

Alapaha River Retreat
2879 McMillan Jernigan Road
Enigma, GA 31749

\$280,000
4.200± Acres
Berrien County



Alapaha River Retreat
Enigma, GA / Berrien County

SUMMARY

Address

2879 McMillan Jernigan Road

City, State Zip

Enigma, GA 31749

County

Berrien County

Type

Residential Property, Riverfront, Recreational Land

Latitude / Longitude

31.459063 / -83.269993

Dwelling Square Feet

1000

Bedrooms / Bathrooms

3 / 2

Acreage

4.200

Price

\$280,000

Property Website

<https://www.mossyoakproperties.com/property/alapaha-river-retreat-berrien-georgia/81772/>



Alapaha River Retreat Enigma, GA / Berrien County

PROPERTY DESCRIPTION

Fiber optic internet, wood ducks, modern appliances, river frontage, trash service, whitetail deer.... the list goes on. This ~1,000+/- sq ft riverhouse in Berrien County offers up the perfect combination of country living with modern comfort. Look out over your back deck and enjoy the sights and sounds of the Alapaha River while being less than 30 minutes from Tifton and I-75. The 3 bedroom, 2 bathroom residence comes mostly furnished along with almost every piece of machinery that you would need to maintain/ enjoy your new river retreat.

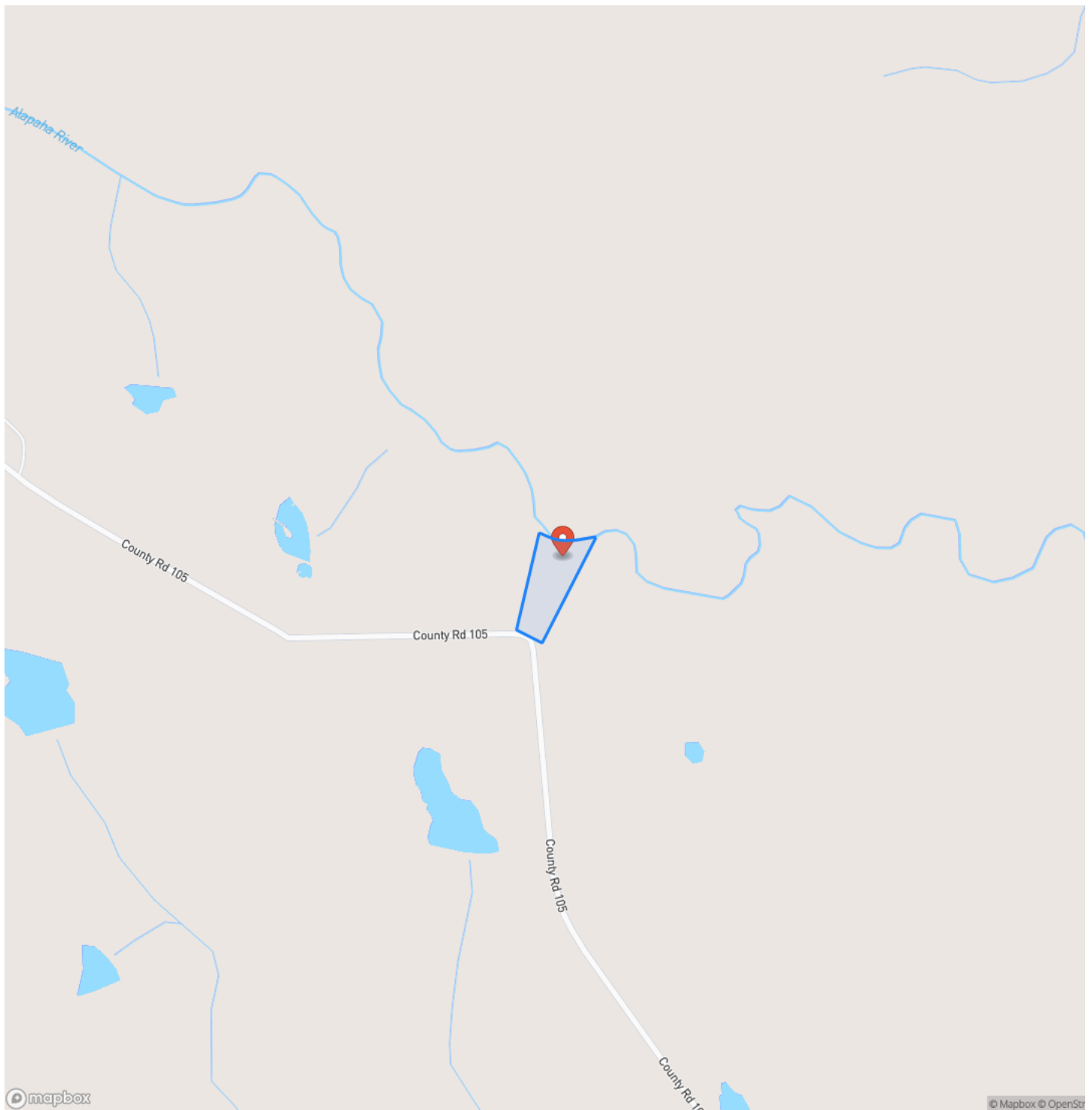
- Spacious 4.2+/- acre lot
- Over 300 feet of frontage on Alapaha River
- Power provided by Colquitt EMC
- Well water
- Septic tank
- ~30x50 foot shop on property
- Hustler zero-turn lawnmower
- 2021 small-size Massey Ferguson tractor with attachments
- 10 foot john boat
- Updated appliances
- ~1 year old roof
- ~90+/- ft dirt of frontage on McMillan Jernigan Road
- 2021 Jayco Jayflight Bungalow Camper with screened in porch
- Less than 30 minutes from Tifton/ I-75
- A little over one hour from the Florida/ Georgia line

*****Boundary lines are approximate and property is undergoing the surveying process

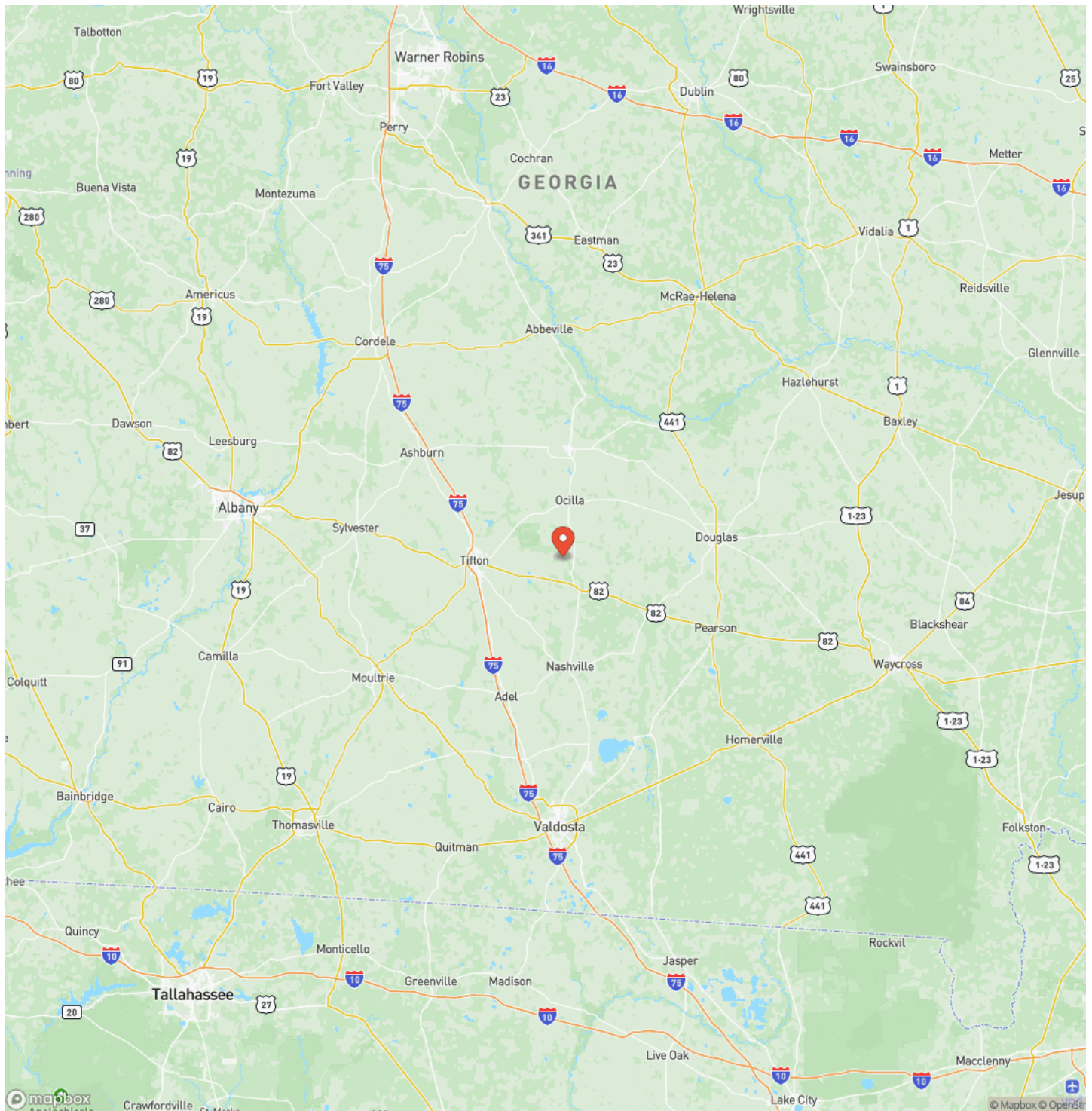
Alapaha River Retreat
Enigma, GA / Berrien County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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City / State / Zip

NOTES

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MossyOakProperties.com

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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