

WOODED ACREAGE



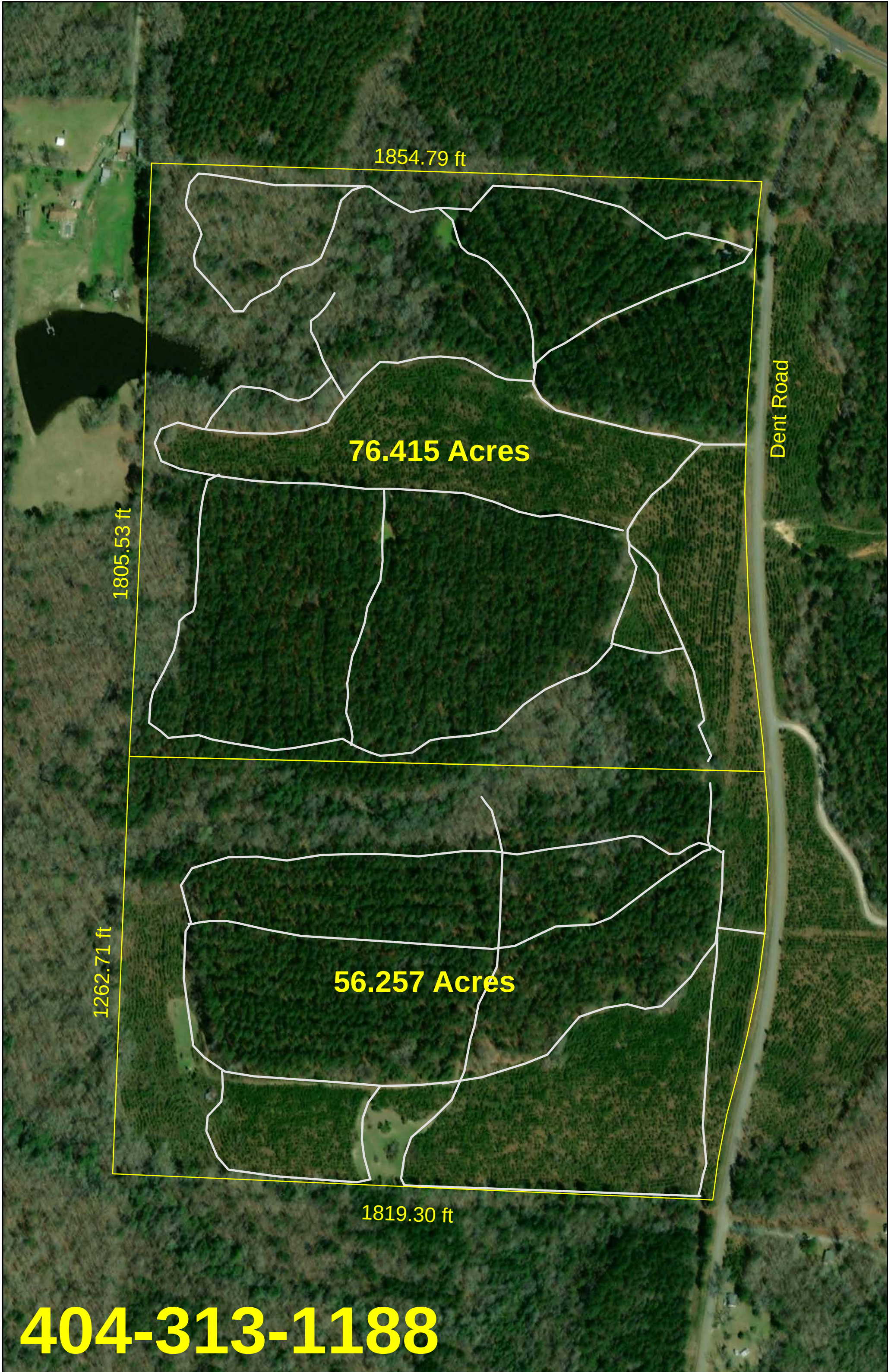
76 Acre Property

- 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 and Shared Lake
- Financing with 15% Down

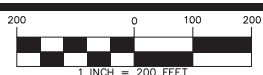
Talbot County, Ga

404-313-1188



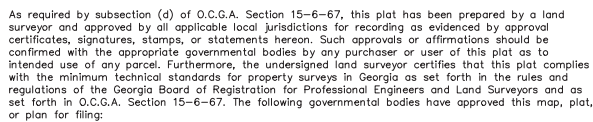


404-313-1188



*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 and certification given hereon is valid only if recorded in the office of the Clerk of Court in its original form by Matthew S. Johnson as shown by the participant ID in the Clerk's stamp in the upper left corner of this plat. No other uses are authorized by this surveyor.

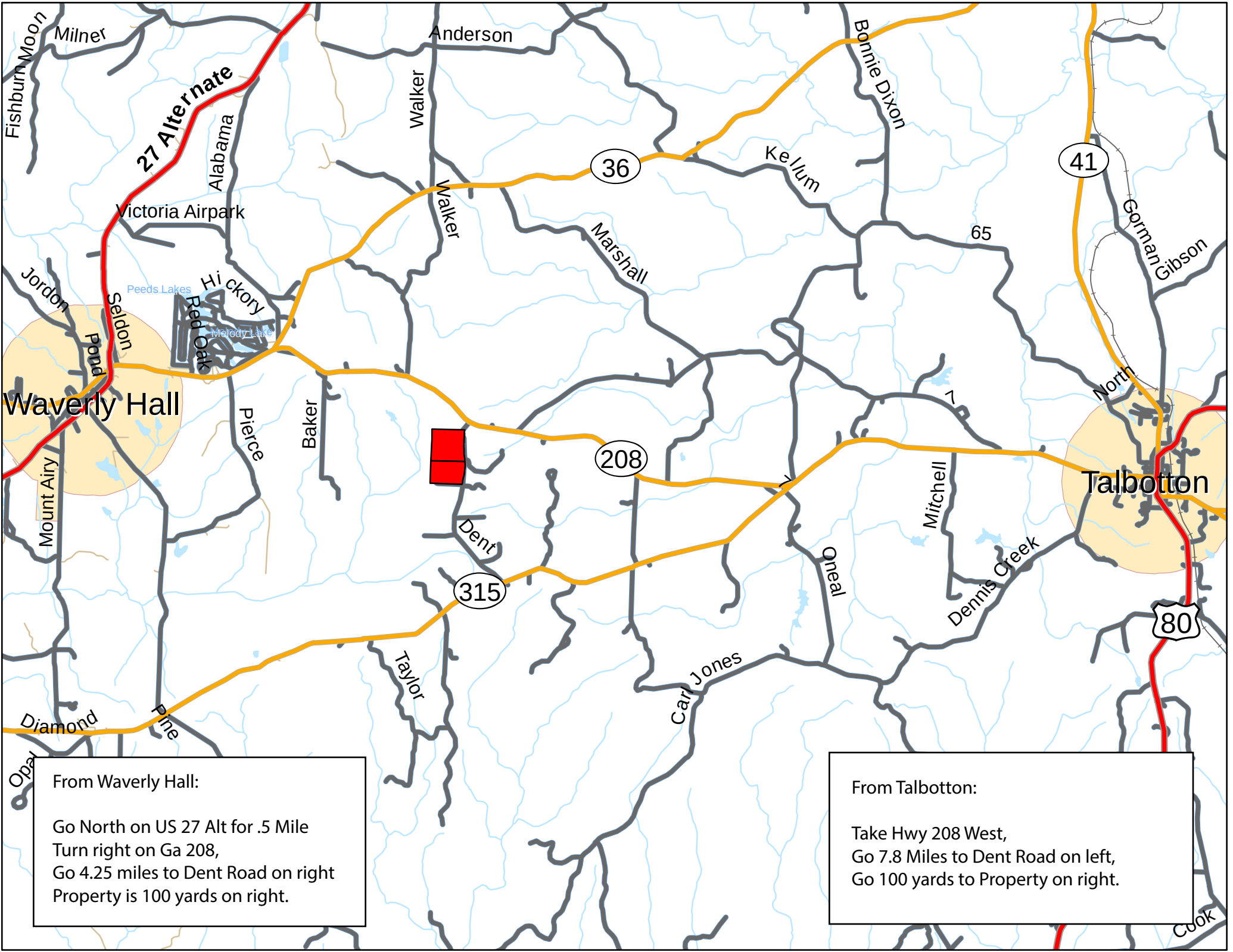
 MATTHEW S. JOHNSON GA RLS #2868

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 accuracy of the measurements obtained by this equipment as 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 plot. This plot was calculated for closure of 1:100,000. The maximum distance between closure points is 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.