

# PROPERTY FOR SALE



## RICHLAND CREEK TRACT

**TALBOT CO., GA • ±321 Acres • \$1,521,672 (\$4,704/Acre)**

Richland Creek is an investment-grade timberland tract. This turnkey hunting/timberland property situated within the Flint River corridor offers buyers some of the best deer hunting in the state and a serious timber investment. The timber consists of merchantable 2002 planted loblolly pine, 2013 loblolly pine, and fine hardwood. An extensive interior road system allows for navigation from one end of the property to the other. Several food plots have already been established making this an easy property to hunt. This tract has over 3,000 feet of road frontage along Highway 208.

### LOCATION

Located 3.5 miles east of Talbotton

### SITE DATA

- Road Frontage
- Pine Plantation
- Hardwood Branches

### OPPORTUNITY

- Timber Asset
- Great Hunting
- Recreation

Information in this property is believed reliable but is not warranted or guaranteed.



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