



Tract B544-Lanahassee

146 Acres
Marion County, Georgia
Property Price : \$448,512 or (\$3,072/acre)



Acreage:

146 +/- acres

General Description:

This tract has it all. Timber investment with mature stand of Loblolly at 31 years old! Recent clear-cut is read to be site prepared or cleared. Excellent recreational value where Lanahassee Creek runs through the center of the parcel. Creek bottoms total 54 acres of mature hardwood which is excellent for all species of wildlife. Parcel also has .5-acre pond on the west side of Lanahassee Creek. Excellent access form HWY 41 with miles of internal roads makes for easy maneuvering.

Investment:

\$448,512 or (\$3,072/acre)

Tax ID:

53 4

Agent:

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Location/Directions:

From Buena Vista, travel south on HWY 41. At the fork in the road, stay on HWY 41 (Preston Road) for approximately ¾ of a mile and parcel will be on the right.

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 cond 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 accider 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.

