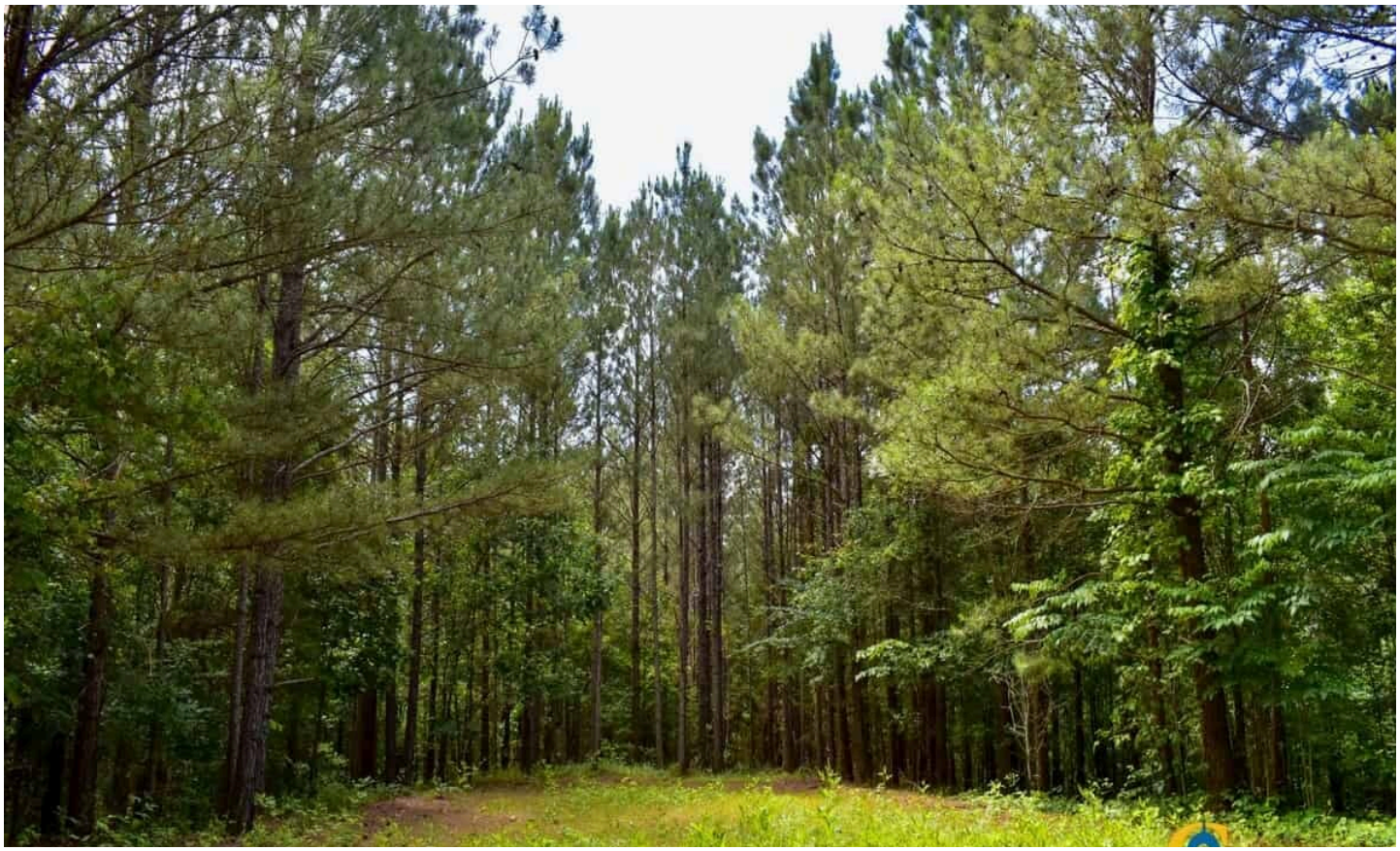
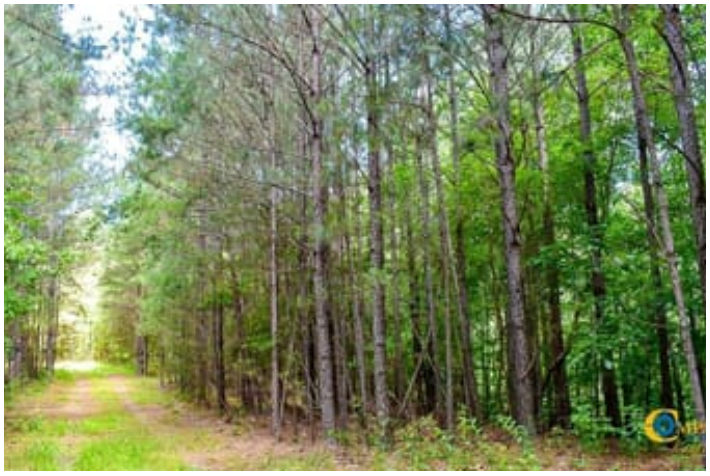
NICKLESVILLE ROAD TRACT
Nicklesville Road
Oakman, GA 30734

$1,000,000
250± Acres
Gordon County







MORE INFO ONLINE:

https://compasssouth.com/land-sales/

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
compasssouth.com







PROPERTY DESCRIPTION

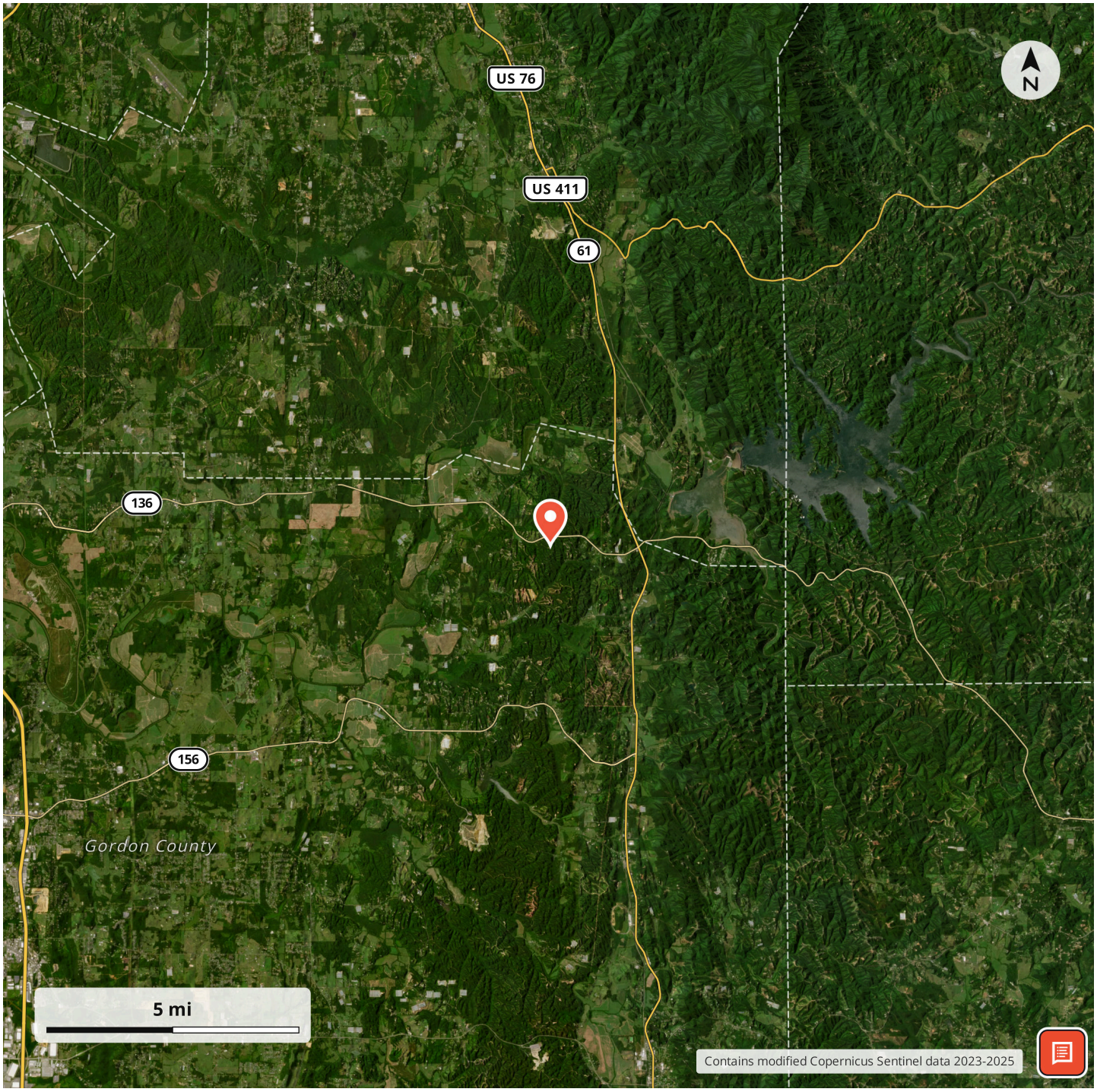
Situated in Gordon County, the Nicklesville Road Tract lies to the west of Carter's Lake and is located between Talking Rock and Dalton. With Nicklesville Road located only two miles away from Hwy 411, accessing the tract is easy. The property is endowed with an abundance of timber, some of which is 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!







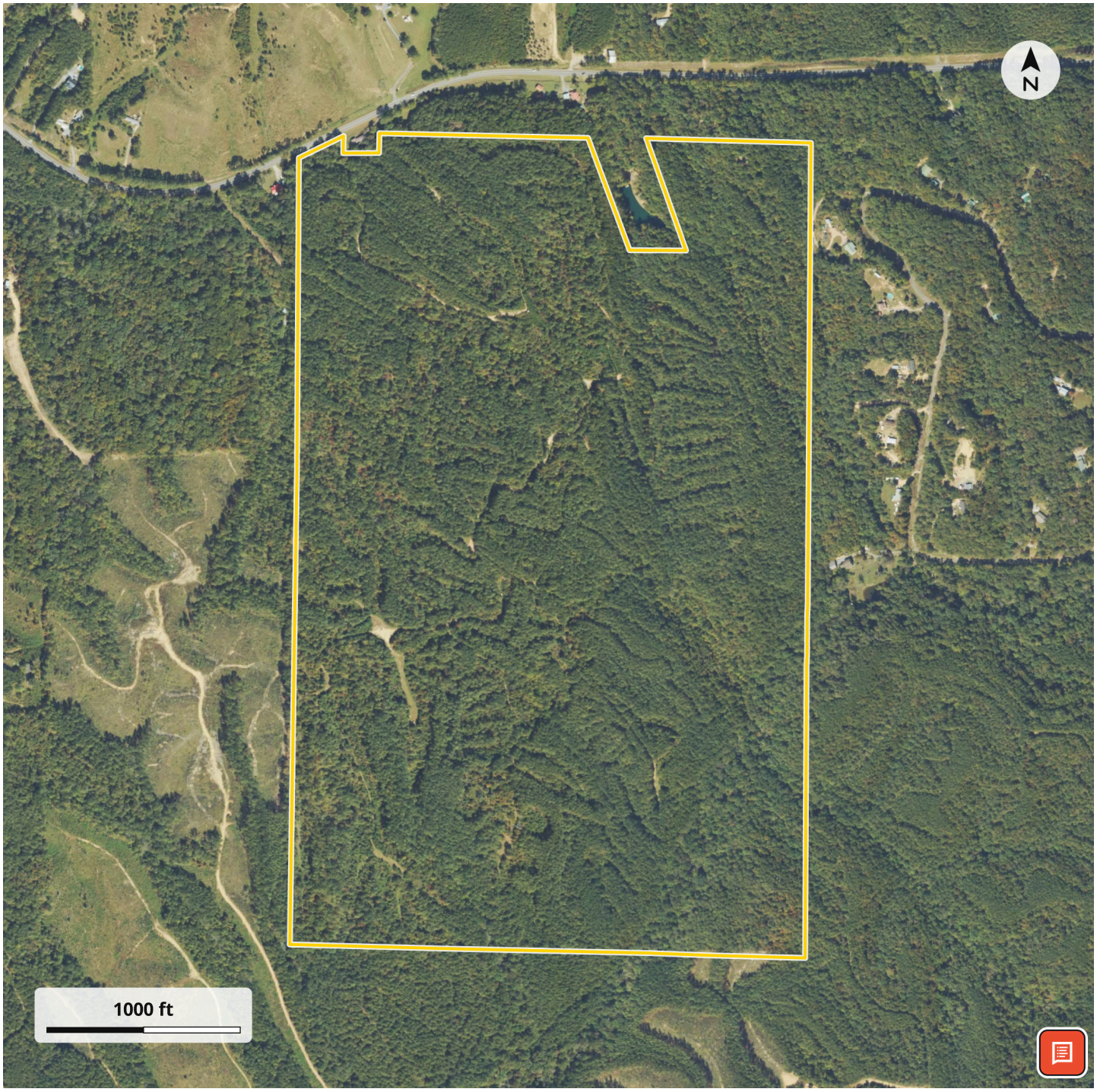

Regional Map



Locator Map


N
ALASKA
IDAHO
CONNECTICUT
ARIZONA
ALABAMA
HAWAII
200 mi
Contains modified Copernicus Sentinel data 2023-2025

Aerial Map



LISTING REPRESENTATIVE

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Representative
Compass South Land Sales

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Walterboro, SC 29488-8331

NOTES

NOTES

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DISCLAIMERS

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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.

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