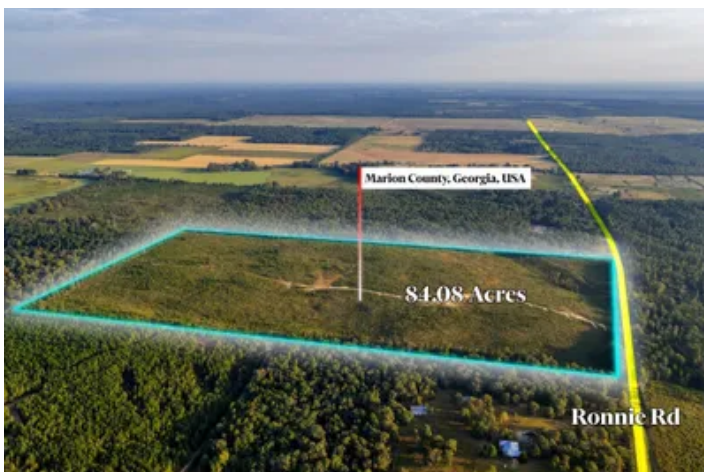


Longleaf Farm Investment & Hunting
SR-240 Connector
Buena Vista, GA 31058

\$354,000
84.080± Acres
Marion County



Longleaf Farm Investment & Hunting Buena Vista, GA / Marion County

SUMMARY

Address

SR-240 Connector

City, State Zip

Buena Vista, GA 31058

County

Marion County

Type

Hunting Land, Timberland, Undeveloped Land

Latitude / Longitude

32.446043 / -84.426528

Acreage

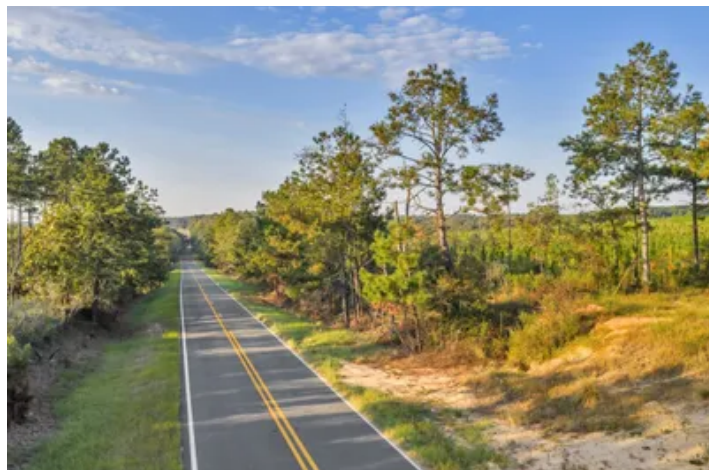
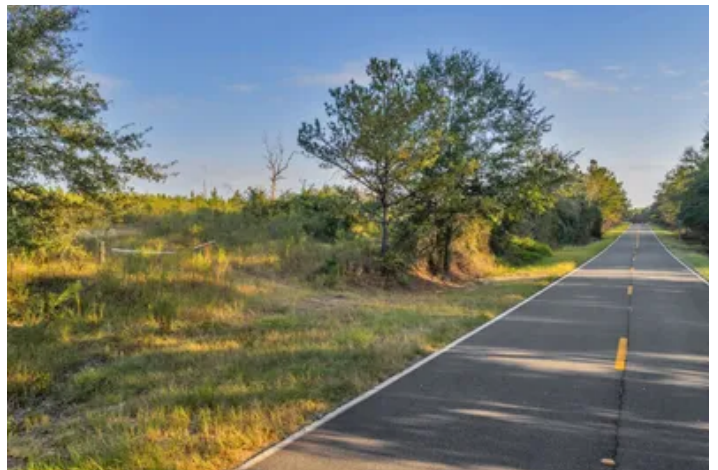
84.080

Price

\$354,000

Property Website

<https://www.mossyoakproperties.com/property/longleaf-farm-investment-hunting-marion-georgia/90130/>



Longleaf Farm Investment & Hunting Buena Vista, GA / Marion County

PROPERTY DESCRIPTION

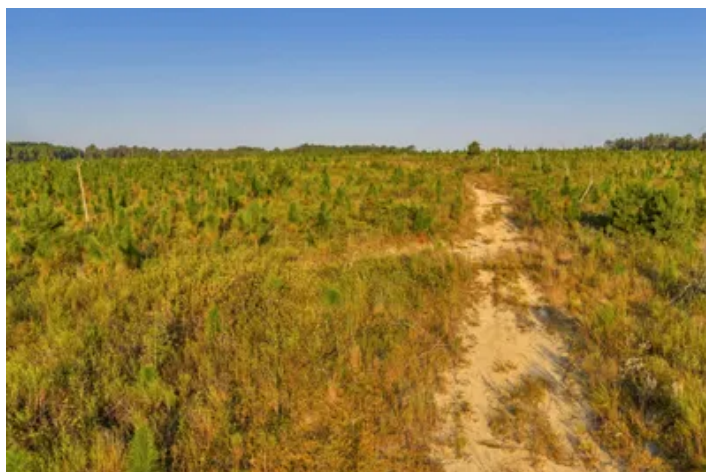
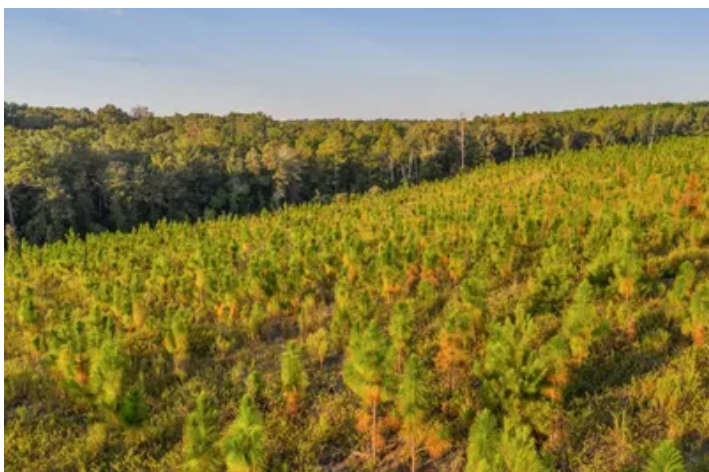
Here's a growing investment that you will be able to enjoy for years to come! This property offers planted Longleaf pines, rolling topography, great views, and multiple options for a cabin or home-site. Located in NE Marion County between Buena Vista and Butler. Less than one hour to Columbus and Ft. Benning.

Features Include:

- 84.08+/- acres Marion County, SR-240 Connector
- 1300'+/- ft of paved road frontage that allows easy access into this property
- Electricity and county water are accessible from the source located along the road frontage
- Interior roads and ATV trails
- Open areas suitable for wildlife food plots
- This property consists of 4 year old planted Longleaf Pines, offering future income
- Great deer hunting
- Two entrances leading into property

To schedule a showing, please contact Jarrett Lastinger-broker at [478-342-4133](tel:478-342-4133)

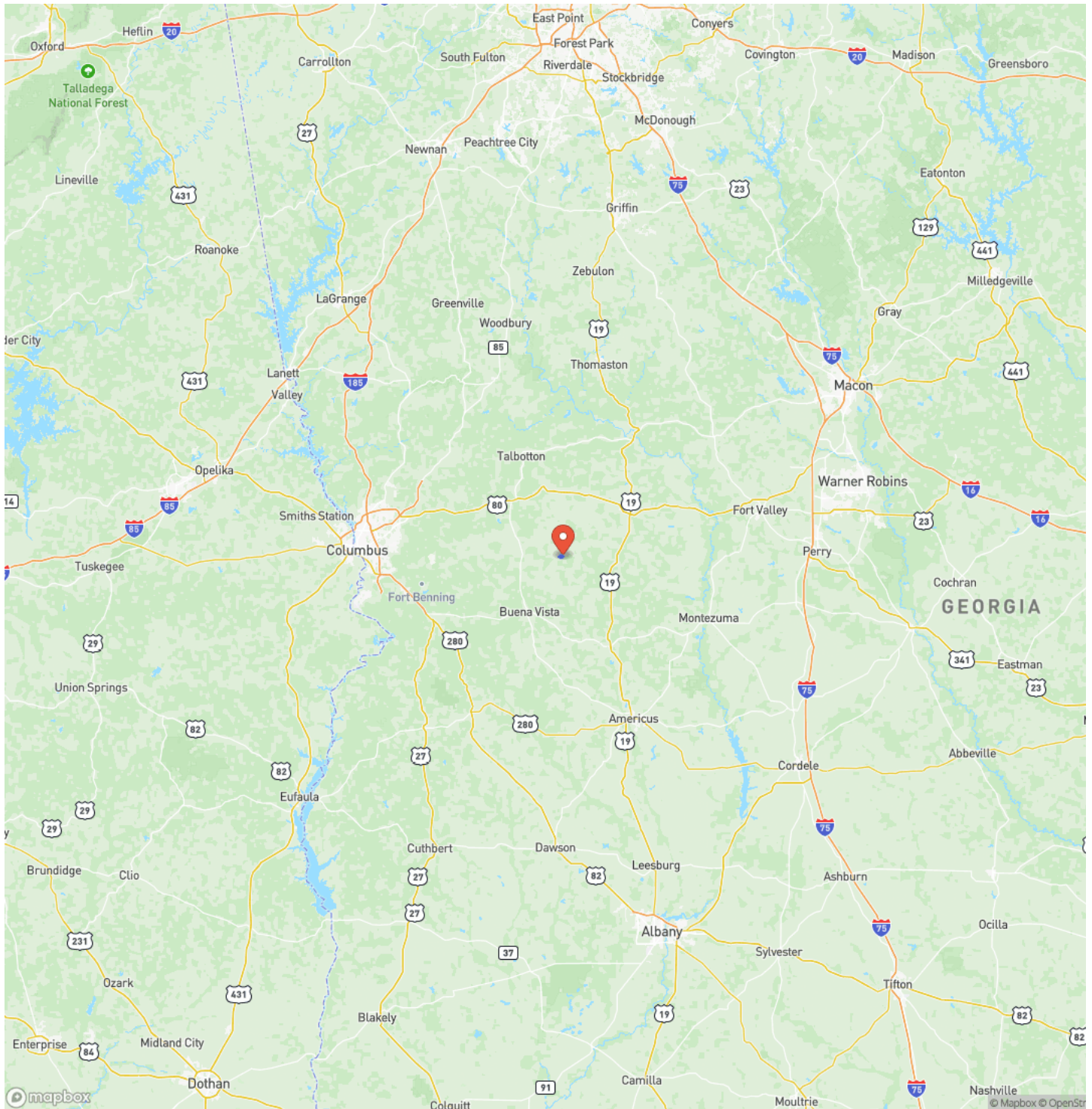
Longleaf Farm Investment & Hunting
Buena Vista, GA / Marion County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jarrett Lastinger

Mobile

(478) 342-4133

Office

(478) 988-0039

Email

jlastinger@mossyoakproperties.com

Address

1026 Ball Street

City / State / Zip

NOTES

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



MossyOakProperties.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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