

PROPERTY FOR SALE



RICHLAND CREEK TRACT

TALBOT CO., GA • ±321 Acres • \$1,521,672 (\$4,700/Acre)

The Richland Creek Tract is a turnkey hunting and timber investment property situated approximately 30 miles east of Columbus, 60 miles west of Macon, and 90 miles south of Atlanta in Talbot County, Georgia. Located 3.5 miles east of Talbotton and within the Flint River corridor, the property has over 3,000 feet of road frontage along GA Highway 208. The timber consists of 2002 merchantable loblolly pine and 2013 premerchantable loblolly pine with the remaining acreage in hardwood drains that feed into Richland Creek. An extensive interior road system allows for access throughout the property. Several food plots have been established, making this a turnkey opportunity for the upcoming hunting season.

LOCATION

3.5 miles east of Talbotton, along GA Highway 208

SITE DATA

- Road Frontage
- Merchantable 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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