

Mesmerized in Musella
Hwy 341
Musella, GA 31066

\$408,000
80.480± Acres
Crawford County



Mesmerized in Musella
Musella, GA / Crawford County

SUMMARY

Address

Hwy 341

City, State Zip

Musella, GA 31066

County

Crawford County

Type

Recreational Land, Timberland, Hunting Land, Lot

Latitude / Longitude

32.82583 / -84.05612

Acreage

80.480

Price

\$408,000

Property Website

<https://www.mossyoakproperties.com/property/mesmerized-in-musella-crawford-georgia/84071/>



PROPERTY DESCRIPTION

CAUTION! Take extra care when traveling by this Charming Crawford County property because your eyes will surely leave the road! With a brand new expansive wooden fence, dual hunter green gates, freshly graveled driveway, and a vista of plantation-cut timber with a rolling hill landscape, you simply won't be able to keep your eyes off of this picturesque property!

Crawford County is calling your name with this multi-use property offering a flat beautiful home-site on the highest point of the property, which will allow you to enjoy a great view and overlook 80.48 +/- stunning acres of rolling hills, tall timber, multiple creeks, established food plots, big deer, plenty of hardwood areas, and best of all: solitude. Accessing your property could not be easier with two fenced and gated entrances from both Hwy 341 and a secondary entrance on Clay Rd. Travel the entirety of your property on an extensive road system which offers new captivating views at every turn. Property lines are easily identifiable due not only to a fresh survey, but the lines are clearly marked around the property with marking on trees.

If you are looking to hunt, this will be your season. With hardwood bottoms and more oak trees than you can shake a stick at, big bucks can bed down, eat in the cover, and then travel out to planted food plots to eat their fill in peas. Take your pick of many tall mature trees throughout the property and lean a stand and elevate your game. With large landowners nearby and management conscious neighbors, there are no shortage of deer on the property. Aside from the food sources, bedding, and lack of hunting pressure, the deer are surrounded by fresh water sources as there are multiple streams and creeks meandering through the 80.48 +/- acres as well.

This Crawford County Canvas is ready to be cultivated into the property of your dreams. Whether you decide to build your forever home build a metal building to use as your hunting headquarters, or simply bring your RV; you will want to spend your free time roaming this beautiful ground and make it your own. Located just minutes from Musella, Ga and the famous Dickey Farms-home of the oldest peach packing house in Georgia, you may find yourself visiting for the peach and strawberry ice cream, but staying for one peach of a property!

KEY FEATURES:

- 80.48 +/-Acres
- Large and Flat Home-site on the Highest Point of Property
- Timber Value - Timber Cruise Available upon Request
- Multiple Creeks and Streams
- Great Deer/Turkey Hunting
- Extensive Road System
- TWO Entrances to Property; Both with New Wooden Fence and Gates
- Gravel Driveway
- Multiple Food Plots
- Rolling Topography
- Hardwoods and Pines
- 2 Pole Sheds on Property
- 2024 Survey- Property Lines Clearly Marked
- Excellent ATV trails
- Paved Road Frontage on Hwy 341 and Unpaved Frontage on Clay Rd.
- Power Available at Road

POSSIBLE USES:

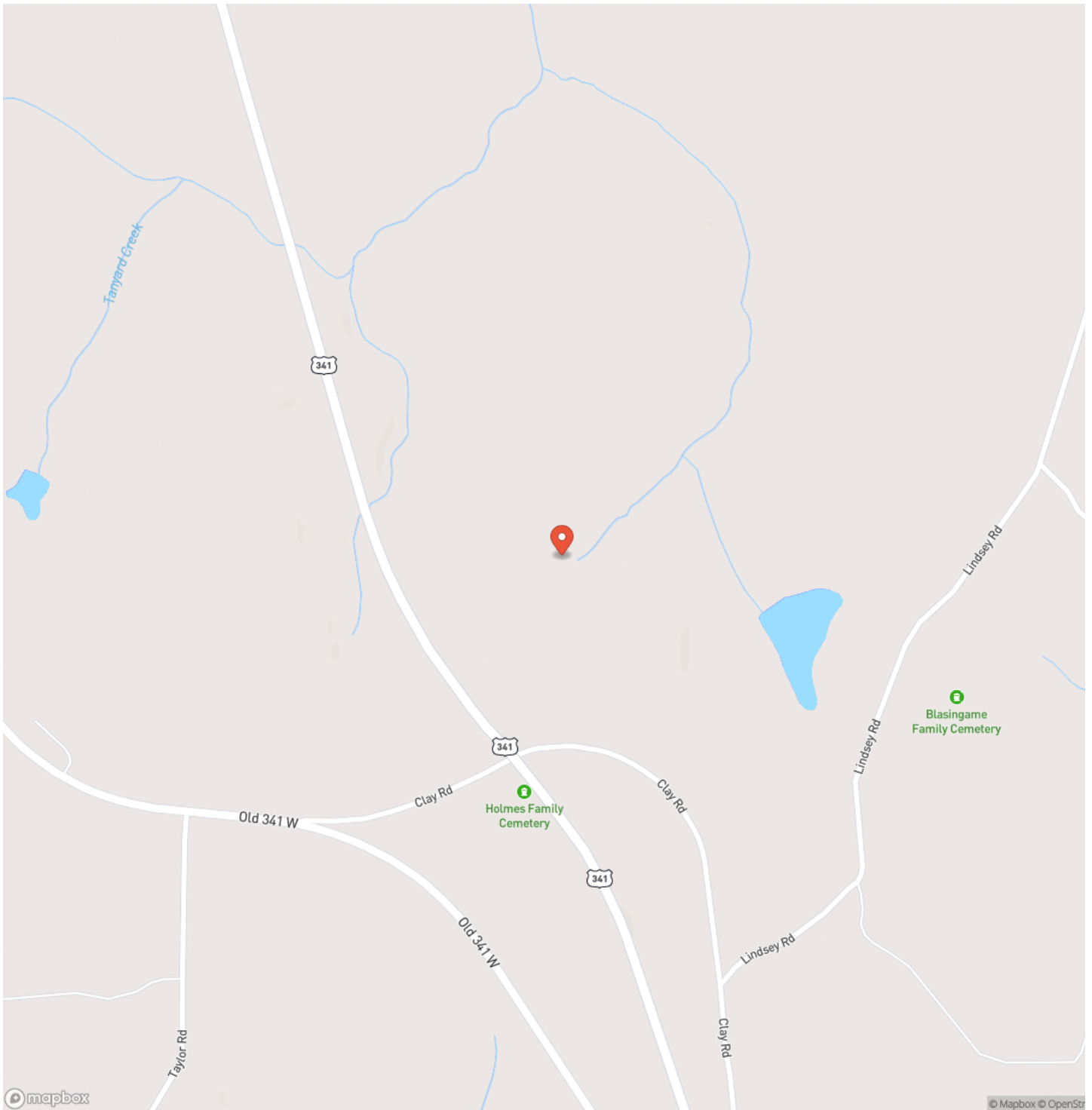
- Homesite
- Hunting/Recreational Property
- Timber Investment
- 1031 Exchange

To experience this beautiful property in its entirety, contact Steven Layfield at [478-952-8853](tel:478-952-8853) or email at slayfield@mossyoakproperties.com for a private showing.

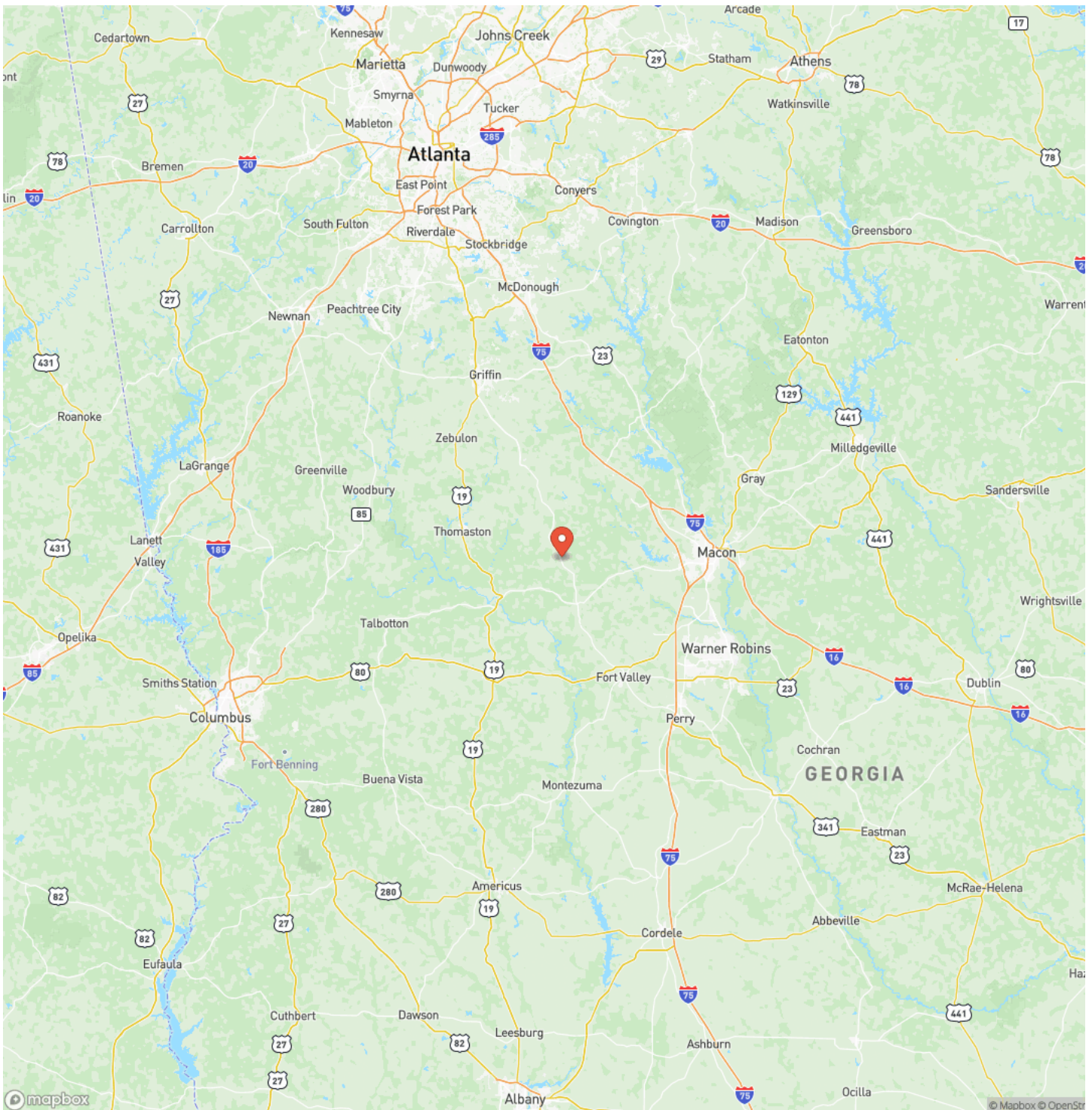
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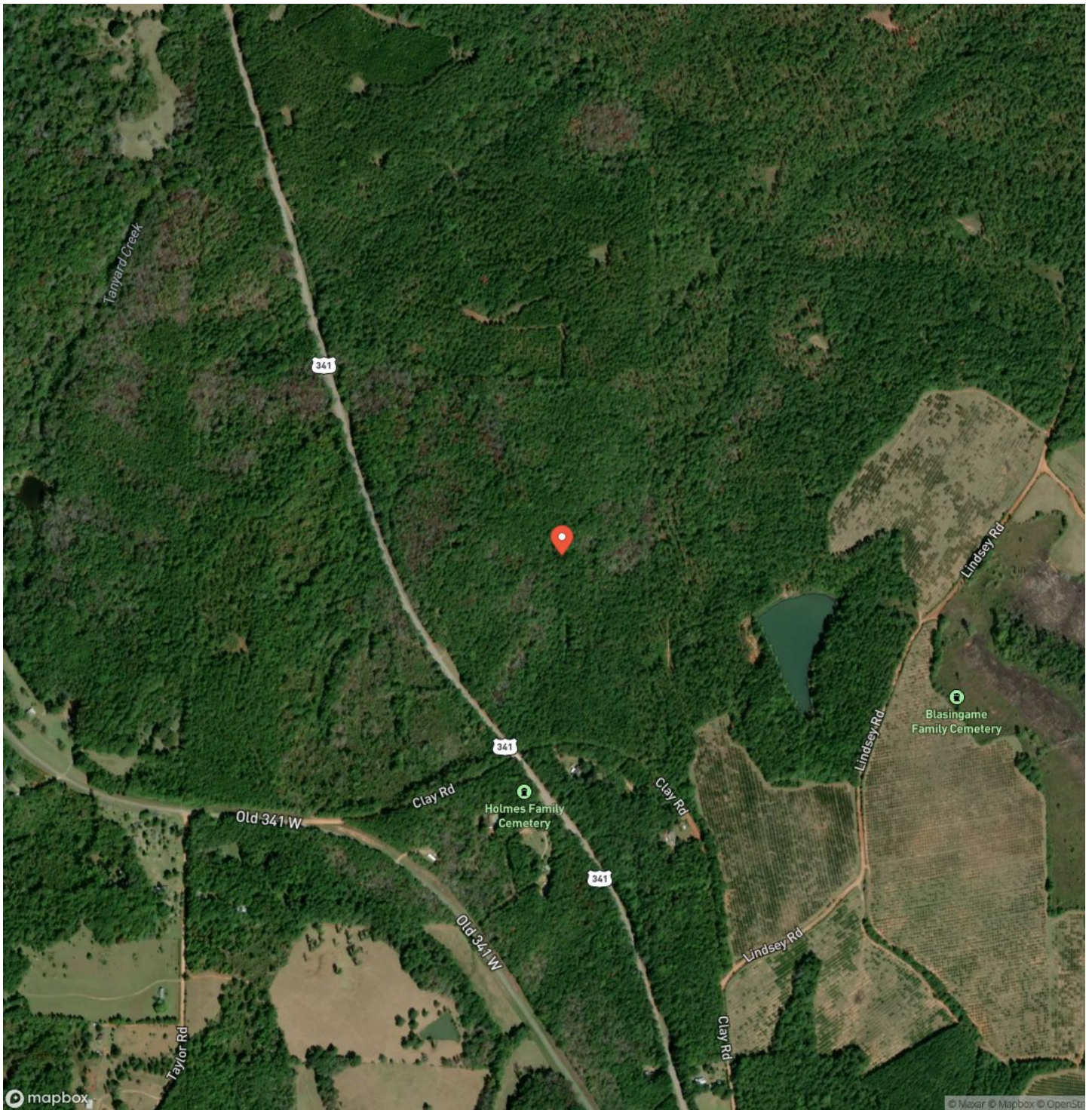
Locator Map



Locator Map



Satellite Map



Mesmerized in Musella

Musella, GA / Crawford County

LISTING REPRESENTATIVE

For more information contact:



Representative

Steven Layfield

Mobile

(478) 952-8853

Office

(478) 988-0039

Email

slayfield@mossyoakproperties.com

Address

1026 Ball Street

City / State / Zip

NOTES

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



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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