



FREE GIFT CHURCH ROAD

DODGE COUNTY, GA

119.38 +/- ACRES

\$340,233



PROPERTY DESCRIPTION

Located 5 miles southwest of Eastman, GA, with frontage along Free Gift Church Road, this property is well located in a quiet rural community. The topography offers a gently rolling landscape with a hardwood drain meandering through the property. Soil types include Cowarts-Nankin, Carnegie, Tifton, and Fuquay. 91% of the property is currently in a productive state with a 1-year-old genetically improved loblolly plantation that is well established. Before reforestation, the site was sprayed and bedded to improve survivability and annual growth yields. A small hardwood creek encompassing approximately 10 acres is located in the center of the property. This area has the potential for a spring-fed pond site and would be an excellent addition to the property while creating a picturesque setting for a family residence. Currently, this property is a blank canvas. It has natural character and endless potential to be an excellent property for the next owner.

PROPERTY FEATURES:

- Interior Roads
- Easy Accessibility
- Quiet Rural Community
- Natural Character with Rolling Topography

DIRECTIONS:

From Eastman, take Highway 17 and go towards Rhine, GA. From the 341 bypass, travel 8-tenths of a mile and fork right onto Abbeville Highway Road 87. In 1 mile, turn right onto Edna Moore Road, continue for 4-tenths of a mile, and turn left onto Free Gift Church Road. Travel for 2.7 miles, and the property is on the left.

CONTACT

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Free Gift Church Road
Dodge County, Georgia, 119.4 AC +/-



Boundary

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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