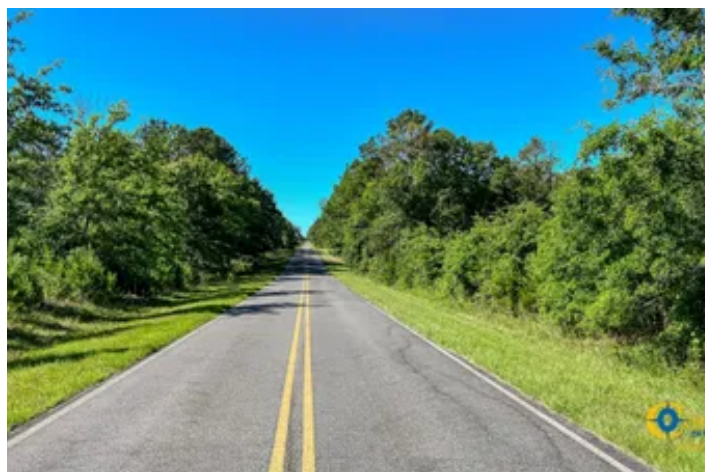


SOUTHLAND TRACT
Marvis Chapman Road
Ideal, GA 31041

\$128,625
20± Acres
Macon County



SOUTHLAND 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

20

Price

\$128,625

Property Website

<https://compasslandpartners.com/property/southland-tract-macon-georgia/91092/>



SOUTHLAND TRACT

Ideal, GA / Macon County

PROPERTY DESCRIPTION

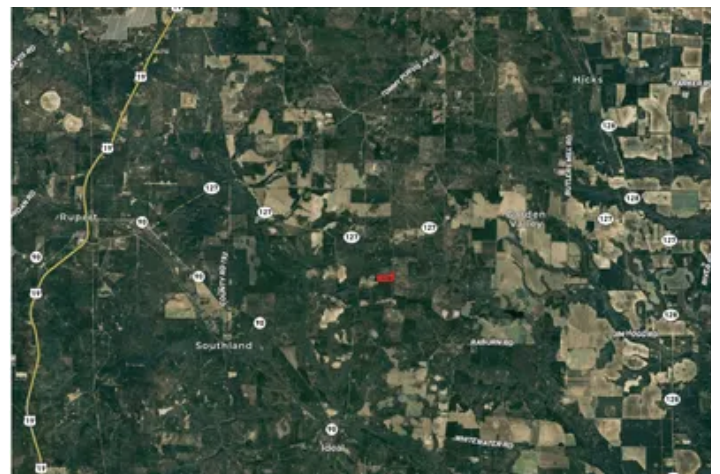
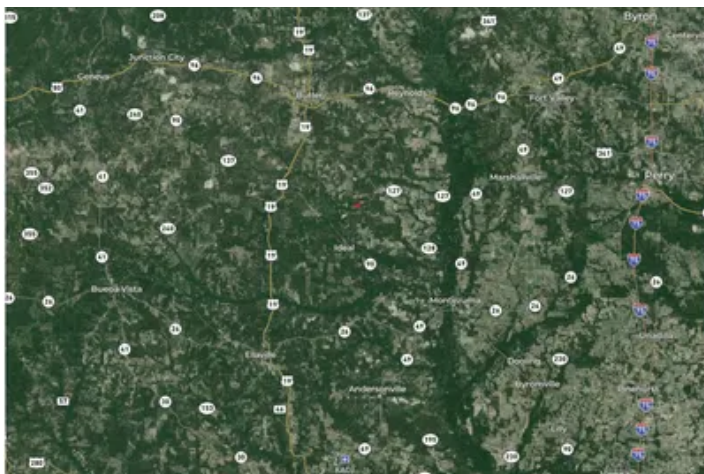
Located between Butler and Oglethorpe, near the Macon - Taylor County line, the Southland Tract offers a long-term timberland investment and recreational property. The acreage consists primarily of recently established pine plantation with some areas of natural hardwood and pine scattered across the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

he 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.

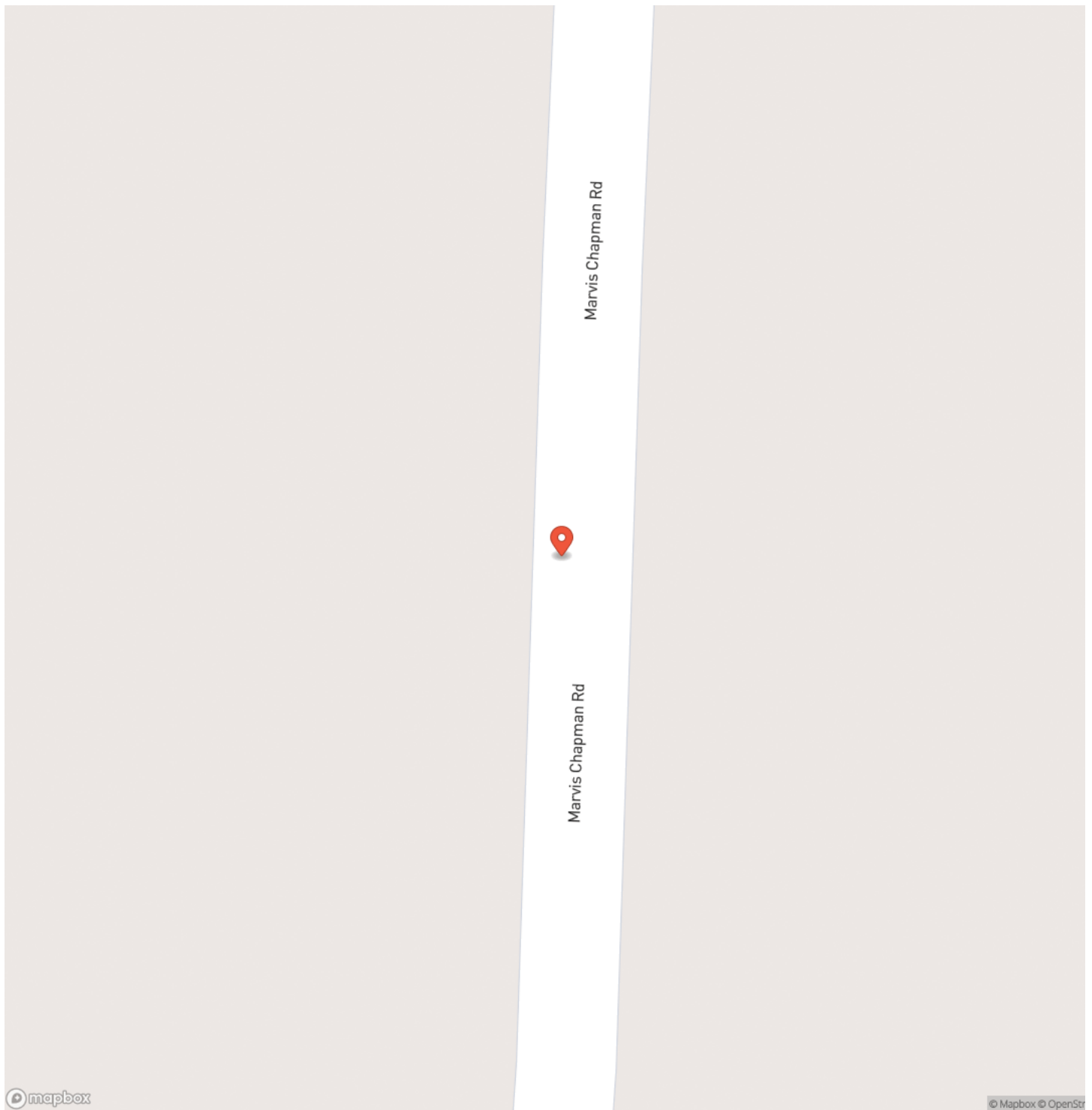
Contact us today for a showing!



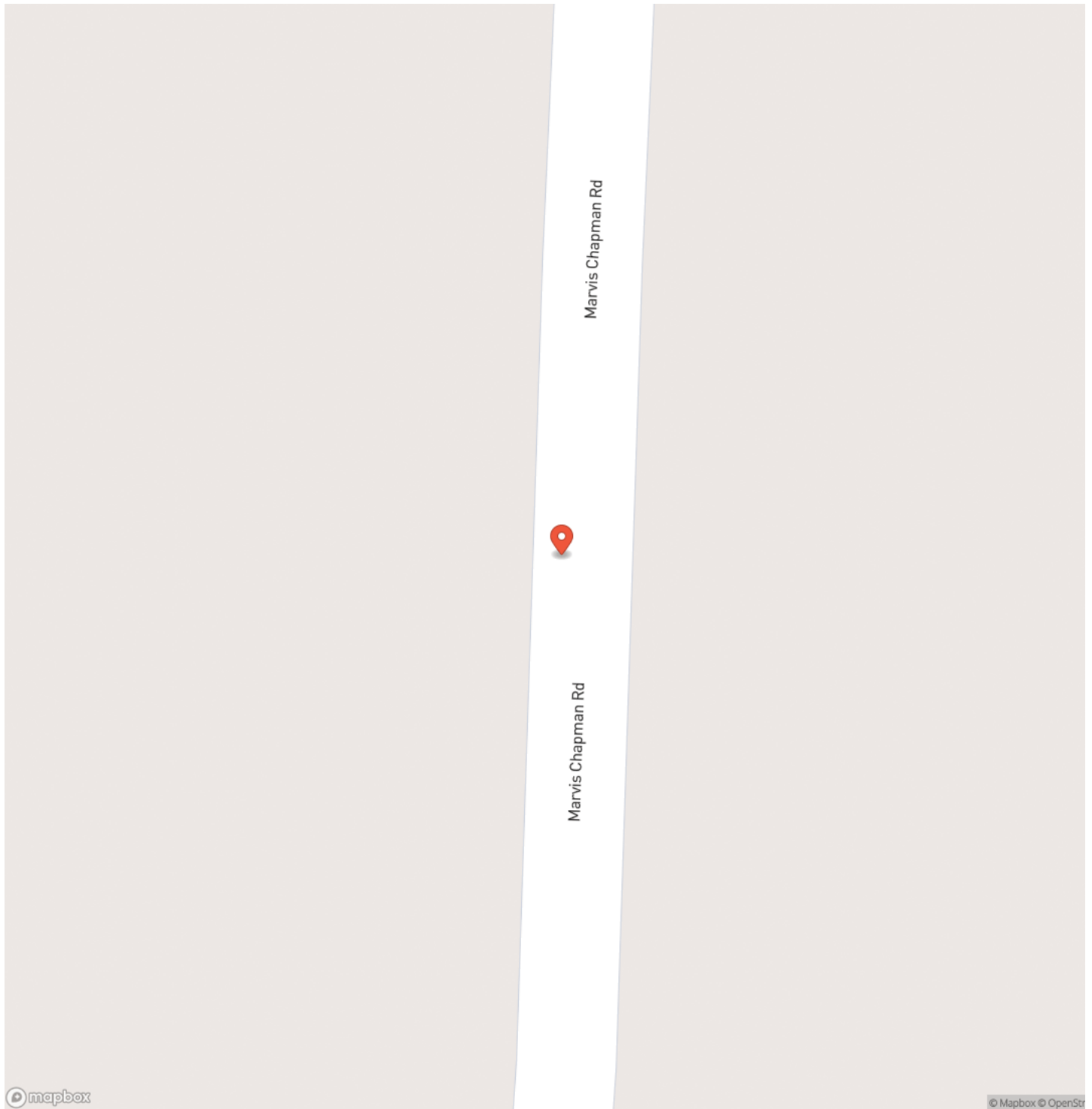
SOUTHLAND TRACT
Ideal, GA / Macon County



Locator Map



Locator Map

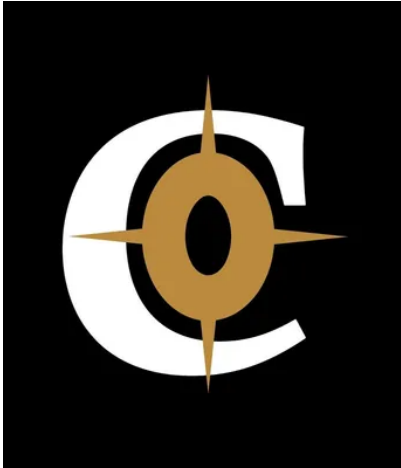


Satellite Map



SOUTHLAND TRACT
Ideal, GA / Macon County

LISTING REPRESENTATIVE
For more information contact:



Representative

Compass South Land Sales

Mobile

(854) 226-1452

Office

(800) 731-2278

Email

compasssouthleads@gmail.com

Address

452 Upchurch Ln

City / State / Zip

Walterboro, SC 29488-8331

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.



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