

**Kashland Tree Farm**  
Dawson, GA 39842

**\$200,000**  
21± Acres  
Terrell County





**Kashland Tree Farm**  
**Dawson, GA / Terrell County**

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**SUMMARY**

**City, State Zip**

Dawson, GA 39842

**County**

Terrell County

**Type**

Recreational Land, Hunting Land, Timberland, Residential Property

**Latitude / Longitude**

31.65202 / -84.35166

**Taxes (Annually)**

670

**Dwelling Square Feet**

500

**Bedrooms / Bathrooms**

1 / 1

**Acreage**

21

**Price**

\$200,000

**Property Website**

<https://www.mossyoakproperties.com/property/kashland-tree-farm-terrell-georgia/53582/>



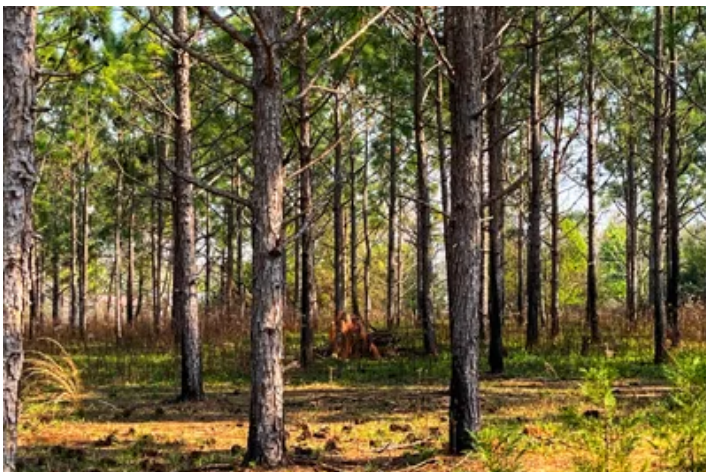
**PROPERTY DESCRIPTION**

Hard to find: If you have been searching for a small tract with a cabin and pond, here is your opportunity. Kashland Tree Farm is 21 acres and is located in a very rural area of Terrell County, Georgia. This rare find is also less than a 20 minute drive to nearby Albany, Georgia which contains dining, retailers and entertainment. This location is also approximately a 1 hour from Columbus, Georgia, less than 2 hours from Atlanta, Georgia and less than 2 hours from Tallahassee, Florida. The property contains Planted Longleaf Pines that are ready to be thinned for income, but also provide excellent wildlife habitat and forage cover. Upon entering the property, you will find an automated entrance gate and a very pristine gravel access road. Overlooking the entire property is a cabin that provides for the perfect, peaceful weekend retreat. Not far from the cabin, you will find the pond, well, utility shed, open storage shed and a very spacious pole barn that provides storage for tools & equipment. Behind the pond is a very large food plot that also would make for a beautiful home site overlooking the pond. The adjoining property ownership consists of several hundred acres of managed timber land making for ideal neighbors and abundant wildlife.

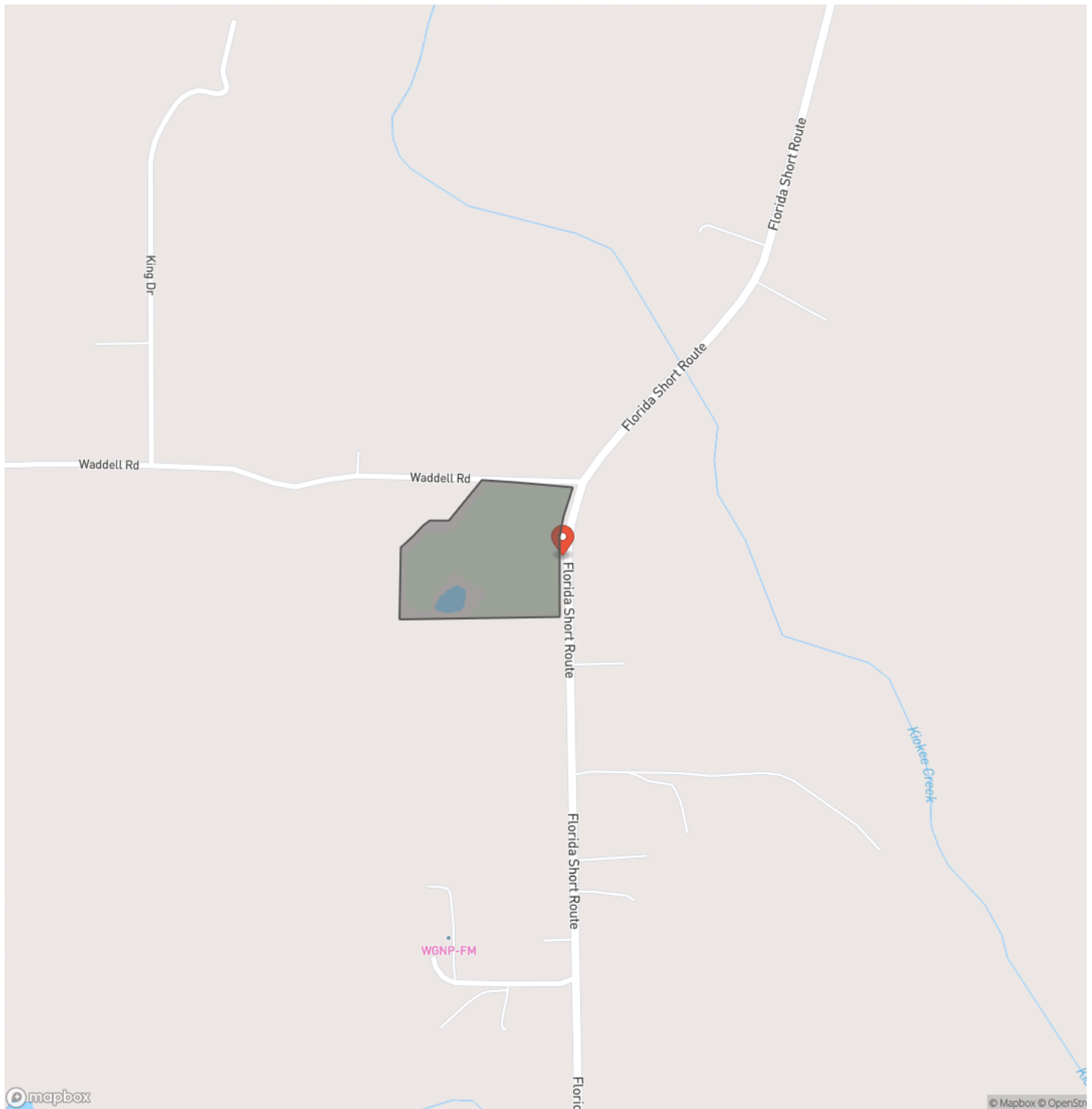


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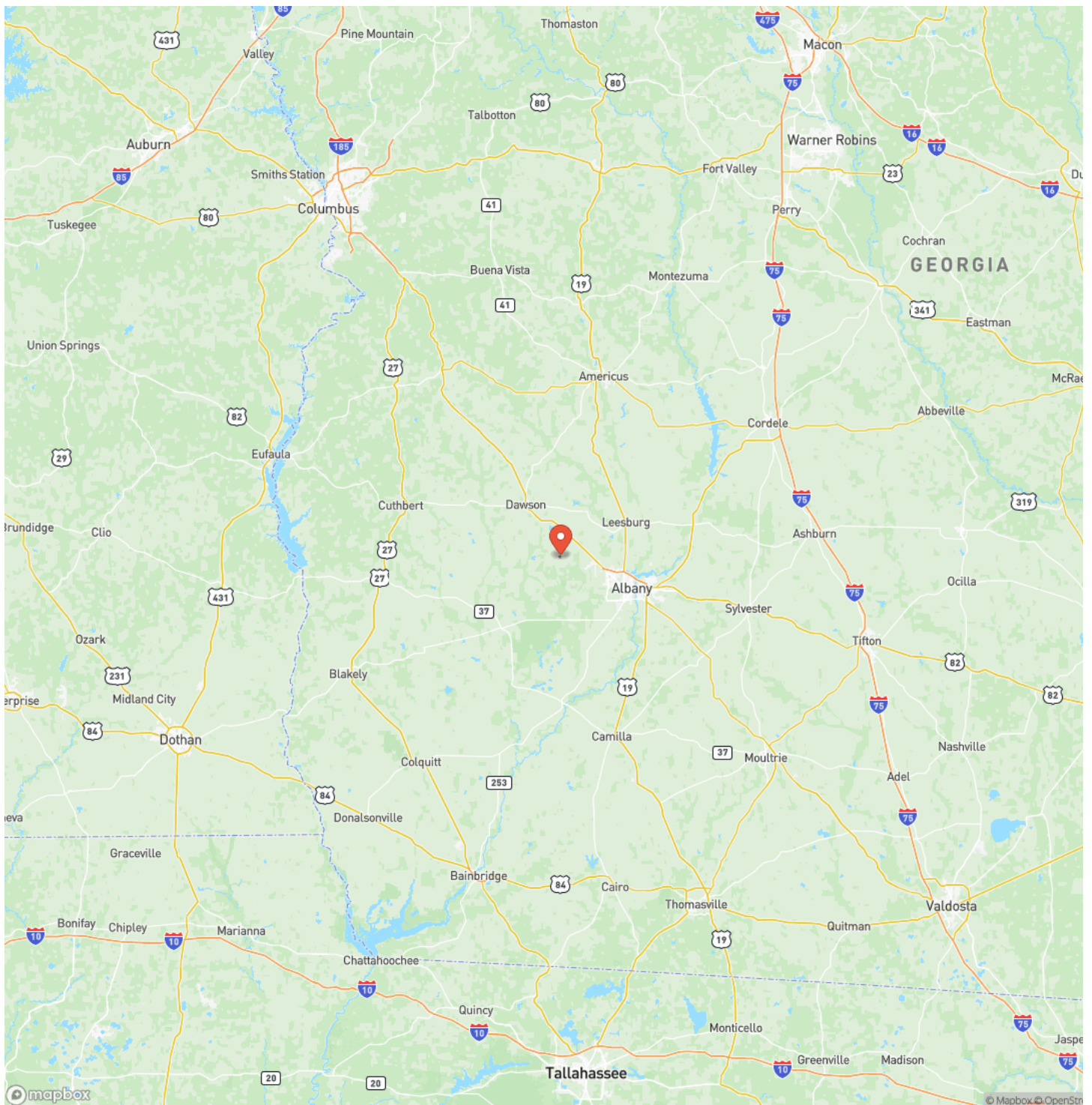


## Locator Map





## Locator Map





## Satellite Map



**Kashland Tree Farm**  
**Dawson, GA / Terrell County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Matthew Roach

## Mobile

(229) 881-5483

## Office

(912) 674-2700

## Email

mroach@mossyoakproperties.com

### Address

309 Arnow Court

## City / State / Zip

, GA 31558

## NOTES

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

**MORE INFO ONLINE:**

**MossyOakProperties.com**



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## **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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**Mossy Oak Properties Coastal Land and Real Estate**

309 Arnow Court  
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