

## DIENST 101 TRACT

**Discover your own slice of hunting paradise with this remarkable 101.25-acre tract in the heart of mid-west Georgia, offering a secluded hunting retreat and thriving maturing timber in a competitive market.**



***101.25 Deeded Acres  
Buena Vista, Marion County, Georgia***

**Price Improvement: \$290,000 ~~\$330,000~~**

## LOCATION

Dienst 101 is located in the upper coastal plain region of mid-west Georgia, renowned for its rolling terrain, sand ridges, and rich soil ideal for pine growth. This property is bordered on all sides by other timbered properties, providing seclusion and a continuous, unbroken forest that supports abundant wildlife.

Buena Vista is less than 10 minutes away, offering fuel, dining, and convenience stores for quick grocery needs. The property is approximately 5 minutes from GA Hwy 26 and about 20 minutes from US Hwy 280.

Columbus, Georgia, is about 30 miles away and provides lodging, dining, grocery options, and a major medical center. Columbus Regional Airport is also roughly 45 minutes from the property.

## ACCESS

Dienst 101 is accessible from two points along Eddie Edge Road, a county-maintained dirt road. The property features over 1,000 feet of road frontage. Interior access is provided by logging roads, which can be navigated with a 2x4 vehicle under normal conditions but may require a 4x4 during wet periods. Additionally, there are three food plots on the property, all reachable via the roads and trails.

## SITE DESCRIPTION

Elevations on the property range from approximately 530 feet above sea level near the swamp in the southwest corner to about 685 feet at the highest point in the northeast corner. The three well-maintained interior food plots provide immediate recreational opportunities.

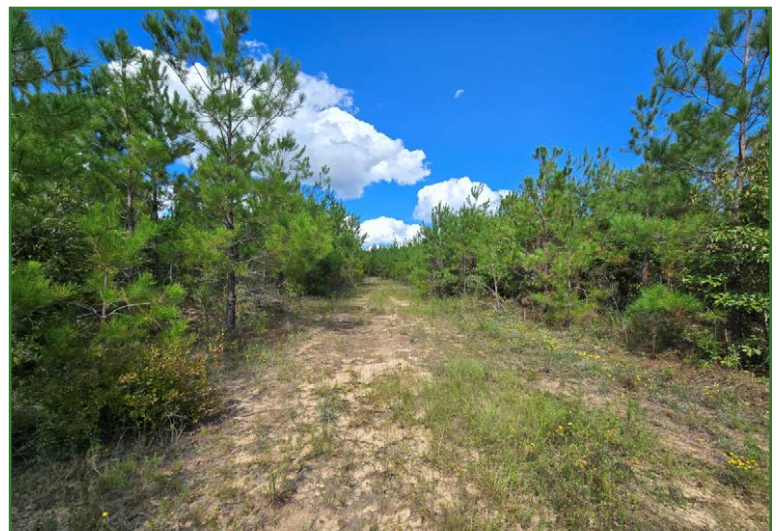
This region of Georgia is recognized for its abundant and diverse wildlife, with plenty of deer sign present on the tract. Additionally, the Chattahoochee and Flint River systems are easily accessible for day trips to enjoy their waters.



The food plots are well dispersed throughout the tract.



Eddie Edge Road is a dirt county maintained road. The Dienst 101 tract is located on the right.



This is the primary interior road leading to two food plots through the planted pines.

## TIMBER

One of the most appealing features of this tract is its timber composition and prime location. Approximately 92 acres consist of a loblolly pine plantation, planted in 2016, which is growing and maturing well. This timber will offer a near-term opportunity for income, as it should be ready for thinning in the next 6 to 7 years. Once thinned, the trees will be “released” to continue growing into higher product classes, thereby increasing their value. Thinning will also enhance the property’s wildlife habitat.

In this region, plantations typically reach full financial maturity between 26 and 30 years. Additional thinnings or a final harvest can be considered based on the owner’s goals. This area has a strong timber market, with several wood-processing facilities nearby, ensuring competitive options for future timber sales.

## TAXES & TITLE

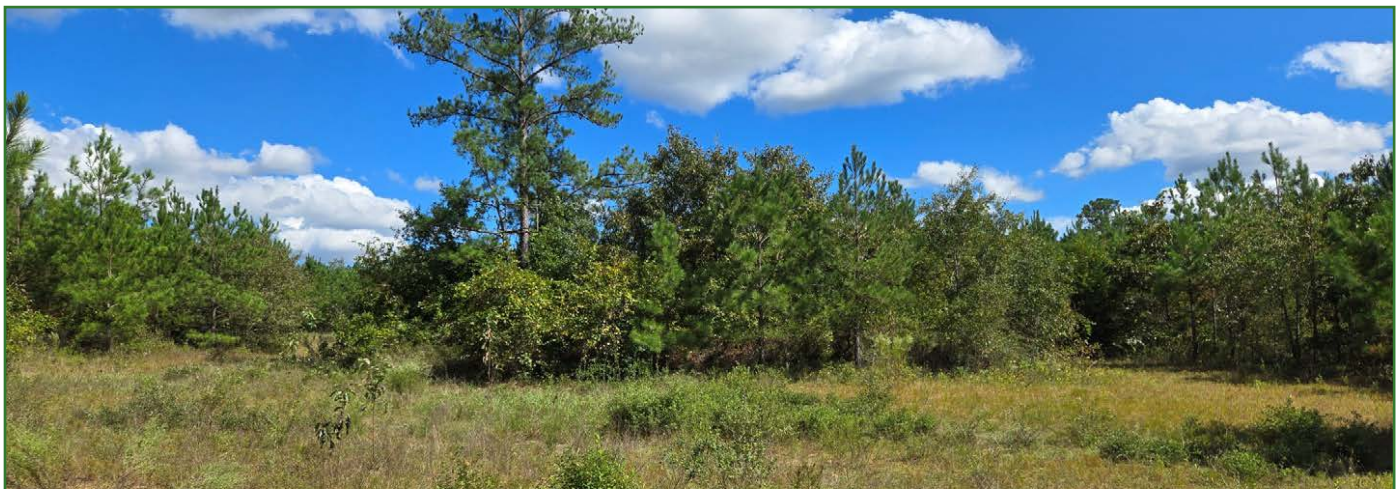
This property is owned by the WB Fryer / Caroli Winkler Dienst Trust. The deed can be found in Deed Book 66 on Page 765 of the Marion County Courthouse. Annual taxes are estimated at \$842. However, this can be discounted by enrolling the tract in the Conservation Use program. Boundaries are marked in blue paint.



8 year old loblolly plantation growing and developing well.



8 year old planted pine ready to be thinned in 6 to 7 years.

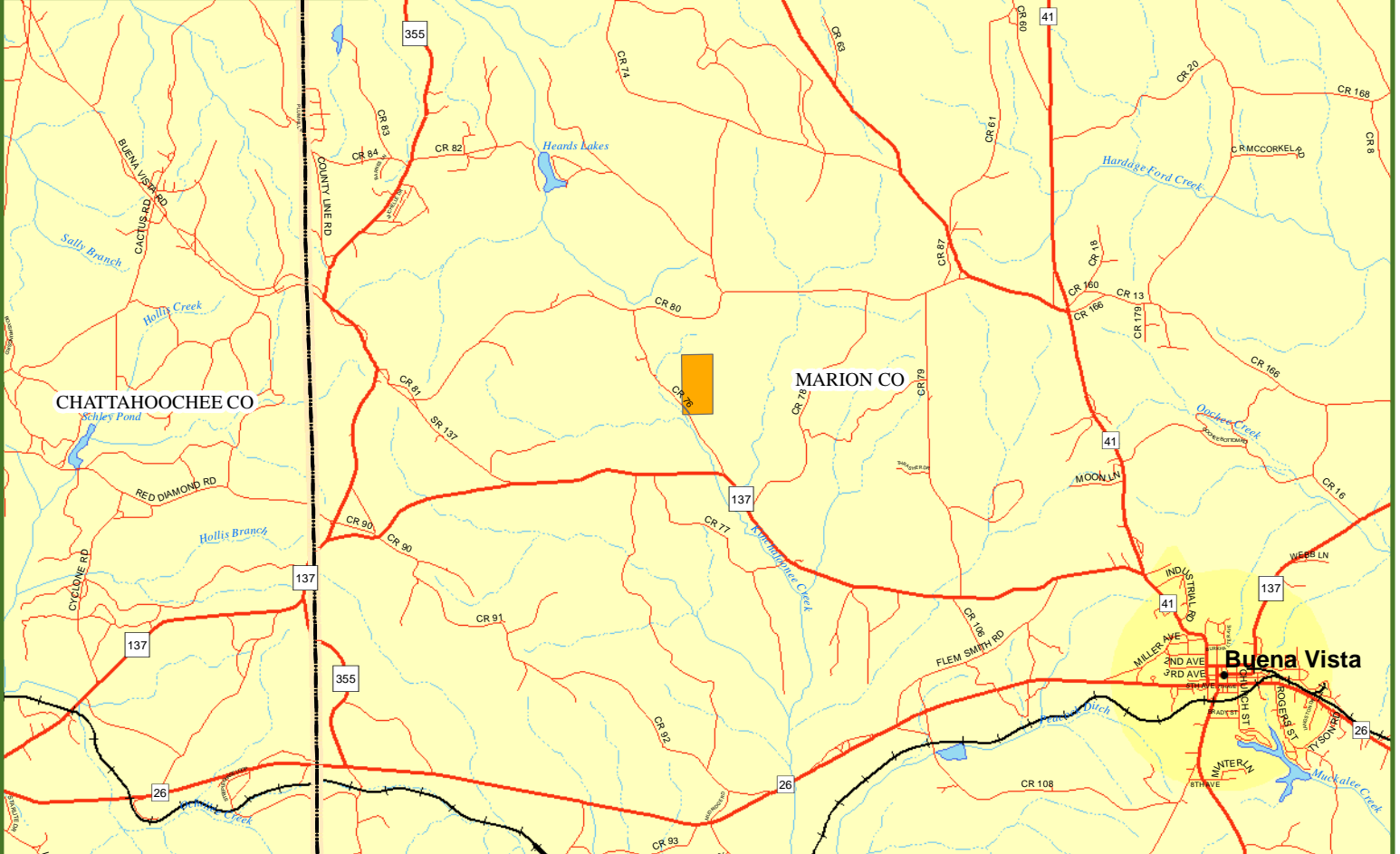


This food plot is located on the southern portion of the tract. Various food plots are found throughout the tract.

Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.



# Locus Map Dienst 101 Tract Marion County, GA 101.00 ± Acres



**Legend**

- Dienst Tract
- Railroads
- Secondary State or County Hwy
- Primary US or State Hwy
- Primary Limited Access or Interstate
- Counties

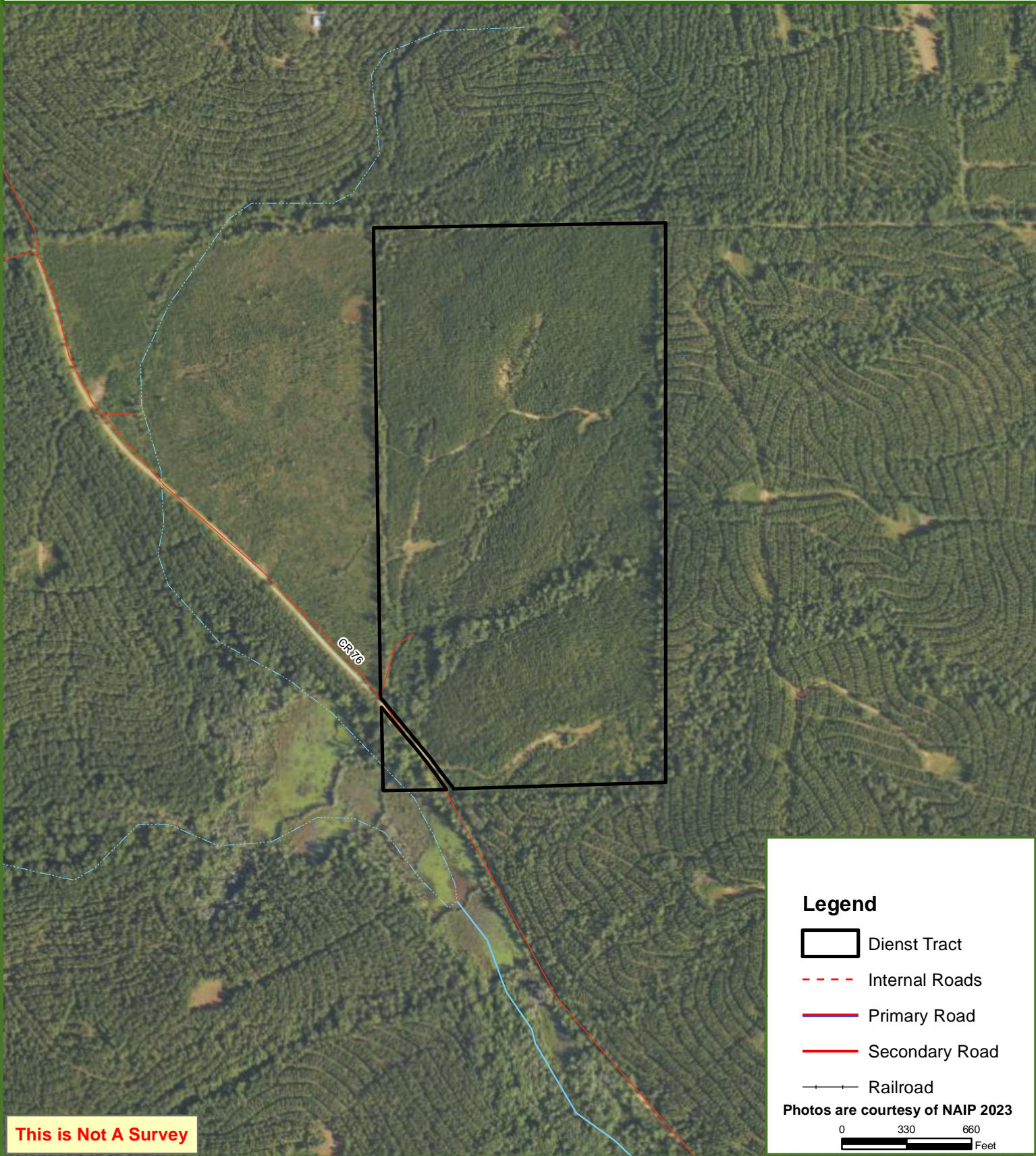
0 0.5 1 1.5 2 Miles



# Dienst 101 Tract






## Marion County, GA

101.00 ± Acres

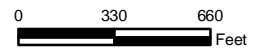


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### Legend

-  Dienst Tract
-  Internal Roads
-  Primary Road
-  Secondary Road
-  Railroad

Photos are courtesy of NAIP 2023



**This is Not A Survey**

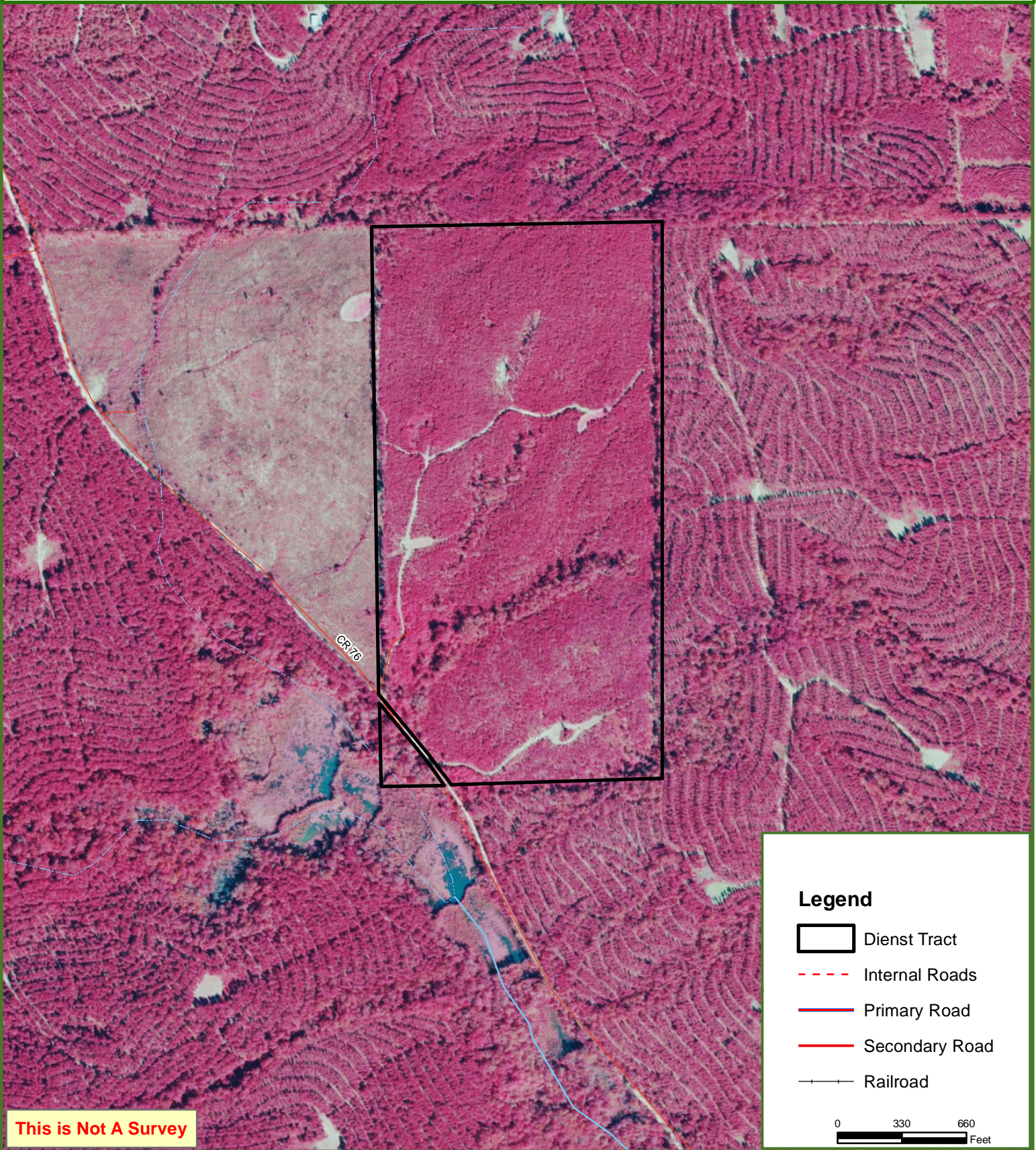
This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.








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## Marion County, GA

101.00 ± Acres



### Legend

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0 330 660  
Feet

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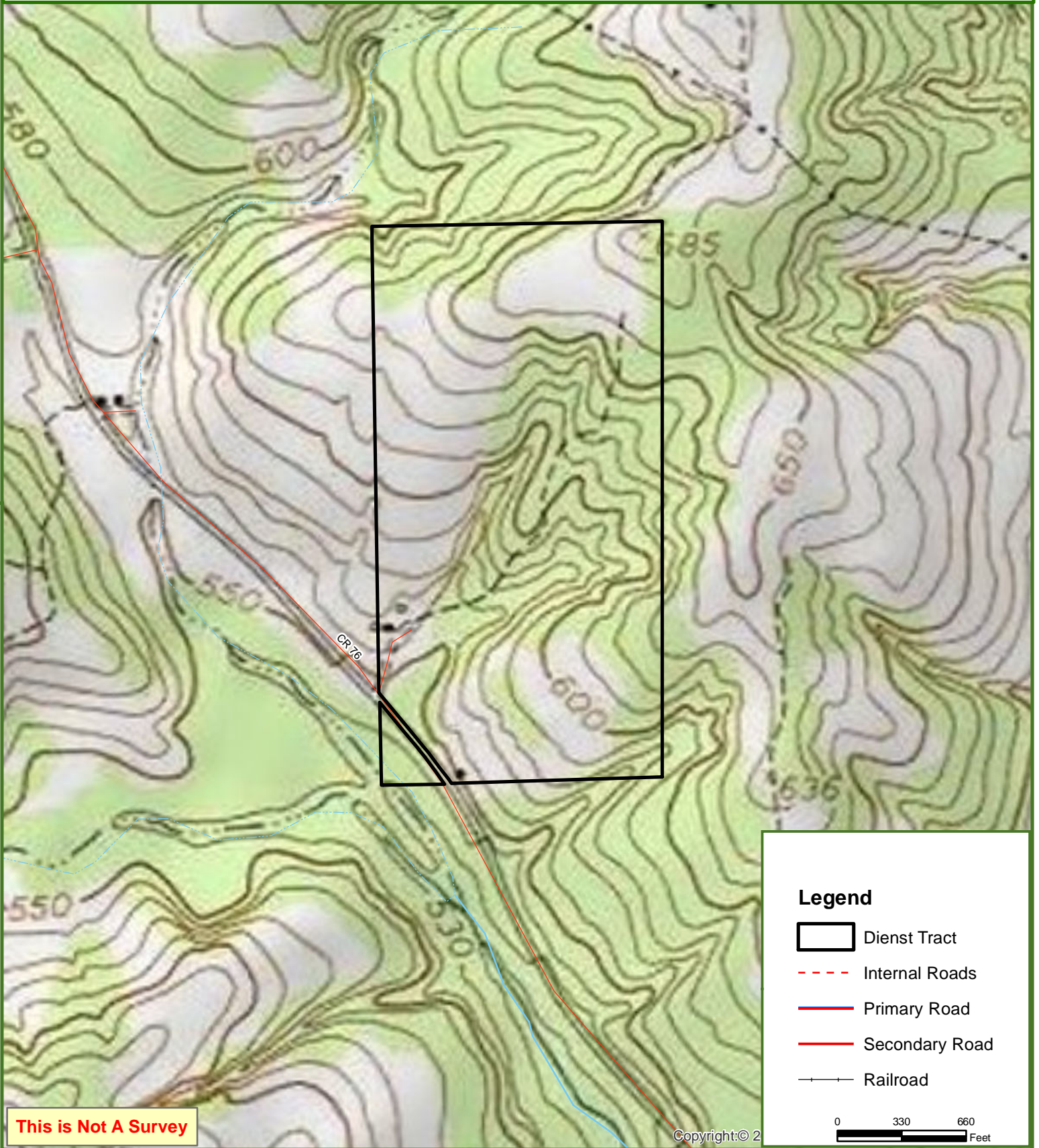
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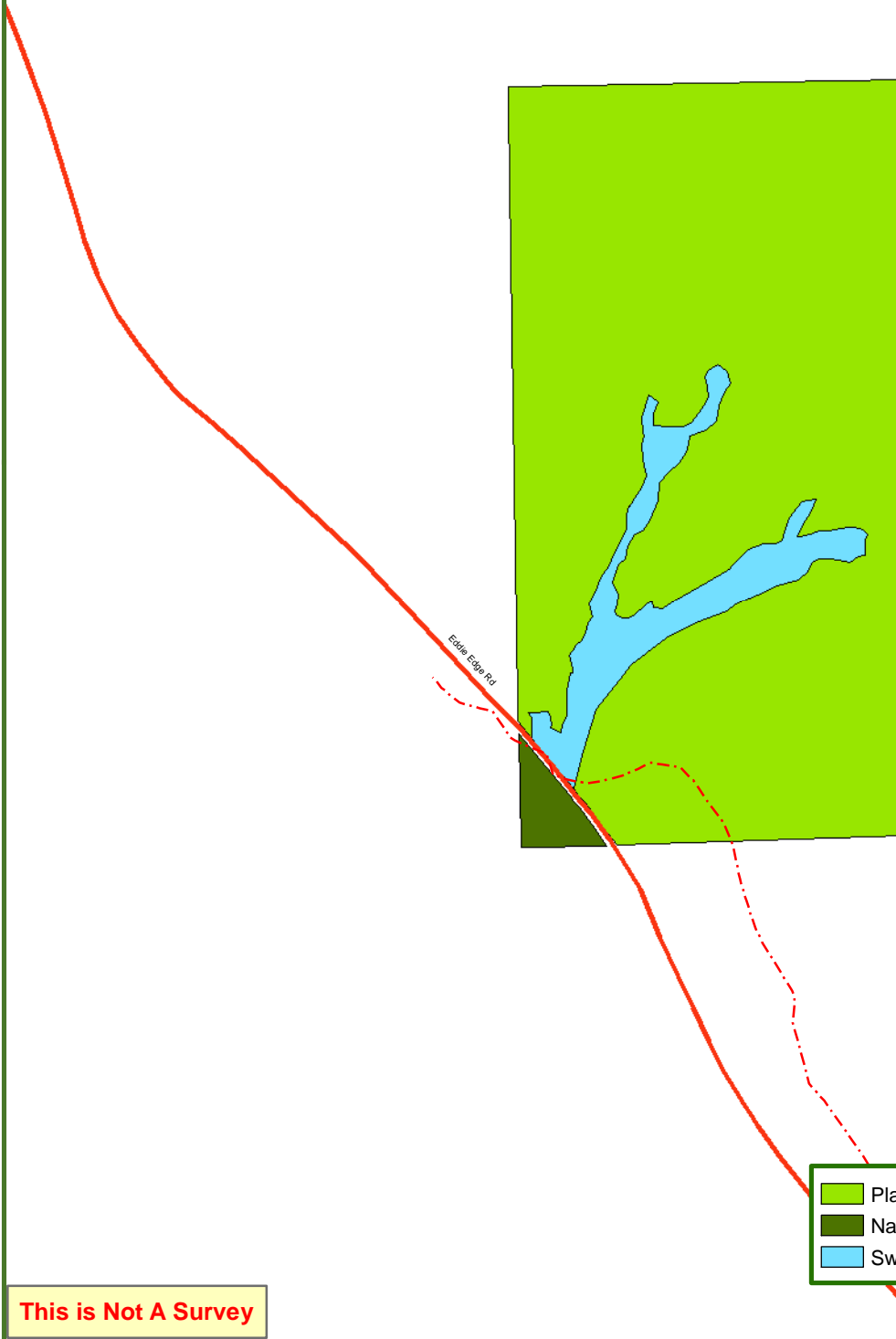
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