

**3659 BAXTER  
DURRENCE ROAD**  
TATTNALL COUNTY, GA  
10 +/- ACRES  
\$262,000



## PROPERTY DESCRIPTION

Now available for purchase - a turnkey 1,656 sq ft home recently renovated inside and out with new flooring and fresh interior paint. This comfortable 3-bedroom, 2-bathroom residence sits on 10 acres with an established lawn and some landscaping.

Home is located off paved Baxter Durrence Road with high-speed internet accessibility. Washer and dryer included.

Up to 39.6 additional acres are available for the purchaser to buy at their discretion, providing flexibility for a growing farm, estate, or recreational haven. Don't miss this opportunity for acreage living with a recently updated home!

## PROPERTY FEATURES:

- Fresh Paint
- New Flooring
- Washer & Dryer
- Established Lawn
- Paved Road Access
- Additional Acreage Available to Purchase

## DIRECTIONS:

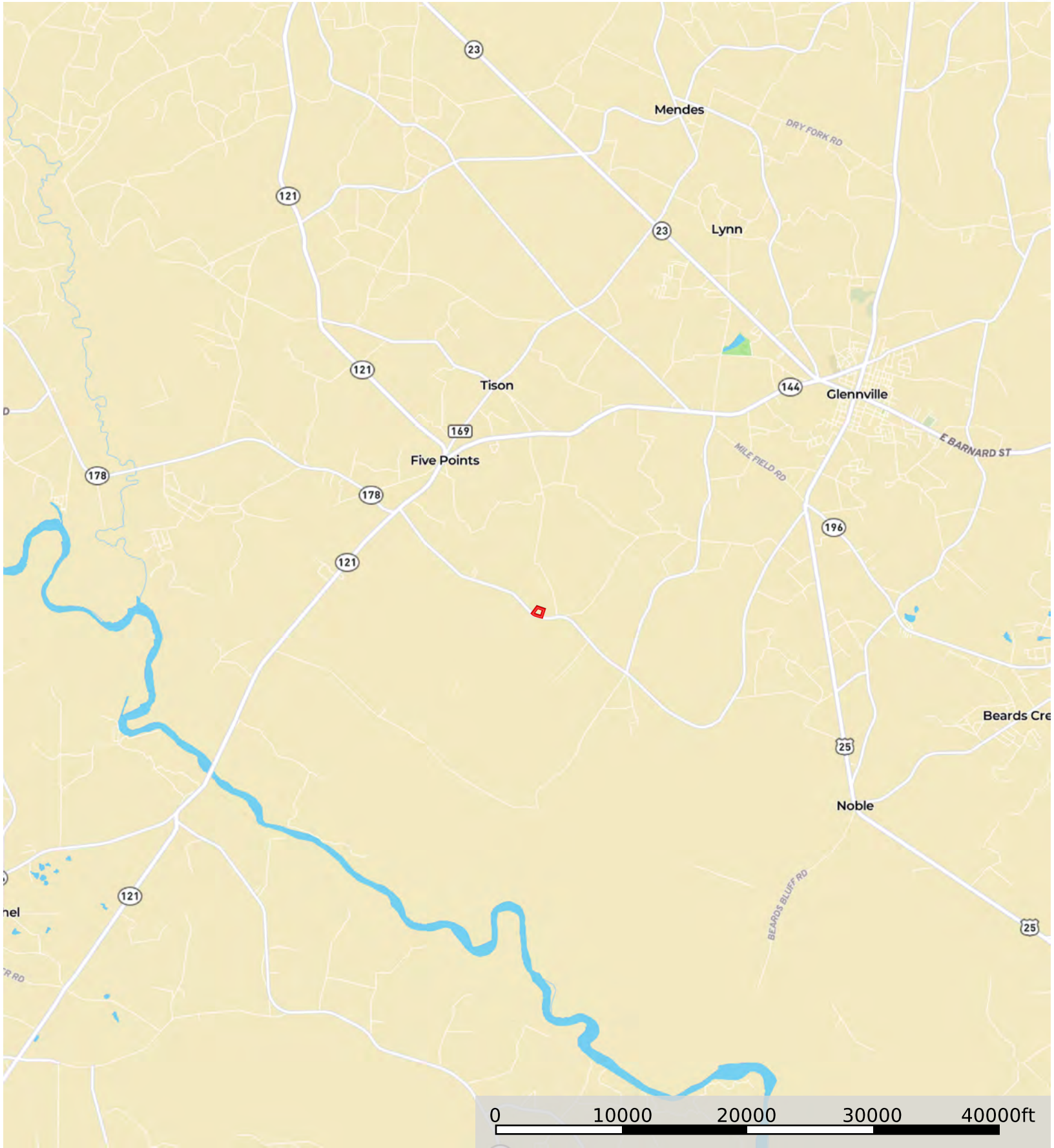
From Glennville take US Hwy 301 South to Baxter Durrence Road. Turn right on Baxter Durrence Road and follow for approximately 6.5 miles. Property will be on the right.

## CONTACT

Reagan Odom  
C: 912-614-0928

Email: [reaganodom@crosbylandco.com](mailto:reaganodom@crosbylandco.com)  
[www.CrosbyLandCo.com](http://www.CrosbyLandCo.com)





Boundary

**Disclaimer:** All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.



Boundary

**Disclaimer:** All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.





Boundary

**Disclaimer:** All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.