



James M. McKenstry Co., LLC

Forest Management Specialist

www.mckenstry.com

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LAND AND TIMBER SALE

Acting as agent for **LESLIE H. WELLS**, we offer land and timber on 267.72 +- acres (Block A 116.94+- Acres & Block B 150.78+- Acres) for \$2,800.00 per acre or \$749,616.00 total, in Marion County, Georgia.

This property offers excellent recreation, investment, hunting and development. Property is located approximately 4 miles from Buena Vista and approximately 22 miles from Columbus. Property has a 12 +- acre lake and approximately 6,700 feet of road frontage. Gate combination Lock is set to 6111.

Offers may be made on Block A 116.94+- Acres, Block B 150.78+- Acres or Blocks A & B combined 267.72+- Acres. 10% earnest money required within 5 business days of offer acceptance for the land and timber, closing within 45 days of offer acceptance. If a survey is required, it will be at the buyer's expense within 45 days of the offer acceptance. Property taxes will be prorated from the date of closing. Property is currently enrolled in CUVA with the Marion County Tax Assessor. Purchaser agrees to continue the enrollment in the program or pay any and all penalties incurred for breaking the agreement. Neither seller nor James M. McKenstry Company LLC warrants or guarantees acreage, volumes or other information contained in this prospectus. Buyer relies solely on its own inspection to determine their offer, Co-Brokers welcome.

Please feel free to call on us for further information or assistance.

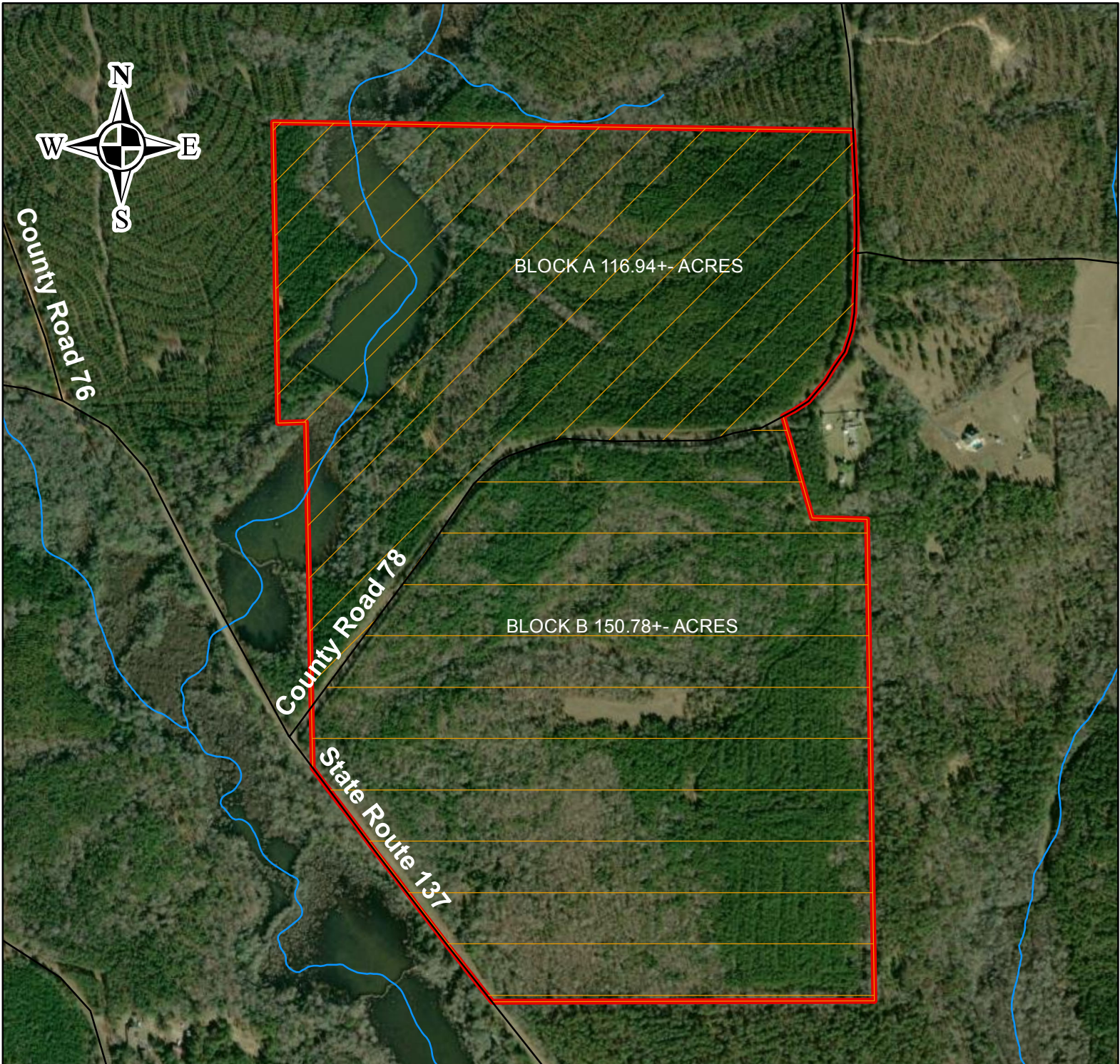
Sincerely,

JAMES M. MCKENSTRY CO., LLC


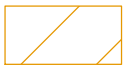

James M. (Mike) McKenstry
President
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R.F #1845
G.B #148848

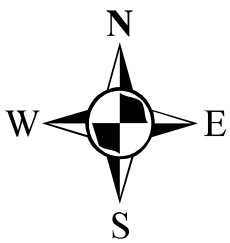
WELLS TRACT MARION CO 267.72 +/- ACRES



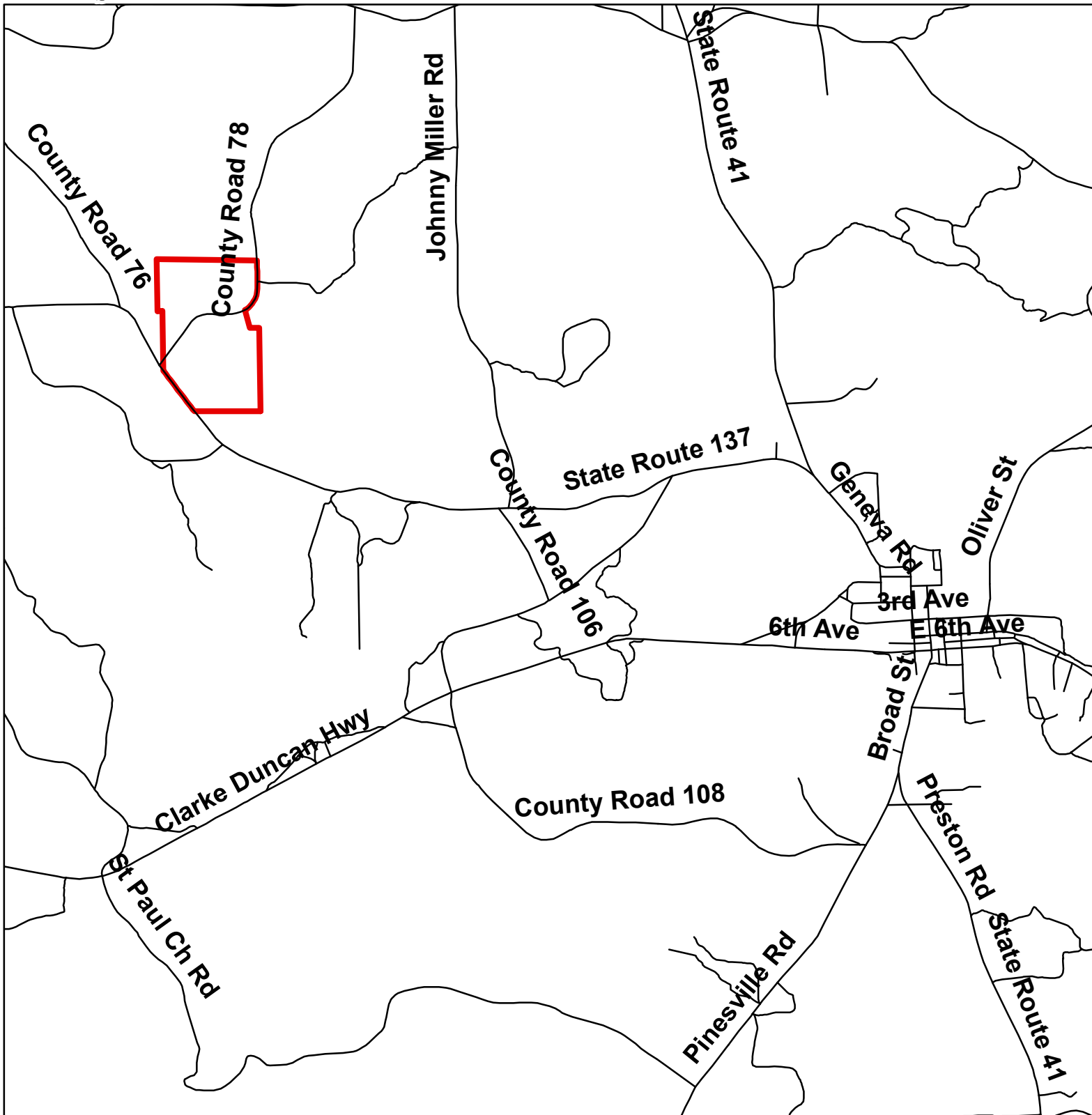
Legend

-  BOUNDARY 267.72 +/- ACRES
-  LAND SALE BLOCK A 116.94+- ACRES
-  LAND SALE BLOCK B 150.78+- ACRES

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WELLS TRACT MARION CO 267.72 +/- ACRES



Legend

 BOUNDARY 267.72 +/- ACRES

 marion_road

4,700 2,350 0 4,700 Feet



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