



Tract B545-Poll Mill Road

640 Acres
Marion, Taylor County, Georgia
Property Price : \$2,111,340 or (\$3,307/acre)

Acreage:

640 +/- acres

General Description:

If you are looking for a long-term timber investment with recreational value, this is a tract that should catch your eye. The parcel consists of 640 +/- acres located in Marion County GA. This parcel has excellent access with frontage on Poll Mill Road (county dirt road) and State Road HWY 137. Excellent interior roads make the entire 640 acres accessible. Beautiful Cedar Creek and its tributaries run through and adjacent to the parcel. Timber consists of 66 acres of mixed hardwoods in the creek bottom, to 244 acres of well-established 2-year-old loblolly. Also, mature loblolly stands from 1982-1997 stands.

Investment:

\$2,111,340 or (\$3,307/acre)

Tax ID:

92 3

Agent:

Mark McMillan
803-957-9503

✉ contact@advancelandandtimber.com

📞 (803) 957-9503

www.advancelandandtimber.com

Location/Directions:

From Buena Vista, travel north towards Tazewell. Parcel fronts on HWY 137 between Tazewell and Charing communities. Frontage with access from the west in between Herman Bell Road and Stewart Road. Major access is off Poll Mill Road. Travel about 3 miles on Poll Mill Road (look for signs). Property will be on your left. Multiple access points.

Disclaimer: Property inspections shall be done during daylight hours. Seller and Advance Land and Timber, LLC in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, direct managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.

