

**PineSouth Land Company is proud to offer For Sale**

# ***"Lyle Farm"***

**203.35 ± Acres  
Taliaferro County, Georgia**



**The "Lyle Farm" is a beautiful old family farm (same owner since 1949) located north of Crawfordville, Georgia near A.H. Stephens State Park. Just minutes from Interstate 20 Exit # 148, this farm features rolling open fields and pastures meandering through Mature Hardwood and Pine Timber of exceptional size and quality.**

**PineSouth Land Company, Inc.**

**479 Legion Drive**

**Warrenton, GA 30828**

**\$845,000**

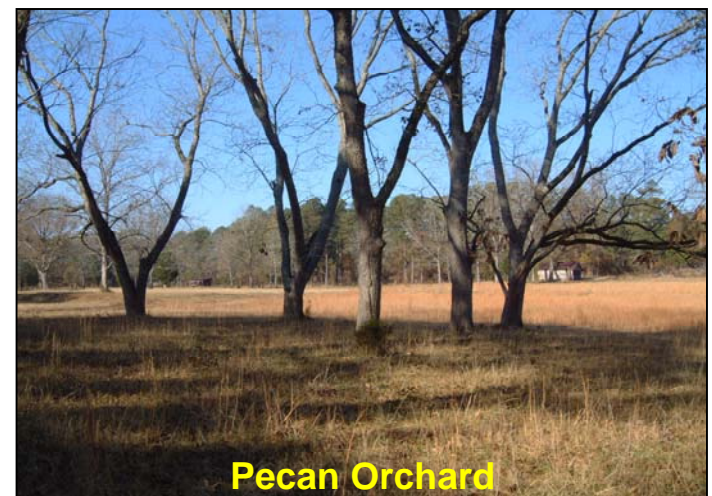
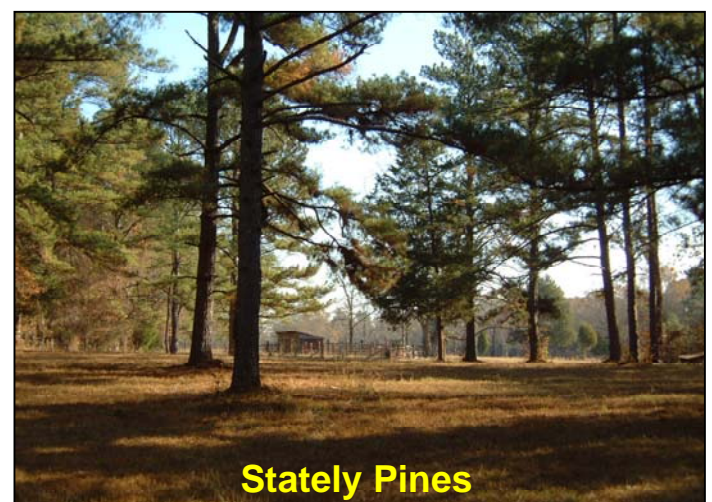
**(888) 710-0072**

**[www.PineSouth.com](http://www.PineSouth.com)**

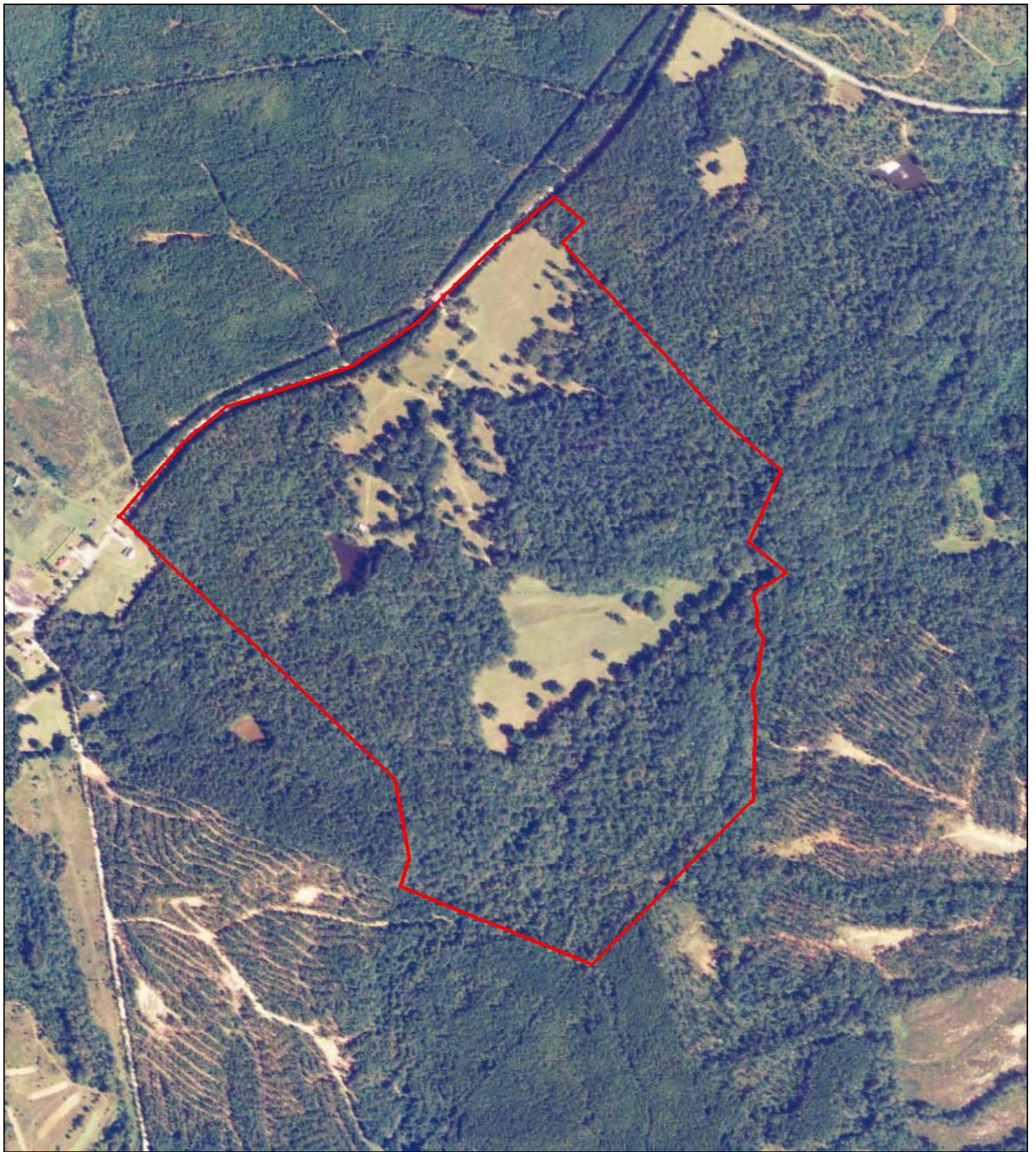
# Amenities . . .

203.35 acres (2006 Survey)  
154 acres of Mature Hardwoods & Pines  
48 acres of Open Fields & Pastures  
1.35 acre Stocked Pond  
Camp Shelter on Pond

3200 feet of Paved Road Frontage  
Fenced Pastures  
Beautiful Rolling Terrain  
Small Pecan Orchard  
Creek through Property



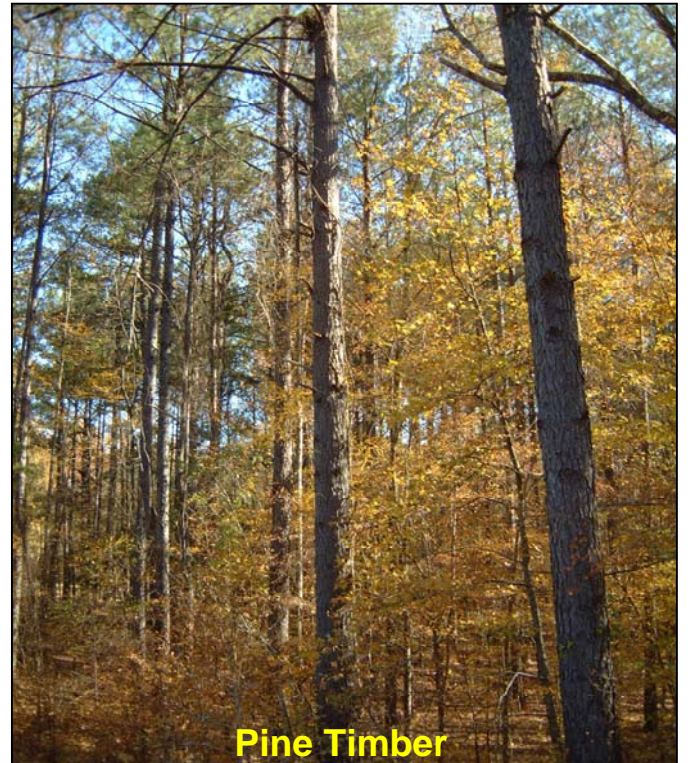
# Aerial Photograph . . .



# Topographical Map . . .

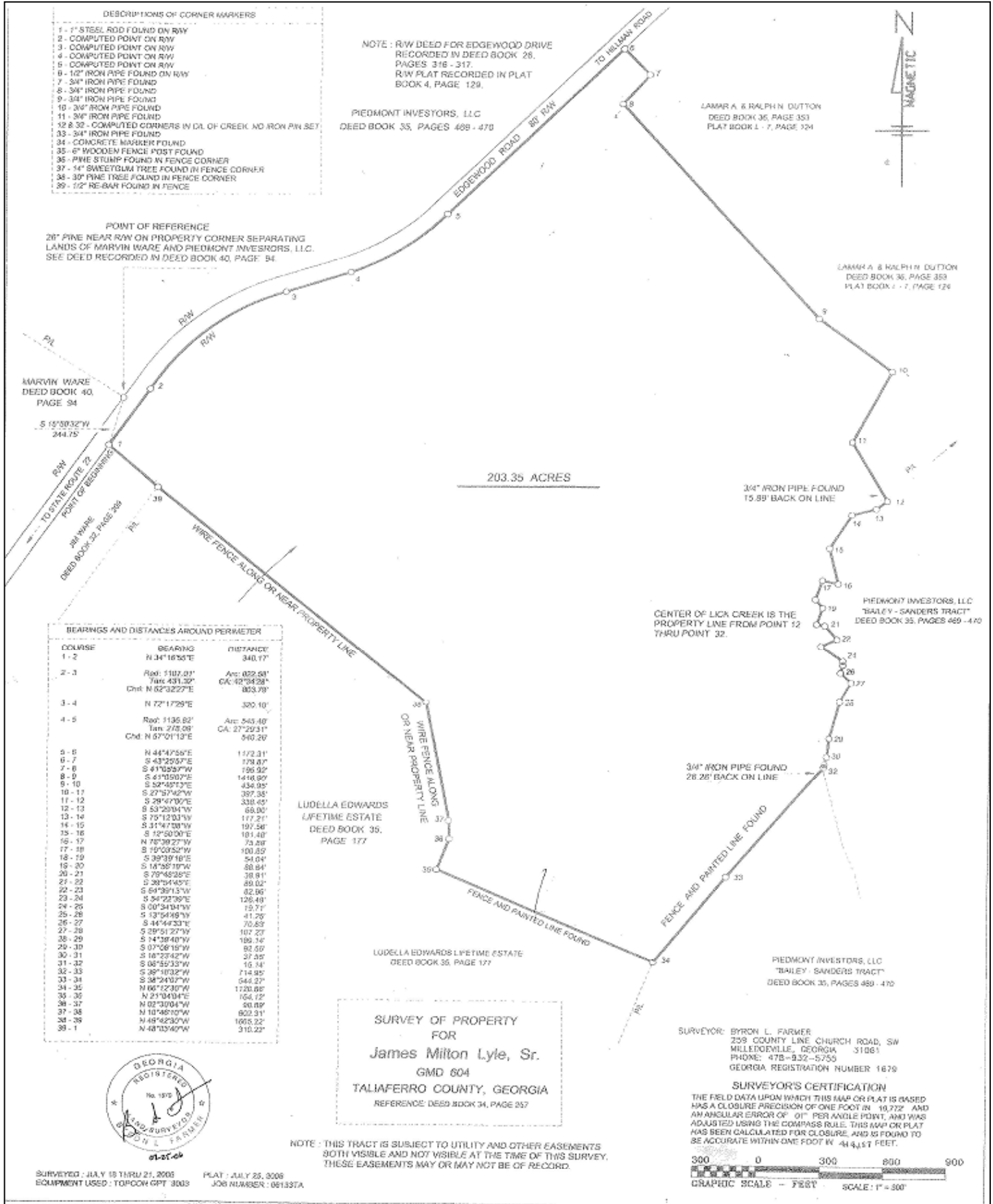


**Oak Timber**



**Pine Timber**

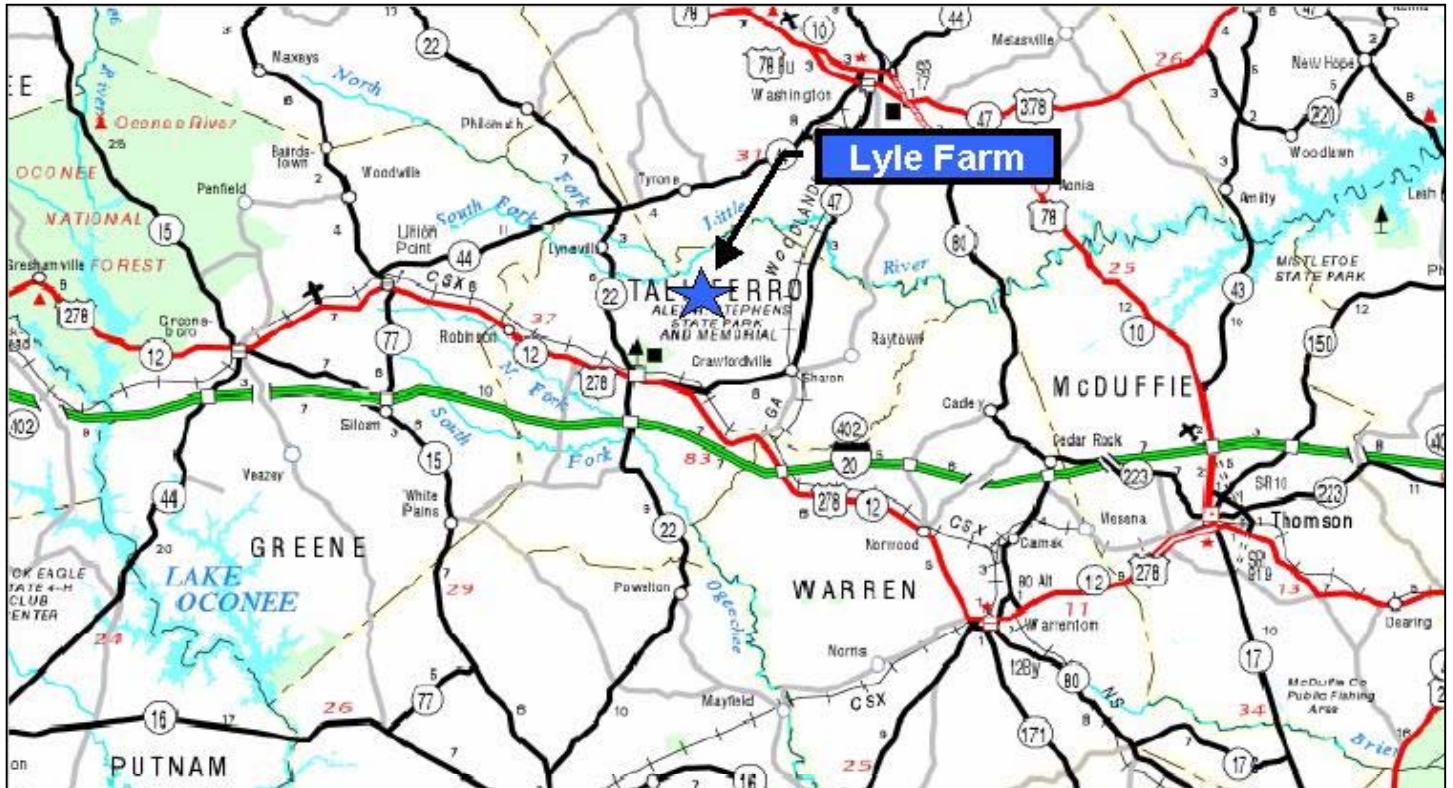
# Plat of Survey . . .



# County Location . . .



# State Location . . .



**Approximate distances to major cities & nearby attractions:**

<b>Atlanta</b>	<b>90 miles</b>
<b>Augusta</b>	<b>60 miles</b>
<b>Athens</b>	<b>40 miles</b>
<b>Macon</b>	<b>75 miles</b>
<b>Savannah</b>	<b>185 miles</b>
<b>Lake Oconee / Reynolds Plantation</b>	<b>30 miles</b>
<b>Lake Sinclair</b>	<b>40 miles</b>
<b>Clarks Hill Lake</b>	<b>40 miles</b>
<b>Masters Golf Tournament</b>	<b>60 miles</b>
<b>Come Away Plantation</b>	<b>15 miles</b>

\*All information contained and distributed in this package is deemed accurate and reliable. However, PineSouth Land Company, Inc., nor its agents, shall be held liable for any errors and/or inaccuracies contained herein. Buyers should make their own inspection of property.