



# HENLEY LAND BROKERAGE, LLC

## **Talbot 117 - Offering Memorandum**

Address for GPS: **3915 Gibson Road, Talbotton, GA 31827**

**\$350,000**

***Financing Available***

- Big Lazer Creek Makes This Tract Very Unique and Special. Big Lazer Runs Thru The Property Offering Fishing, Duck Hunting, Water Source for Wildlife.
- Huge Natural Hardwoods Hold Plenty of Big Deer, Hogs, Turkey, Bobcat, and Small Game. Call Broker for Trail Cam Pics that will Knock Your Socks Off
- Fully Timbered Tract with Miles of Interior Roads, Established Food Plots and Stands in Proven Areas, 50-Amp Power Hookup, Just Bring Your RV and Plug In. Cleared Building Site Ready for a Cabin or Country Homeplace. Rural Property Way Off The Grid, Get Away From the Perils of the City on this Slice of Heaven on Big Lazer Creek.
- 8-Miles From a Public Boat Ramp on The Flint River, Georgia's Best Shoal Bass Fishing, 10-Min from Big Lazer Creek WMA: 5,900-AC of Public Land for Hunting, Fishing, Rifle & Shotgun Range, Camping, Hiking. Big Lazer has a 195-AC Fishing Lake and a Boat Launch on The Flint
- 40-Min From Columbus, 1.5-Hours From Hartsfield Atlanta Airport, Call Broker for Maps and Showing Appointment. Additional Rural Land in the Area is Available, Call Broker for Details.

Exclusively Offered By:

***Henley Land Brokerage, LLC***

***"Specializing in Unique Rural and Waterfront Properties"***

Adam Henley

OWNER / BROKER

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[www.henleyland.com](http://www.henleyland.com)

***All Information Contained Herein is Deemed Reliable But is NOT Guaranteed***