

# FOR SALE

3487 Nicklesville Road Damascus, GA 39841

# NAI TALCOR



## 354 Acres in Early County, GA

- 354 acres of excellent whitetail deer, turkey, and duck hunting property
- Property has been managed under a quality deer program
- Prime woodlands for release quail hunting
- 2 bedroom one bath cabin with pole barn
- Several BC class whitetail taken on property
- Property consist of a mixture of hardwoods, and pine timber with a well established road system
- **Additional 116 acres with CRP long leaf and Irrigated farm land, with 2 ponds that can be purchased and generates close to \$12,000.00/year**

**Sale Price: \$1,150,000**



**Brian Proctor**  
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brian@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



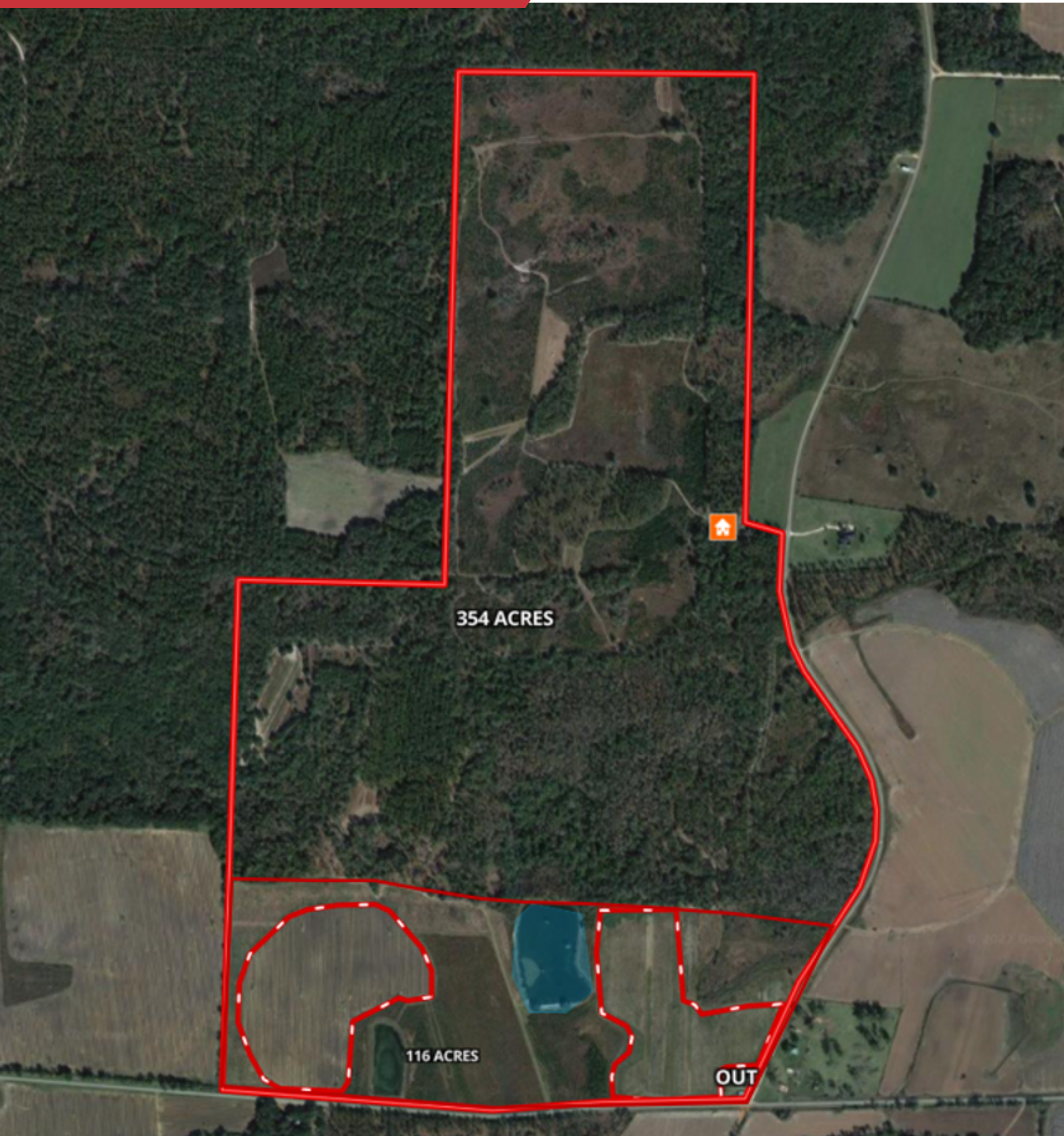
**NAI TALCOR**

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