



CROSBY
LAND COMPANY

BAXTER DURRENCE ROAD 3

TATTNALL COUNTY, GA

42 +/- ACRES

\$255,000



PROPERTY DESCRIPTION

This 42 acre tract is being subdivided from the adjoining 300+ acre parcel. Ideal for a new investor looking for a smaller tract for hunting, cattle, farming, ranching or grazing. It is currently planted with 3.5 year old loblolly pines but could be easily converted into pasture, pecan orchards or other farming pursuits. The tract features paved road frontage along Baxter Durrence Road and interior roads. Come build your dream home and start your small farm today!

PROPERTY FEATURES:

- Interior Road
- Excellent Hunting
- 3.5 Year Old Loblolly Pine Plantation
- Paved Road Access from Baxter Durrence Road

DIRECTIONS:

From Glennville, take Hwy 301 South to Baxter Durrence Road, turn right. Take Baxter Durrence Road for approximately 7 miles. Property will be on the left.

CONTACT

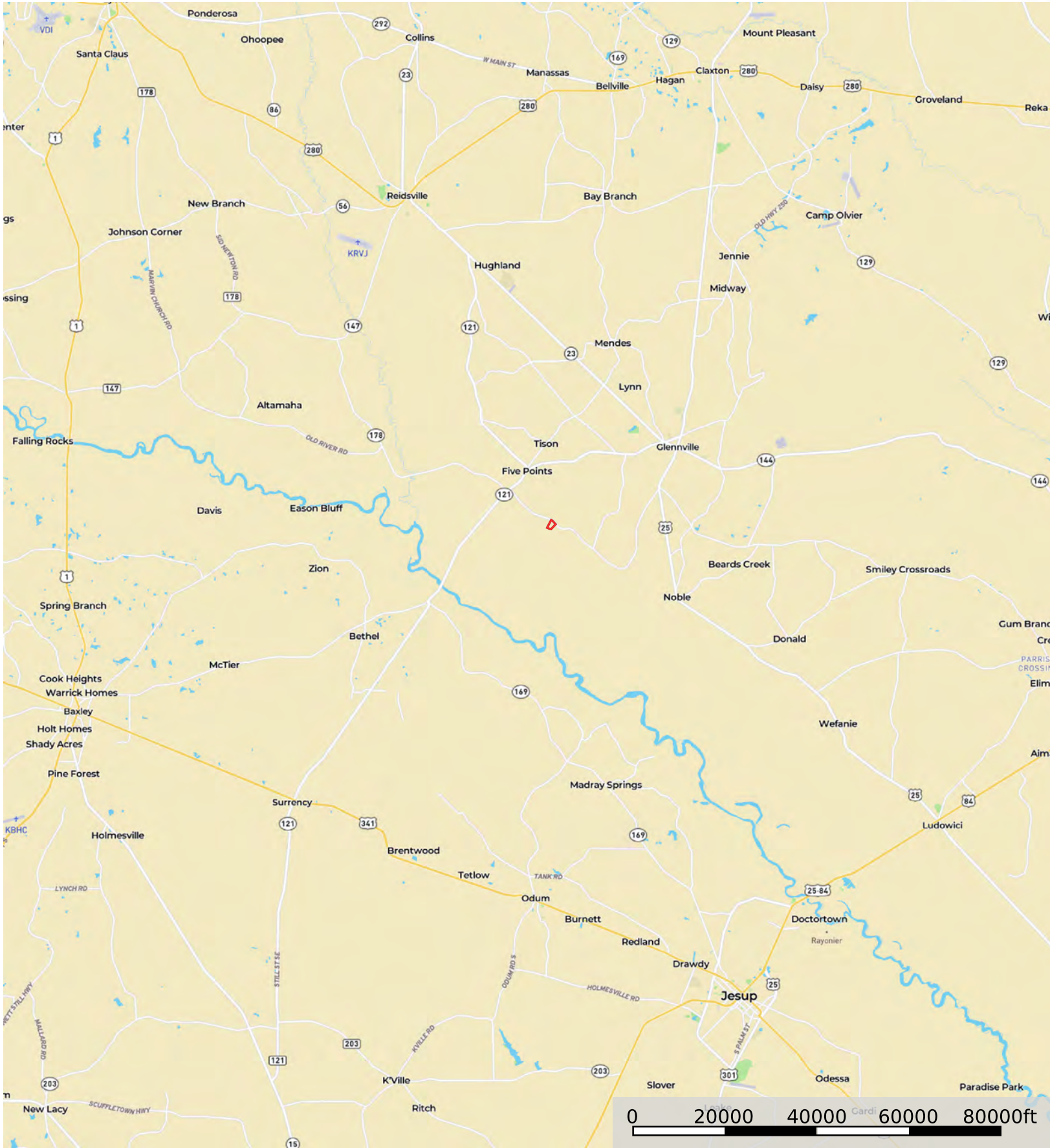
Reagan Odom

C: 912-614-0928

Email: reaganodom@crosbylandco.com

www.CrosbyLandCo.com

Baxter Durrence Road 3
Tattnall County, Georgia, 42 AC +/-



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.

Baxter Durrence Road 3
Tattnall County, Georgia, 42 AC +/-



 **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.