

# Ocmulgee River Landing

*Two Miles of Frontage on the Ocmulgee and the Little Ocmulgee Rivers...*



***A Truly Rare Find - Especially at This Price!***

**Located in Telfair County Georgia, in the Urban Fringe of Lumber City**

Approx. 669 acres - \$1,800 per acre

**This is a multiple page document... be sure to scroll through all pages.**

# How can NILO help YOU?

NILO Properties, Inc. maintains an extensive inventory of vacant land, primarily in the southeastern United States... from one-half acre homesites to one million acre timber tracts... and everything in between. We also offer land in Texas, Mexico, Central, and South America.

So whether you are searching for property for your dream home or a you are a major developer locating property for your next development — or you represent a land investment firm looking for an appropriate land bank — we probably have the land that fits your needs.

Our inventory is so extensive that we do not have all of our land advertised that we have for sale. If you are in the market for vacant land, please call us and see how NILO Properties can help YOU!



Cell (352) 278-1009 anytime  
Tel. (352) 371-6923  
Fax (352) 376-4972

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# Got Land For Sale?

Call us! NILO Properties is constantly searching for land to purchase that fits our business model. Your land must be beautiful land, and it must be priced right... if so, we are prepared to offer you a quick closing, so that we can offer the land to our extensive list of buyers at wholesale prices.

*We Buy and Sell  
Beautiful Land at Wholesale Prices!*

**For more information or  
an appointment to inspect the land that's  
just right for YOU, please call**

**Jon Anderson**

Director of Marketing

**Cell (352) 278-1009**

You may call me at any reasonable hour  
Weekends and holidays included

To see more beautiful land at wholesale prices go to  
**[www.niloproperties.com](http://www.niloproperties.com)**



As you can see, this property is just outside of Lumber City, Georgia, and offers breath taking views of the Ocmulgee River. It has a good interior road system, and other improvements. It would make an excellent recreation tract, and should enjoy healthy appreciation... being waterfront property in the third fastest growing state in the nation

# OCMULGEE RIVER LANDING

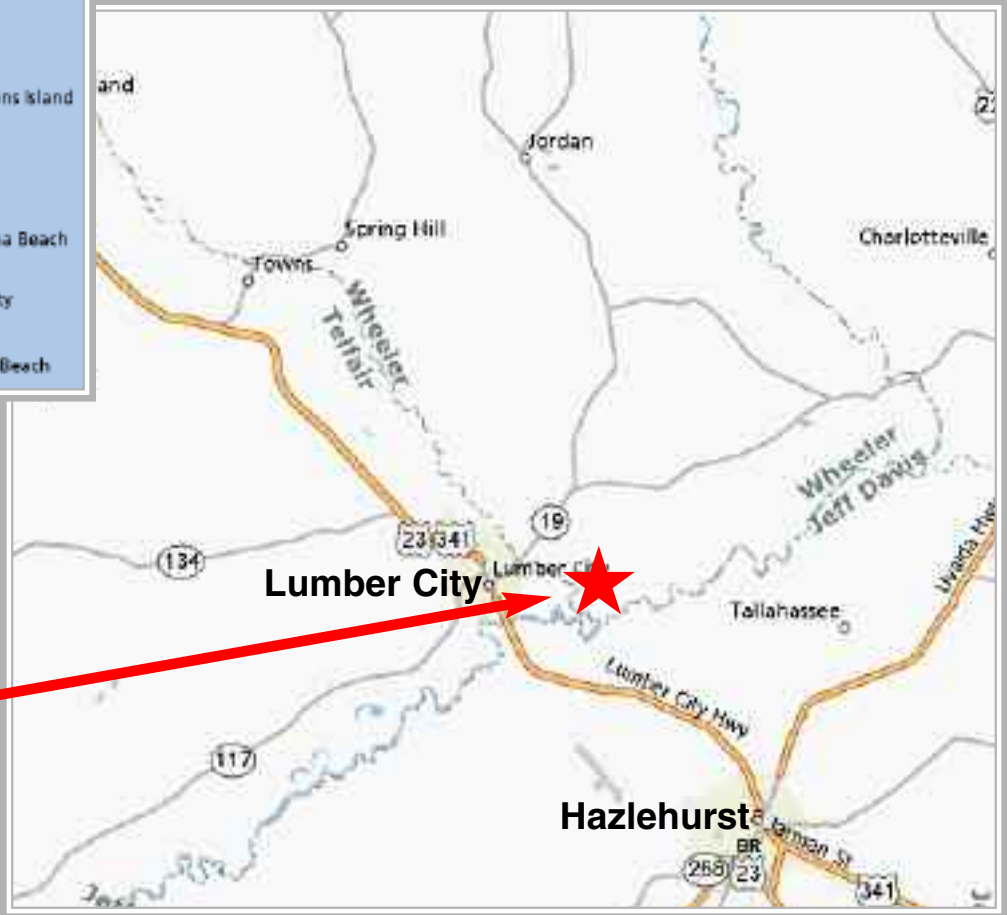
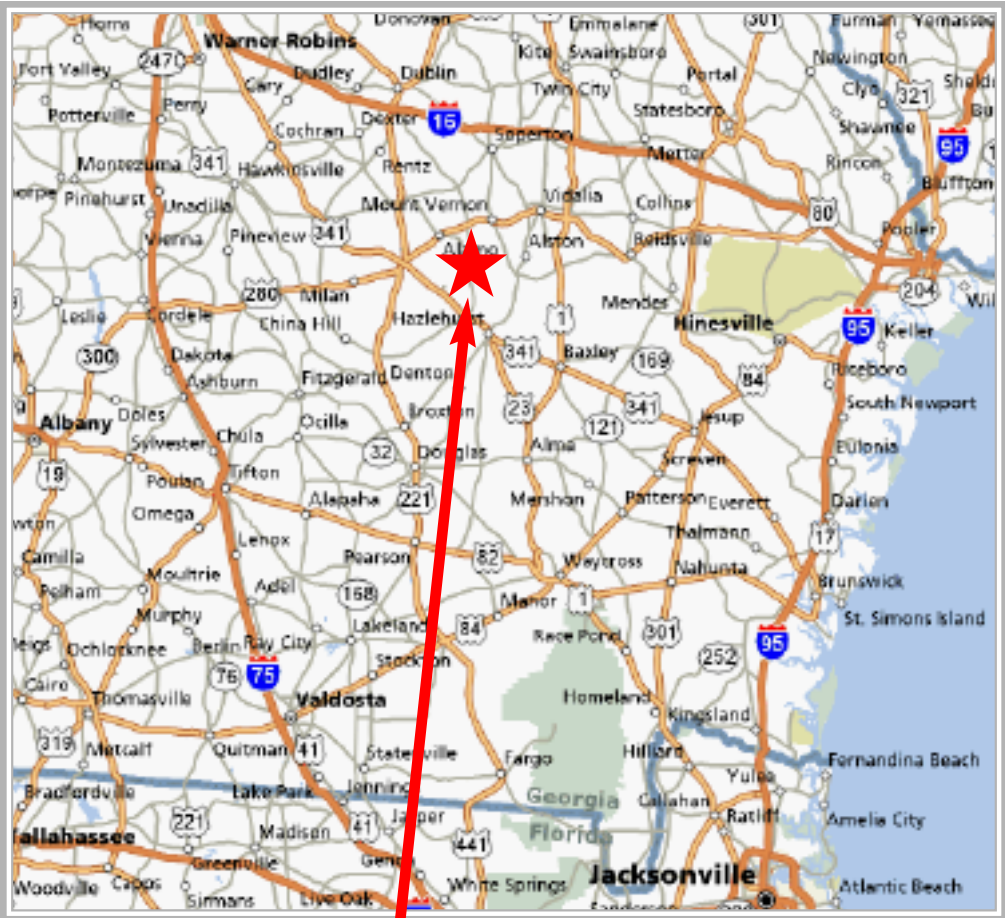
## GREAT HUNTING AND INVESTMENT LAND

Excellent Access, Near Paved Road

669 Acres, \$1800 per acre

Wheeler County, Georgia

Tax ID: 0011-029



**Property  
Location**



The view of the Little Ocmulgee River from the entrance to the property

# How Can The Best Property Guy Help YOU?

Simple. The Best Property Guy maintains an extensive inventory of vacant land, primarily in the southeastern United States ... from one-half acre homesites to one million acre timber tracts ... and everything in between. We also offer land in Texas, Mexico, Central and South America.

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## **Lyle Benjamin, CBR**

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

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Charles Rutenberg Realty

