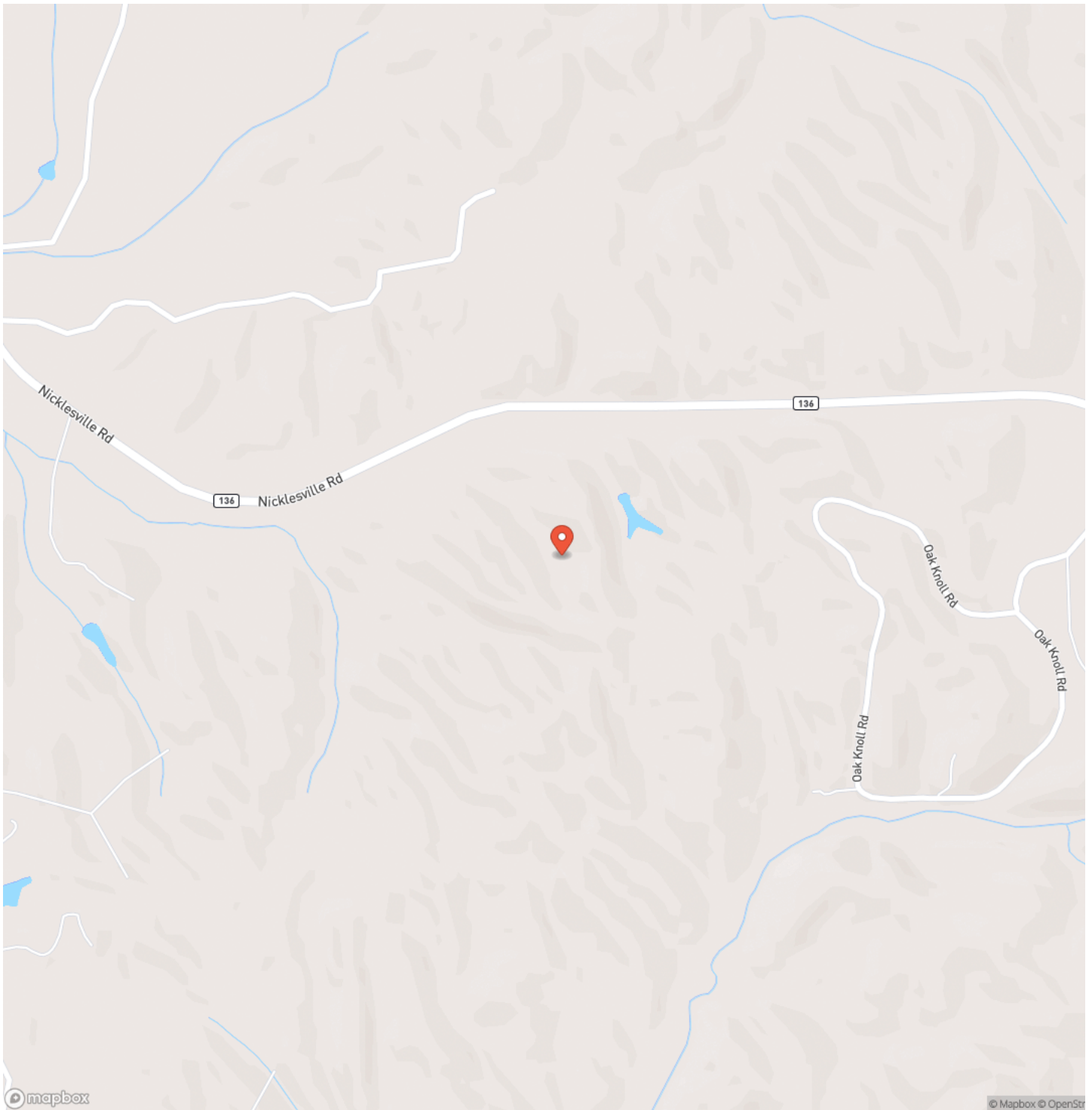
Situated in Gordon County, the Nicklesville Road Tract lies to the west of Carter's Lake and is located between Talking Rock and Dalton. With Nicklesville Road located only two miles away from Hwy 411, accessing the tract is easy. The property is endowed with an abundance of timber, some of which is merchantable and presents a source of immediate income for the purchaser. Other sections of the timber are pre-merchantable and have the potential to generate future revenue. Additionally, the established internal roads allow for ease of access to different parts of the property. Call or email us today to schedule a showing!



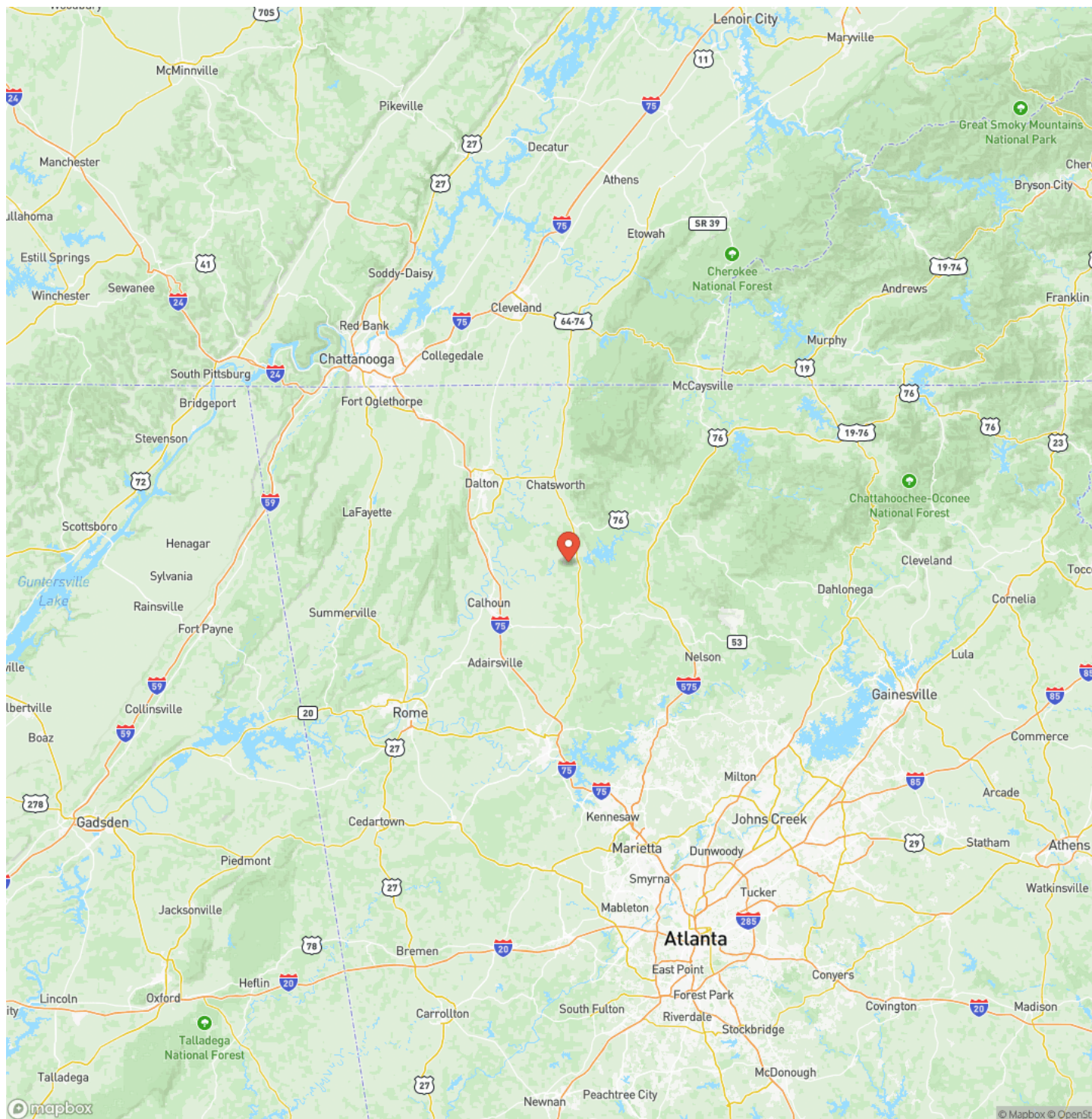
NICKLESVILLE ROAD TRACT
Oakman, GA / Gordon County



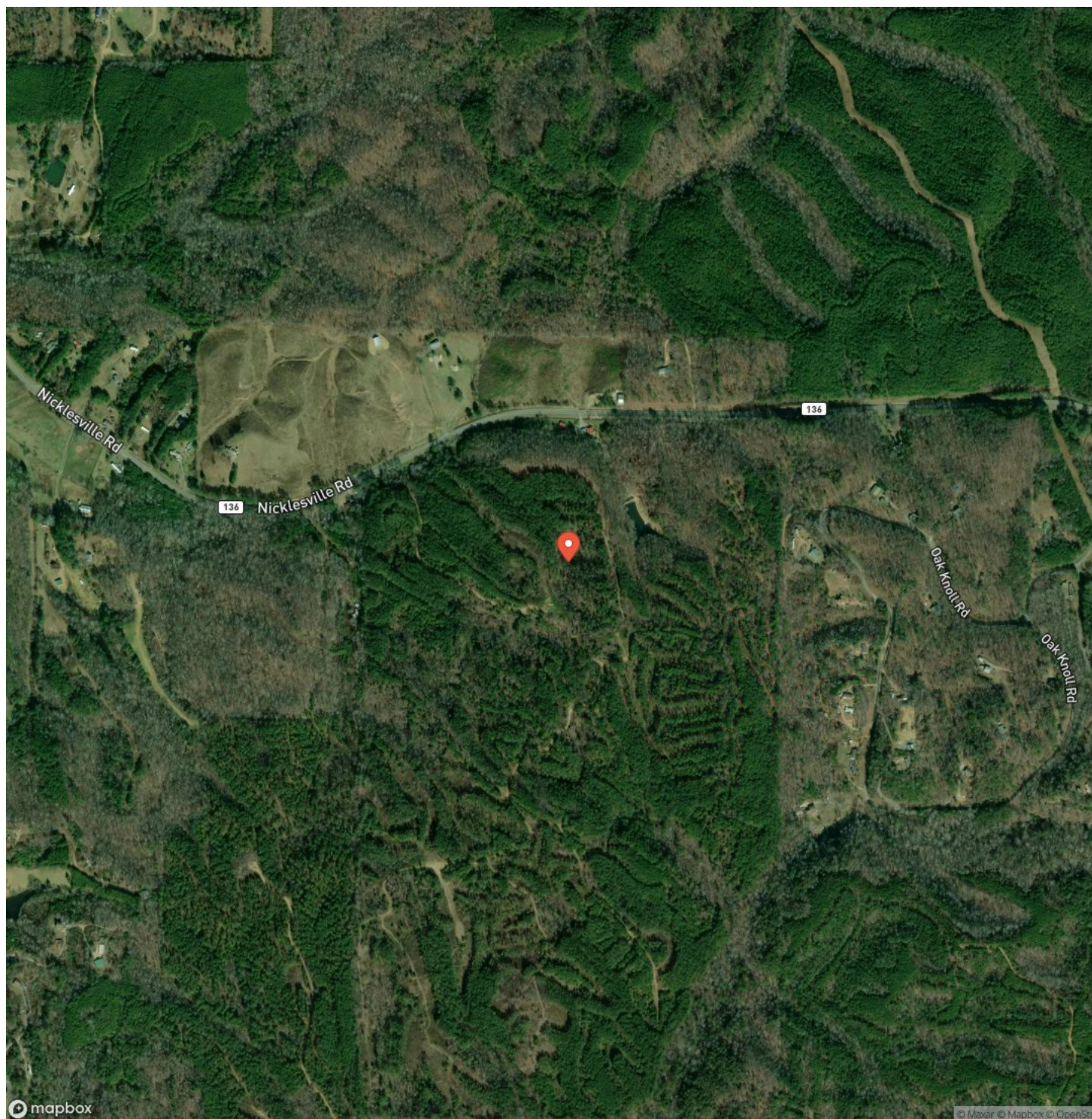
Locator Map



Locator Map



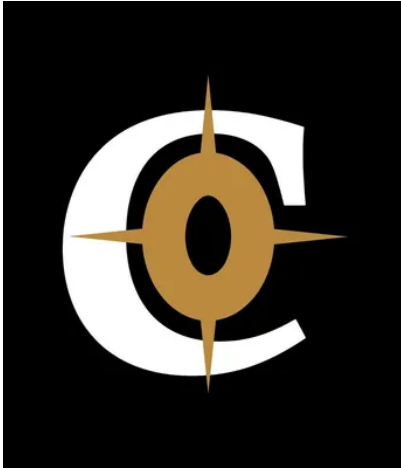
Satellite Map



NICKLESVILLE ROAD TRACT
Oakman, GA / Gordon County

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



This image shows a single 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.



<https://compasslandpartners.com/>

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.



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

