

SALE

RADIO TRANSMISSION TOWER MONTFORT ROAD BUTLER, TAYLOR COUNTY, GEORGIA 31006



LOCATION OVERVIEW

- Located in **Taylor County, Georgia**, a rural west-central Georgia market
- Predominantly agricultural and timberland area, ideal for **infrastructure and utility uses**
- Quiet, low-density surroundings with **minimal signal interference**
- Convenient access to **US Highway 19** and **GA State Route 96**
- Strong regional connectivity between **Macon** and **Columbus**

• Quiet rural setting with low holding costs

Transportation & Accessibility

- US Highway 19: 6 miles
- GA State Route 96: 7 miles
- **Thomaston**: 28 miles
- **Columbus**: 45 miles
- **Macon**: 50 miles
- **Warner Robins**: 60 miles
- Hartsfield-Jackson **Atlanta Airport**: 95 miles
- **Rail** Norfolk Southern rail lines run through Butler

PROPERTY OVERVIEW

Status: Vacant...No rental income...has never been leased

This offering includes a **420-foot lattice radio transmission tower** situated on **3.8± acres** at **base elevation of 565 feet above sea level**, providing strong regional signal coverage. The tower is currently **unencumbered by leases**, presenting an immediate **value-add opportunity** through new tenant placement or co-location.

The site is serviced by **Flint EMC** and is equipped with a **propane backup generator**, ensuring reliable operations and continuity of service. With annual property taxes of only \$192.36, holding costs are minimal.

The expansive acreage allows for **compound expansion, additional equipment shelters, and future co-location**, making this an attractive long-term infrastructure asset.

Tower Specifications

Tower Type: 420' Lattice Radio Transmission Tower

Base Elevation: 565 Feet above sea level

Coordinates:

- 32° 40' 19" North
- 84° 11' 20" West



SALES PRICE: \$125,000

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INVESTMENT HIGHLIGHTS

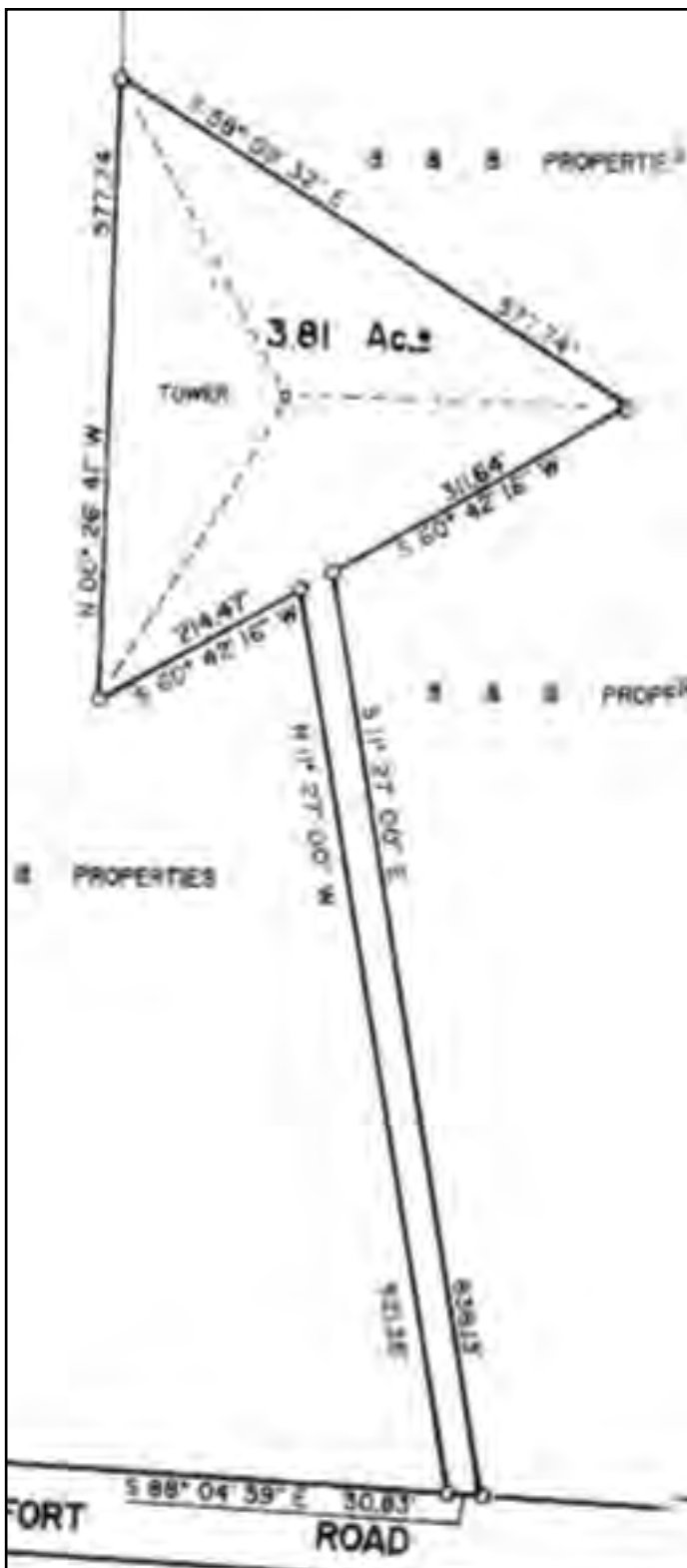
- No existing lease - **ideal for owner-user or new carrier lease-up**
- Elevated base and tower height provide **strong regional coverage**
- Low holding costs with minimal annual taxes
- Ample acreage for **additional equipment, compound expansion, or future upgrades**
- Reliable utility service with backup power in place

POTENTIAL USES

- **Wireless Telecommunications:** Ideal for cellular carriers seeking new coverage or co-location opportunities
- **Broadcast & Radio Transmission:** Suitable for FM/AM radio, television, and digital broadcast services
- **Public Safety & Emergency Communications:** Strong candidate for police, fire, EMS, and regional emergency response systems
- **Private Network Infrastructure:** Supports utilities, transportation, and industrial communication networks
- **Data & Microwave Transmission:** Elevated tower height allows for long-range point-to-point and backhaul connectivity
- **Future Co-Location Opportunities:** Adequate acreage and tower capacity for multiple tenants and equipment expansion

ECONOMIC & MARKET DRIVERS

- **Agriculture & Natural Resources:** Taylor County has an established agricultural base, including peach orchards and timber, that contribute to the local economy
- **Strategic Location:** With access to regional transportation networks and proximity to larger metro areas, properties like Montfort Road benefit from both rural appeal and logistics connectivity



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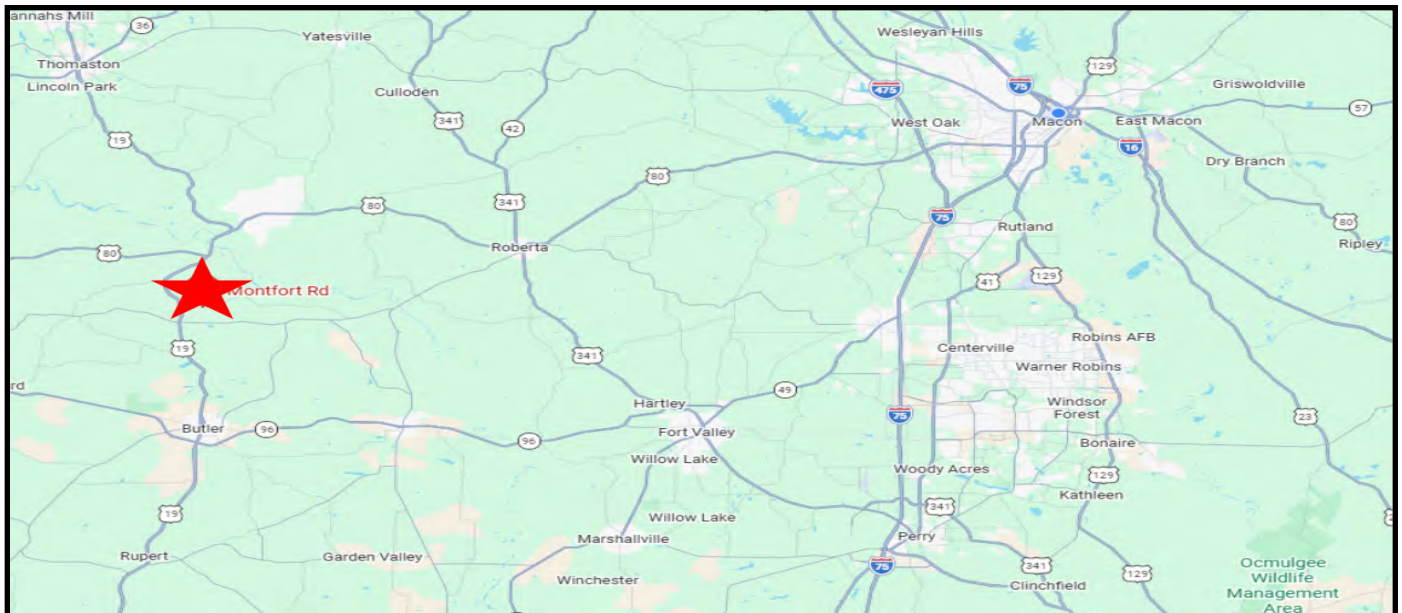
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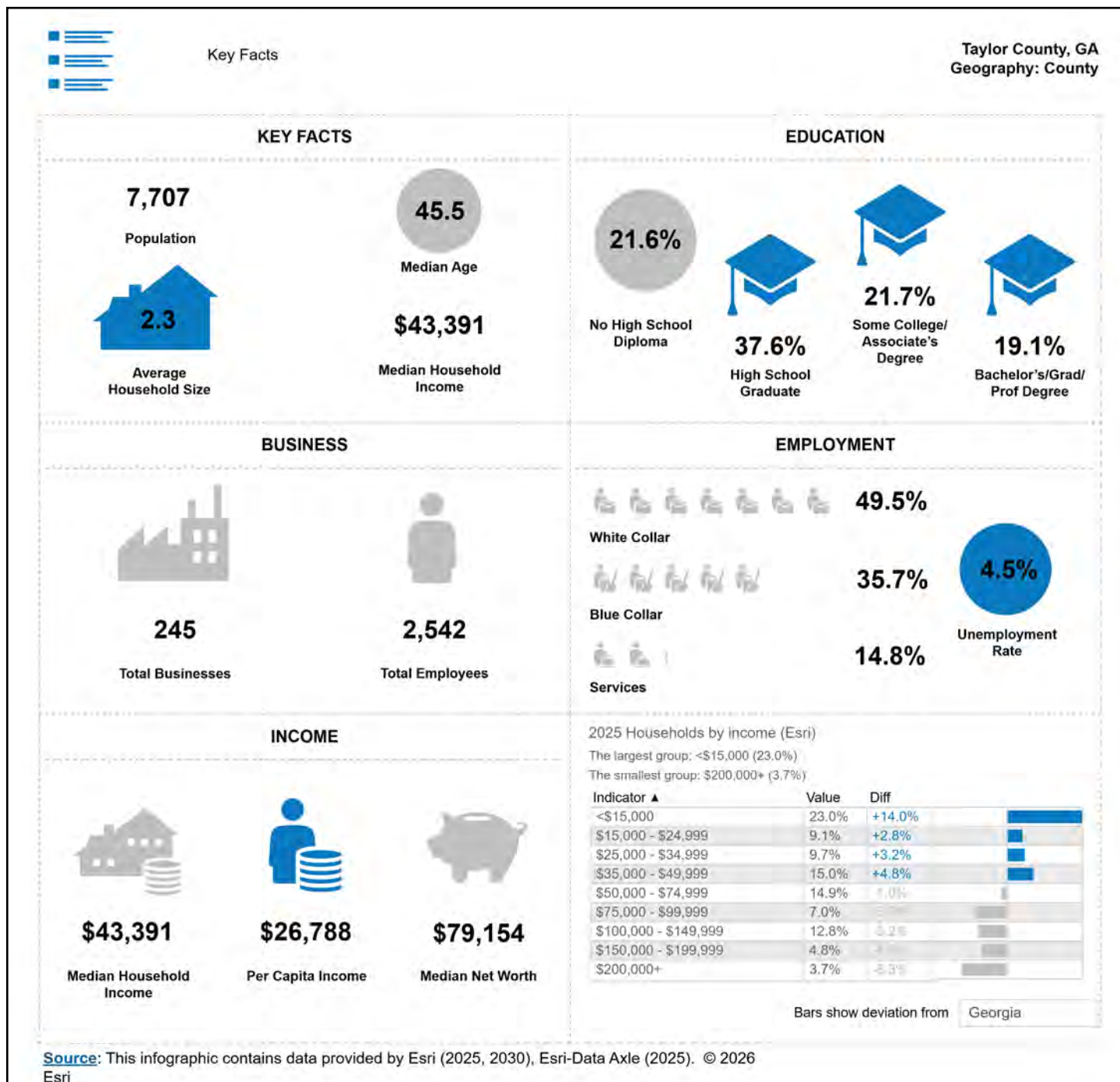
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