MONTGOMERY ROAD SOUTH TRACT
Montgomery Road
Mauk, GA 31058

$200,250
40± Acres
Marion County







MORE INFO ONLINE:

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

SUMMARY

Address
Montgomery Road

City, State Zip
Mauk, GA 31058

County
Marion County

Type
Recreational Land, Undeveloped Land, Timberland, Hunting Land, Lot

Latitude / Longitude
32.5372 / -84.465

Acreage
40

Price
$200,250

Property Website
compasssouth.com







PROPERTY DESCRIPTION

Located approximately 13 miles west of Butler near the Taylor - Marion county line, the Montgomery Road South Tract offers a prime long term timberland investment property. The acreage consists primarily of pine plantation established in 2015 and Montgomery Road provides access. Whether you're looking to build a home with additional acreage, invest in pristine timberland, or seeking a weekend getaway, this tract is perfect for you!

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.

Additional acreage is available.

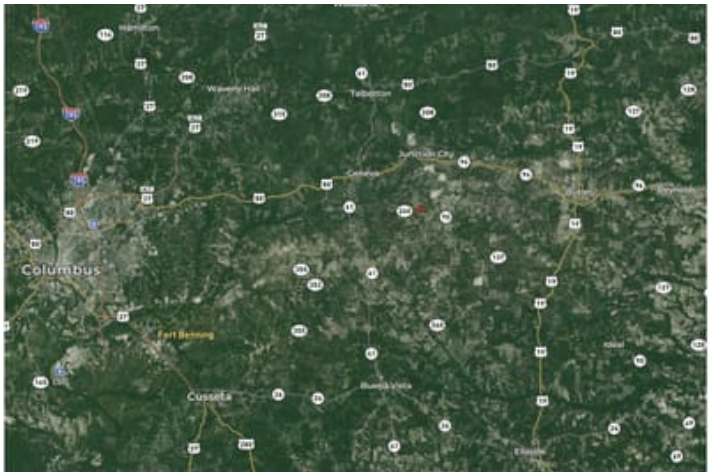
Contact us today for a showing!









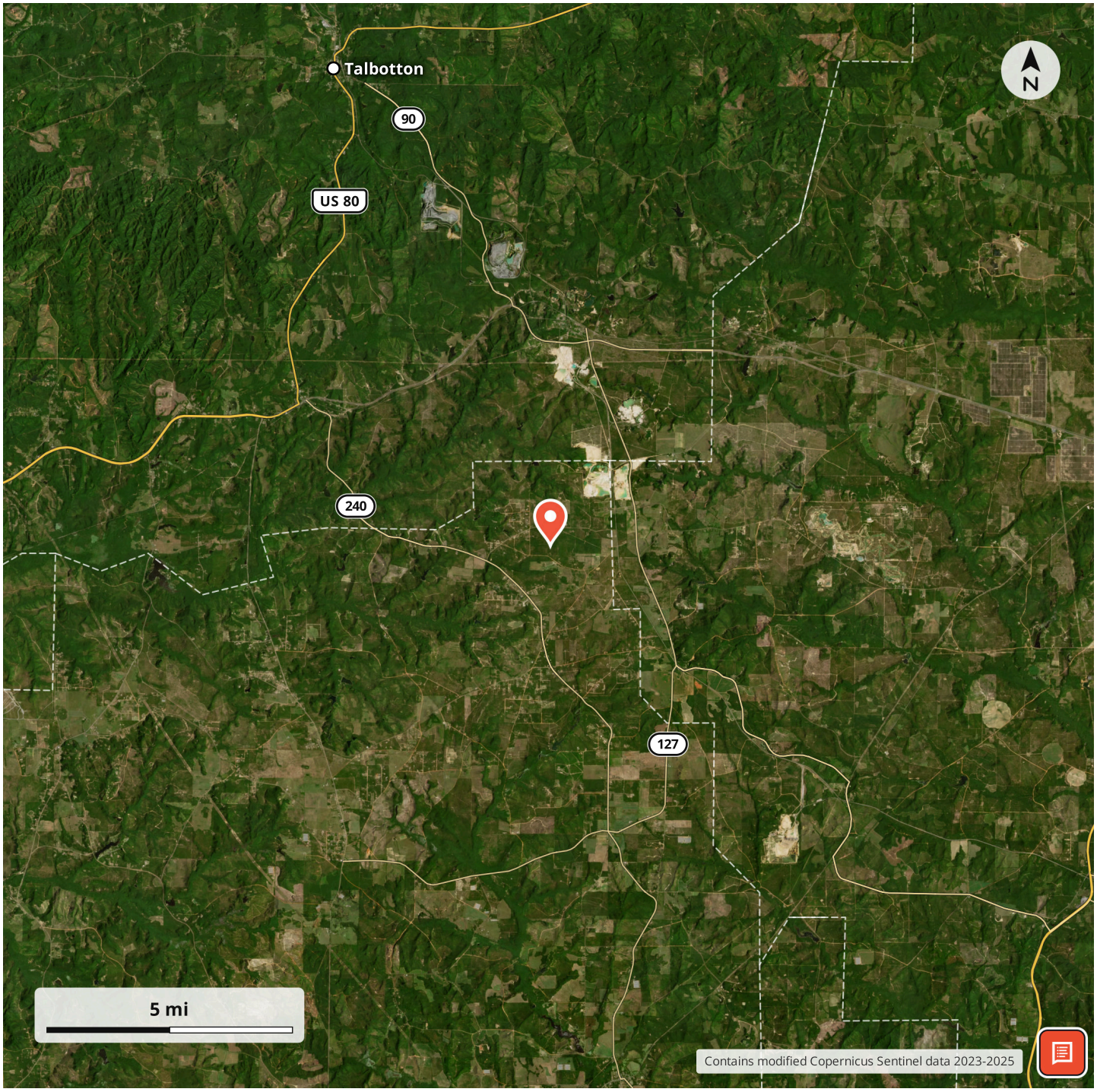




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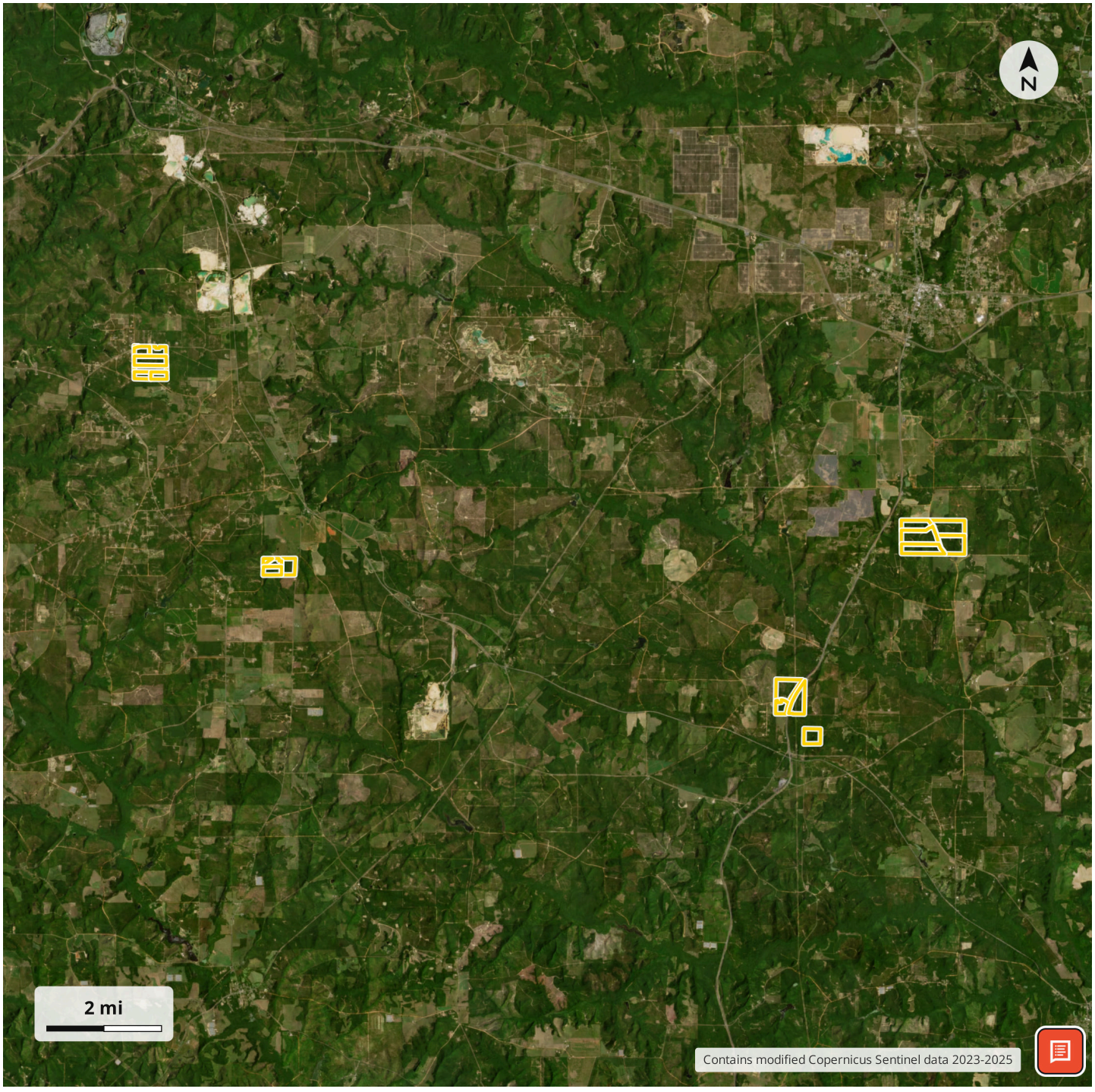
Regional Map



Locator Map


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

Satellite Map



LISTING REPRESENTATIVE

For more information contact:

Representative
Compass South Land Sales

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(854) 226-1452

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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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