



CABIN TRUST 1

DODGE COUNTY, GA

35.52 +/- ACRES

\$142,080



PROPERTY DESCRIPTION

The Cabin Trust 1 property is located approximately 12 miles from Eastman, GA, and 7 miles from McRae, GA, along Highway 23. The land features gently rolling topography with well-drained upland soil types, making it ideal for a variety of uses. The soil composition includes 40% Tifton, 20% Nankin, with the remaining balance consisting of Carnegie, Bonifay, and Dothan soils, offering a solid foundation for agricultural, residential, or recreational projects.

With 900 feet of dirt road frontage along Cadillac Lodge Road and 1,400 feet of McRae Highway 23 frontage, the property provides excellent accessibility and potential for development.

This is a blank canvas for the next owner to envision and create a space that perfectly suits their needs.

PROPERTY FEATURES:

- Ease of Access
- Paved Highway Frontage
- High Percentage of Upland Soils

DIRECTIONS

From Eastman, take Highway 23 towards McCrae for 12 miles; the property is on the right.

CONTACT

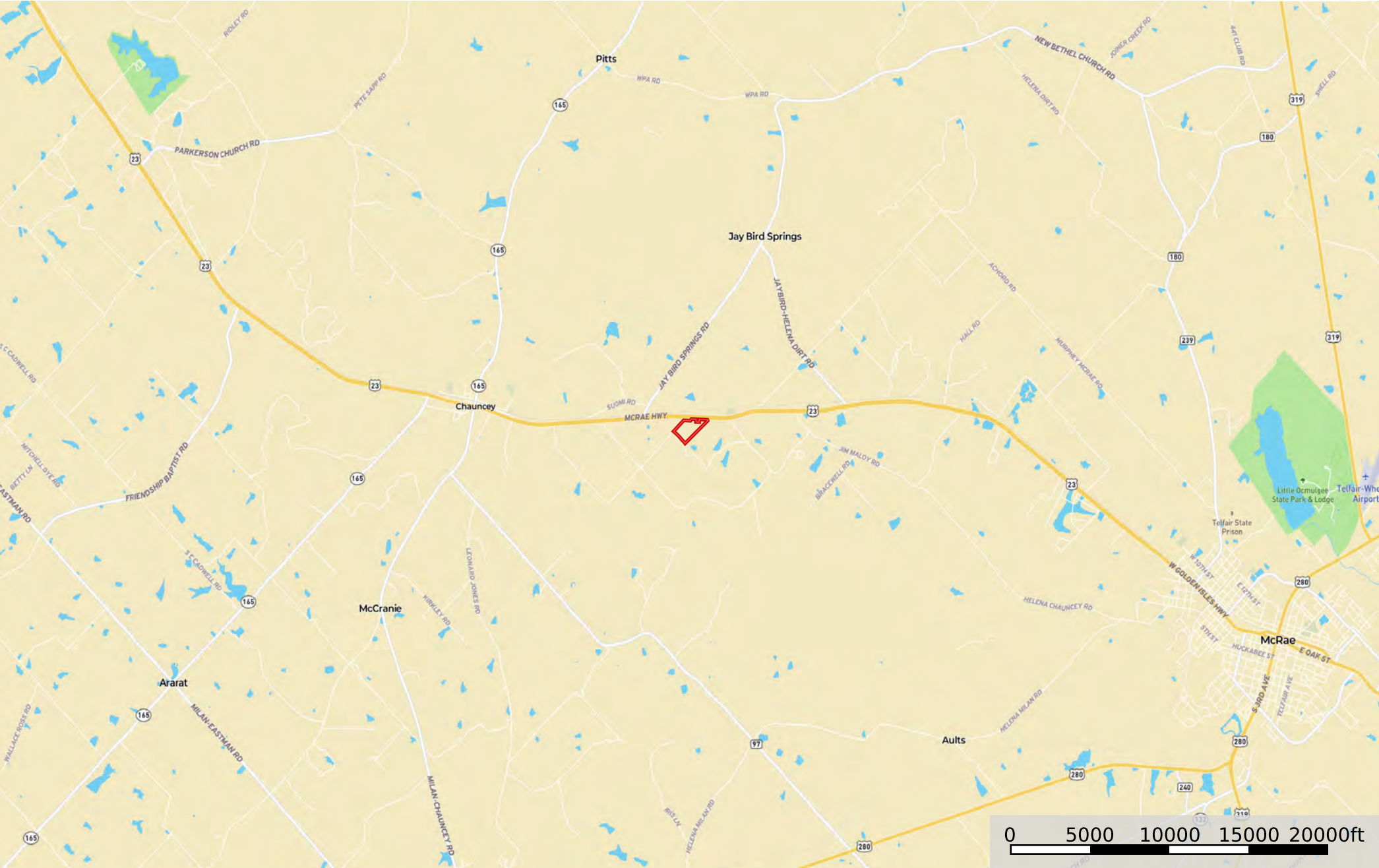
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Cabin Trust 1
Dodge County, Georgia, 35.52 AC +/-



Boundary 1.1

Disclaimer: All information provided is assumed accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. No representations or warranties are expressed or implied as to the property, its condition, usage, acreage, or boundaries. This offering is subject to errors and omissions as well as changes including price or withdrawal without notice.



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