

93.49 acres clay county
Mill Pond Rd
Coleman, GA 31791

\$350,625
93.490± Acres
Clay County



93 Acres Clay County
Georgia, AC +/-



93.49 acres clay county
Coleman, GA / Clay County

SUMMARY

Address

Mill Pond Rd

City, State Zip

Coleman, GA 31791

County

Clay County

Type

Hunting Land, Recreational Land

Latitude / Longitude

31.618498 / -84.919846

Acreage

93.490

Price

\$350,625

Property Website

<https://www.mossyoakproperties.com/property/93-49-acres-clay-county-clay-georgia/54924/>



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PROPERTY DESCRIPTION

93.49 recently surveyed acres in Clay County, Georgia. Located on the Clay and Randolph County line this is a recreational tract ready for it's new owners. A well, power, and septic tank are already in place. Established food plots and a great road system going throughout. A cleared spot for a campsite/ homesite and a dove field for the wing shooter. This is a great opportunity for someone looking for a smaller tract with many features already in place. Contact listing agent Cole Bonner at [229-561-5111](tel:229-561-5111) to schedule your private showing.

****Key Features:****

- Location: 25 minutes to Cuthbert, GA, 1 hour to Dothan, AL, 1 hour to Albany, GA.
- Future Income: pre-merchantable planted pine trees with potential for future financial returns through timber harvesting.
- Roads/Trails: Many roads and trails that wonder throughout the property making accessibility a breeze.
- Recreational Paradise: Abundant wildlife, including whitetail deer and wild hogs, offering excellent hunting opportunities. Large neighboring landowners. Well, power, and septic already in place at the campsite.

****Investment Potential:****

This 93-acre parcel has quickly growing pre-merchantable planted pines that will be ready for their first thinning in years to come.

****Recreational Oasis:****

Embrace the tranquility of your own sanctuary amidst nature. Whether it's hunting for whitetail deer, observing wildlife, or simply enjoying the peaceful surroundings, this property provides a perfect escape. Multiple established food plots for a simple hunting transition for it's new owners.

****Opportunity Awaits:****

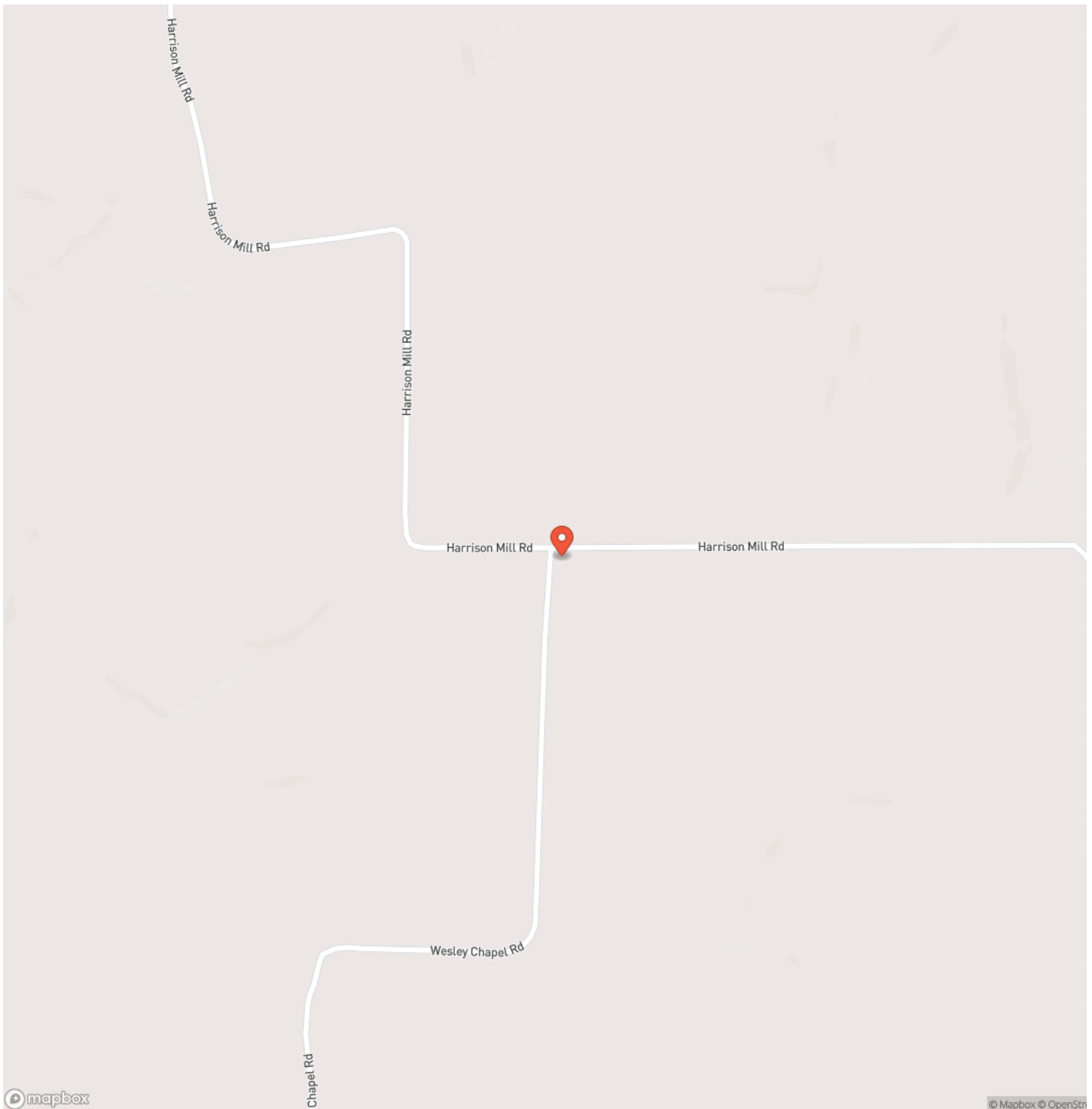
- Ideal for those seeking both recreation and long-term investment.
- Well-suited for hunters looking for a weekend getaway.
- A great location being on a dead end road surrounded by woods and agriculture.



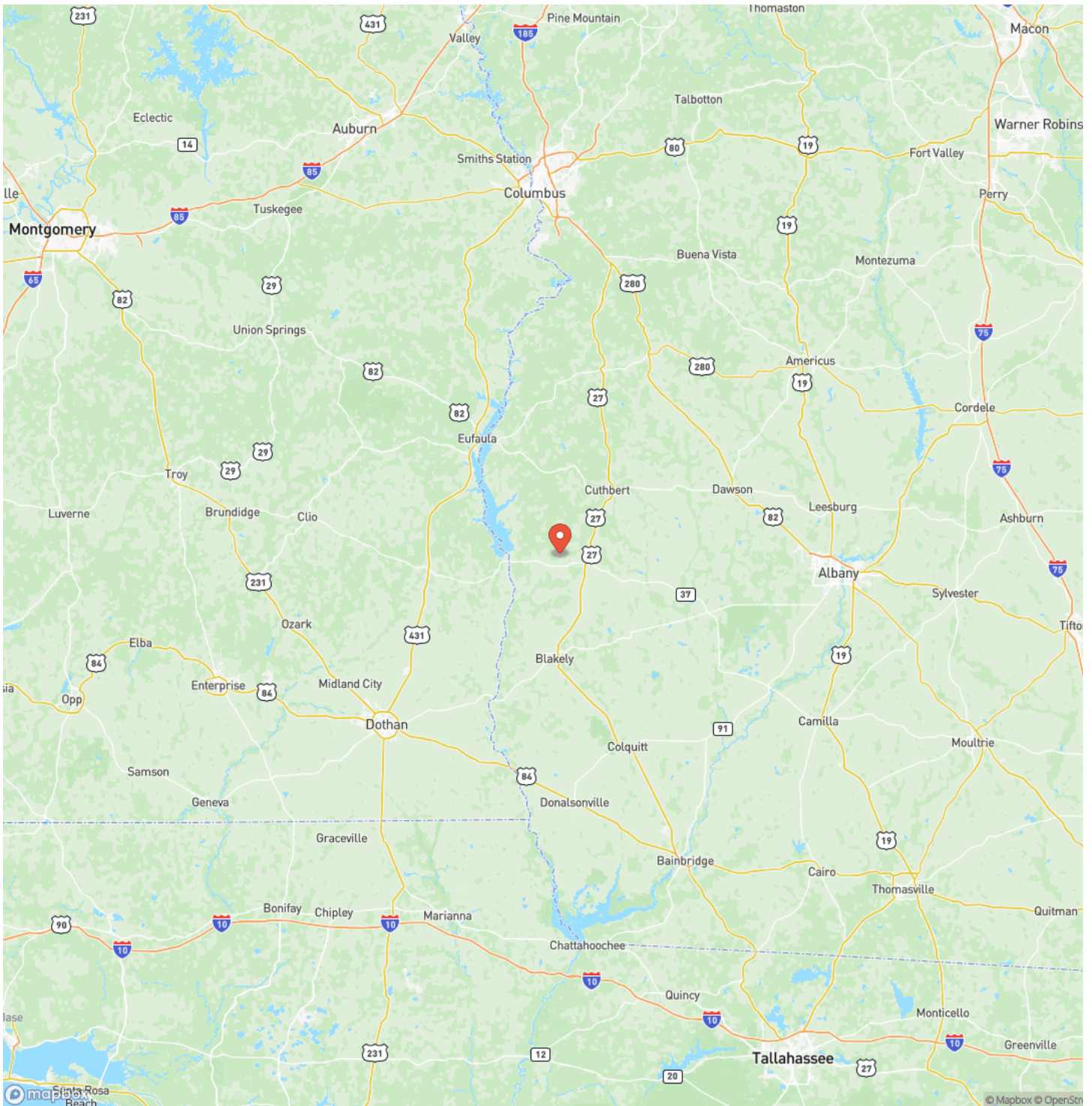
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Locator Map



Locator Map



93.49 acres clay county
Coleman, GA / Clay County

Satellite Map



93.49 acres clay county
Coleman, GA / Clay County

LISTING REPRESENTATIVE

For more information contact:



Representative

Cole Bonner

Mobile

(229) 561-5111

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(850) 973-2200

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Address

145 NW Cantey Avenue

City / State / Zip

Madison, FL 32340

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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