

WOODED ACREAGE



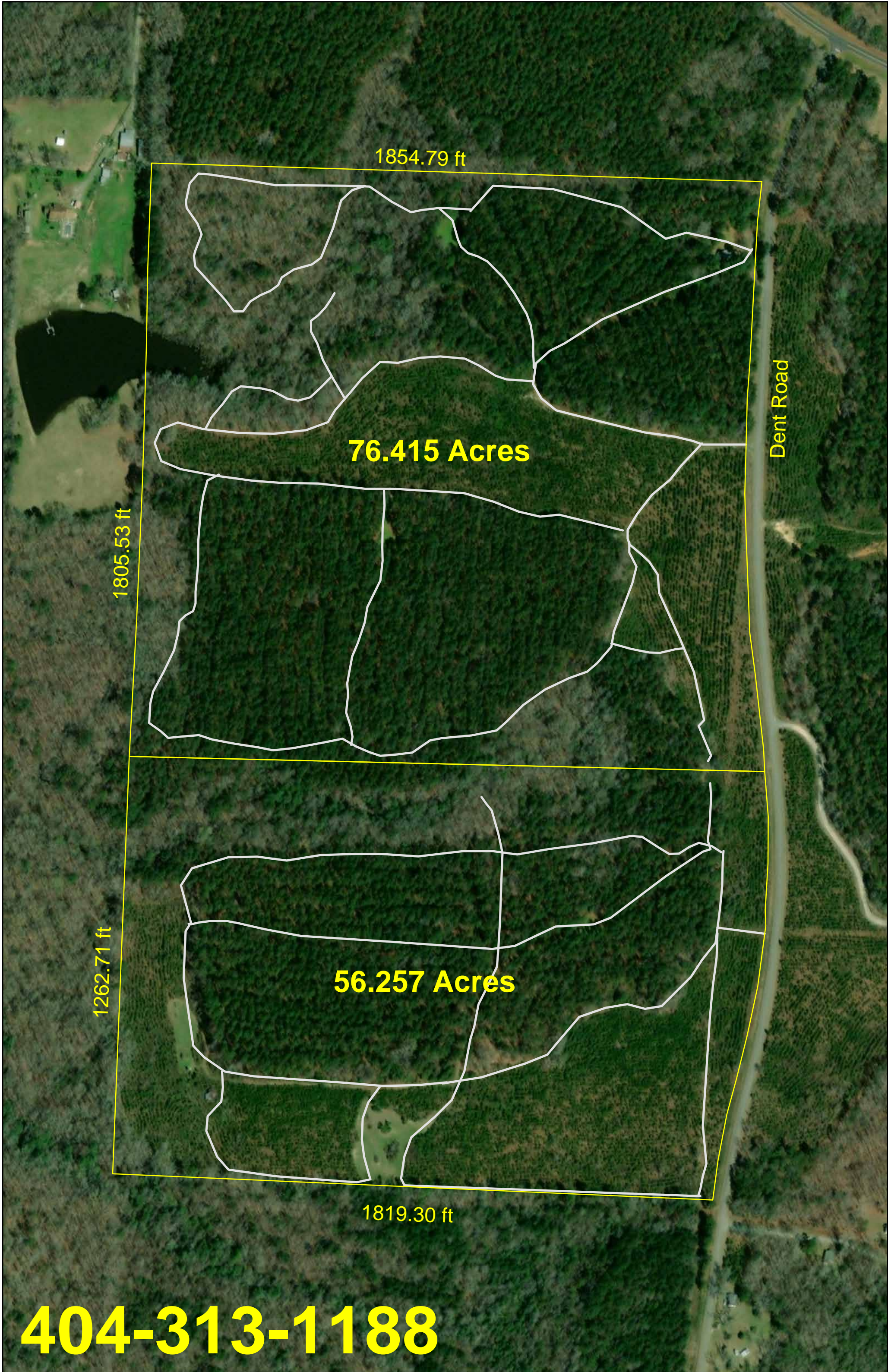
56 and 76 Acre Properties

- Great Location Just 4 Miles from Waverly Hall
 - Paved Road Frontage
- Beautiful Mature Pine and Hardwoods
- Owned by the same family since 1888
 - New Survey
 - County Water
 - Food Plots
- Financing with 15% Down

Talbot County, Ga

404-313-1188



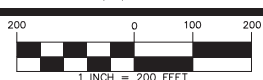


76.415 Acres

56.257 Acres

Dent Road

404-313-1188



*DIVISION SURVEY FOR
FOREST GROVE, LLC
LOCATED IN LAND LOT 146
17th LAND DISTRICT
TALBOT COUNTY, GEORGIA
APRIL 14, 2021*

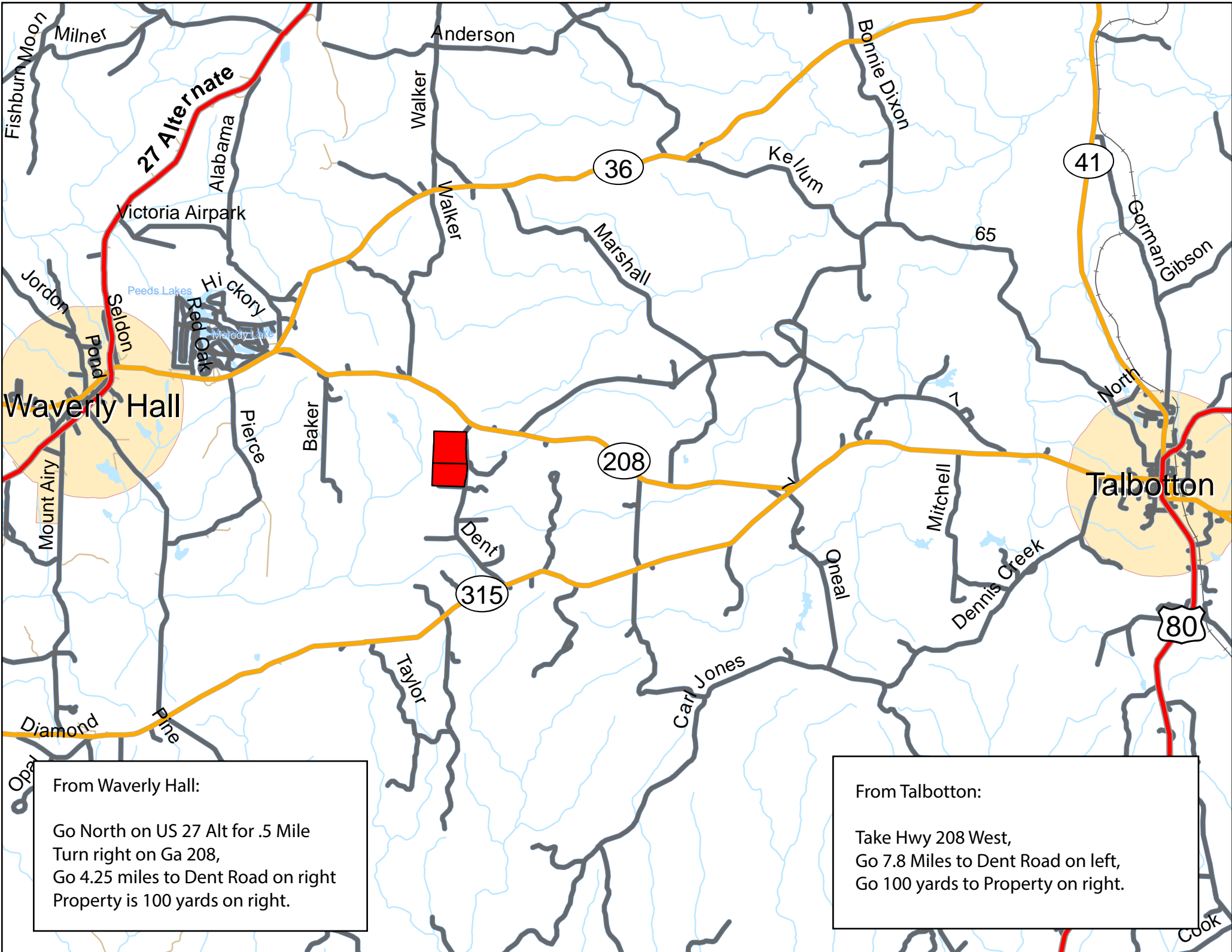
THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT



This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67 as amended by HB1004 (2016), in that where a conflict exists between those rules and the Code, the Code shall prevail. It is hereby certified that this plot is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown on this plot were actually located and measured; and that the following is true: The linear and angular measurements shown on this plot were obtained by using Corion BRX6+ base and rover GPS receivers, in combination with a TOPCON QS-3 GNSS receiver. The horizontal accuracy of the measurements obtained by this GNSS utilized in this survey were less than or equal to 0.02' horizontal at the 95% confidence level. Distances shown hereon are ground distances obtained from ground measurements using a combined scale tape. This plot was calculated for closure and the closure was determined to be less than one foot in 441,073 feet. The final survey was completed on 4/14/2021.

LEGEND

- X — ☒ 1/2" REBAR SET
☐ FENCE
☐ IRON PIN FOUND
☐ CONCRETE MONUMENT



From Waverly Hall:

Go North on US 27 Alt for .5 Mile
Turn right on Ga 208,
Go 4.25 miles to Dent Road on right
Property is 100 yards on right.

From Talbotton:

Take Hwy 208 West,
Go 7.8 Miles to Dent Road on left,
Go 100 yards to Property on right.