



Tract B543 Johnson (New Listing)

182 Acres
Marion County, Georgia
Property Price : \$538,692 or (\$2,968/acre)



Acreage:

182 +/- acres

General Description:

If you are looking for a recreational and timber land component tract with exceptional access, here's one that you need to consider. The property consists of approximately 46 +/- acres of 1996 LB that is well stocked and well managed. There is also approximately 130 acres of clear-cut that can be replanted and/or converted into food plots and wildlife management. There are 2 access points off of Johnson Cemetery Road leading into multiple internal roads which provide access throughout the entire parcel.

Investment:

\$538,692 or (\$2,968/acre)

Tax ID:

65 18

Agent:

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Location/Directions:

From Buena Vista travel N on HWY 41 for 9.14 miles. Turn right onto HWY 127 and travel approximately 3.85 miles and turn left onto Bethlehem Road. Travel just under 1 miles and turn right onto Johnson Cemetery Road. Tract will be on your 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 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, 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.

