



254 +/- Acre Hunting and Timberland For Sale

OFFERING SUMMARY

Sale Price:	\$3600/acre
Total Size:	254+/- Acres
Zoning:	Agricultural
Zoning Description:	AR
Current Use:	Vacant Land

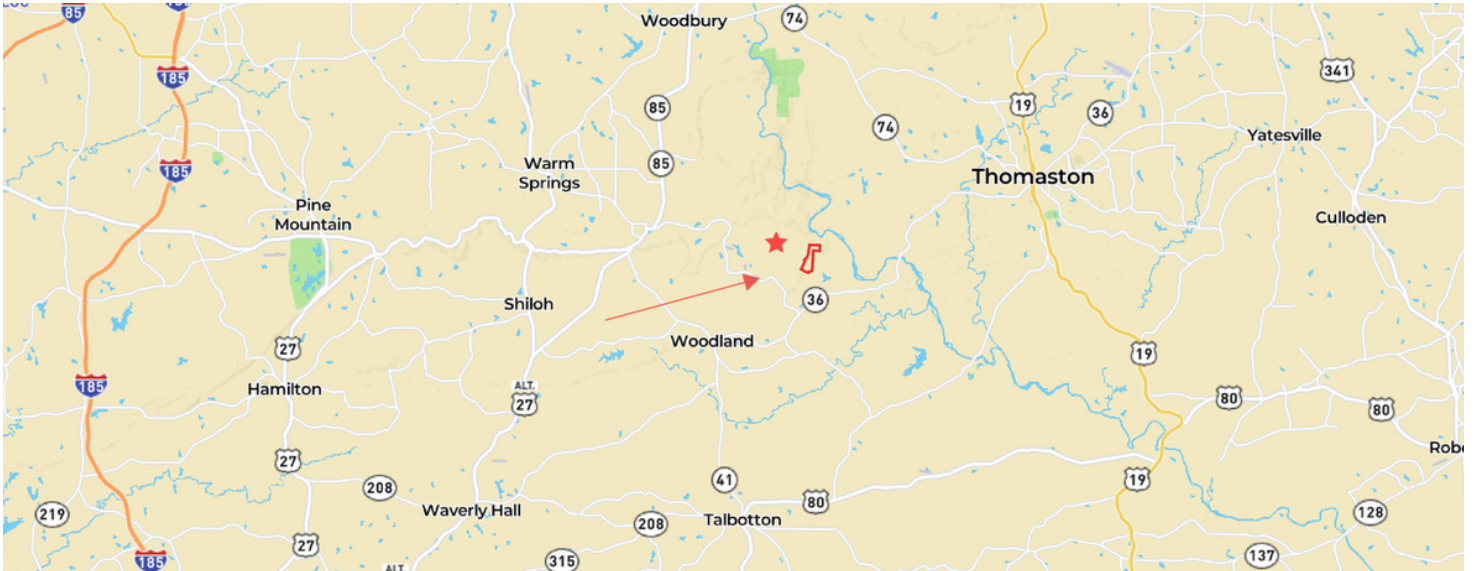
FOR INFORMATION

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Property Features

- 254+/- acres
- 80 miles from Atlanta, 35 miles from Columbus
- Close proximity to Sprewell Bluff and the Flint River
- Gorgeous views of mountain vistas
- Flat areas with abundant wildflowers
- Two creeks on the property
- Well-designed network of roads, firebreaks, and food plots
- Conveniently located a quarter mile from a paved county road
- 82 acres of newly planted longleaf pines (2022)
- Wildlife Conservation plans for responsible land management
- Surrounded by large acreage properties for optimal hunting
- White Tail Deer and Eastern Turkey abundant in the area

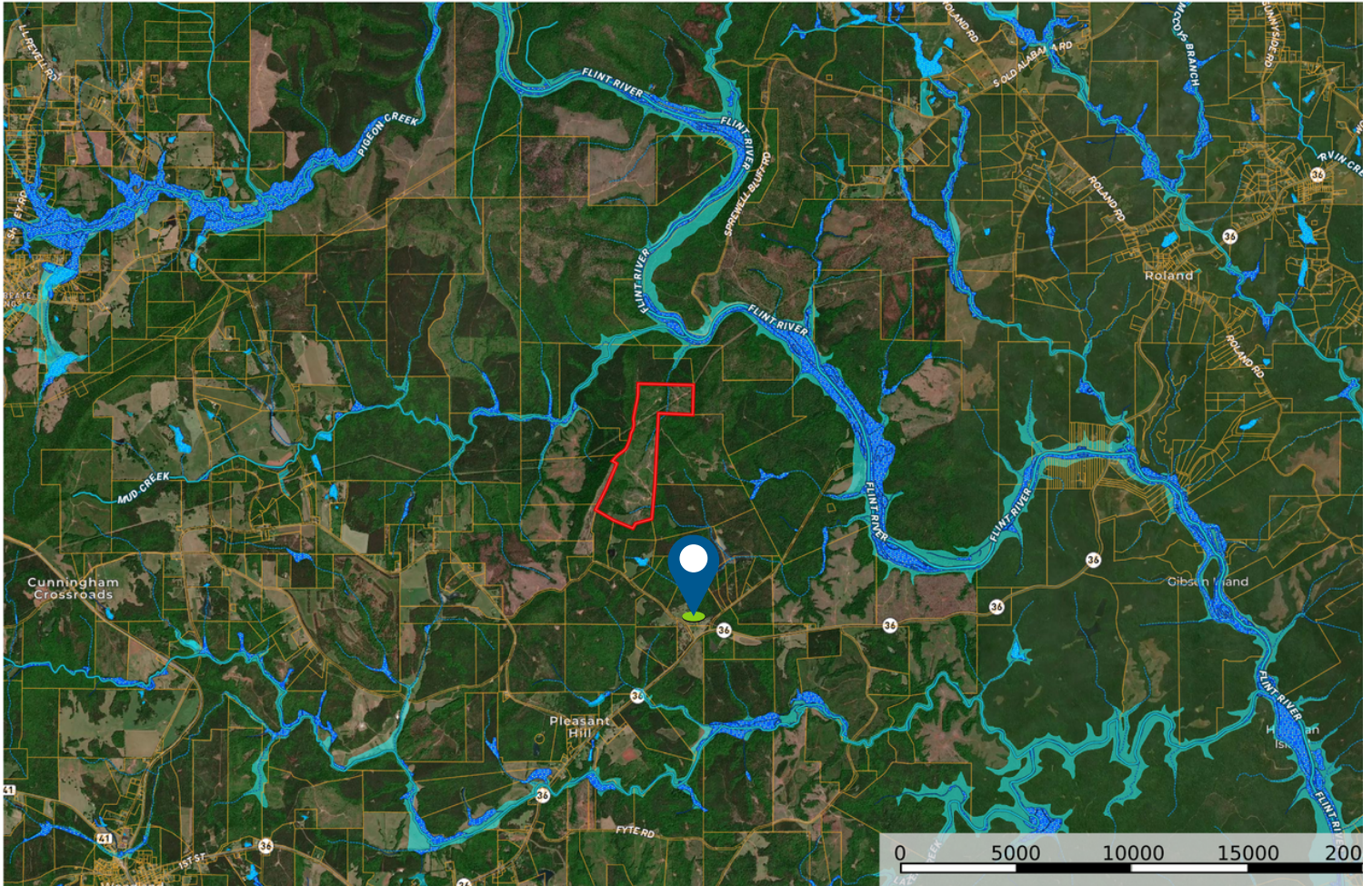






MAP LOCATION

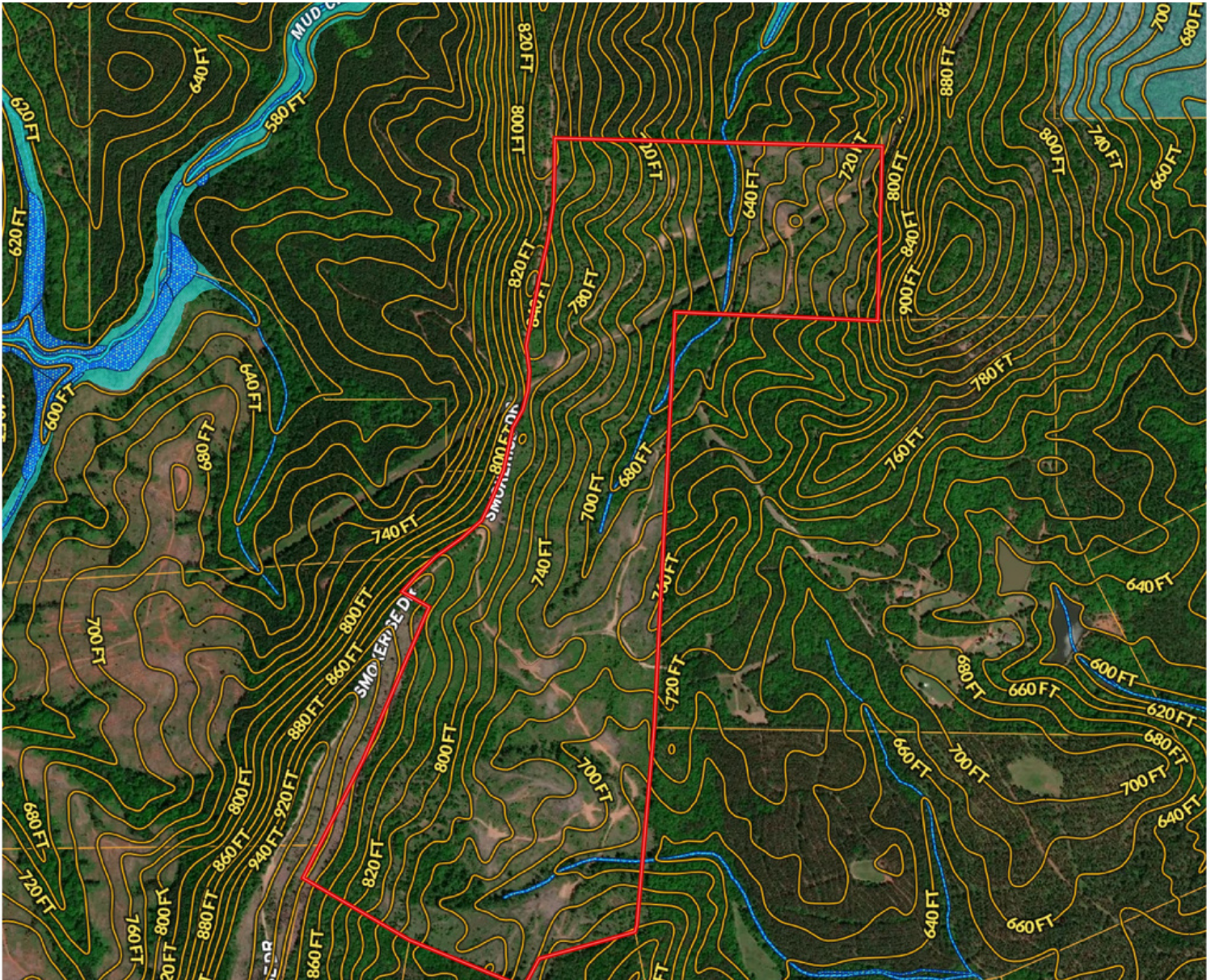
800 Smoke Rise Drive
Talbot County, Georgia, 254.89 AC +/-



-  Boundary
-  100 Year Floodplain
-  500 Year Floodplain
-  Floodway
-  Special
-  Unmapped/ Not Included
-  Wetlands
-  Riparian
-  Stream, Intermittent
-  River/Creek
-  Water Body

 The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

MAP TOPOGRAPHY





CANDLER

REAL ESTATE

FOR MORE INFORMATION, PLEASE CONTACT:

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