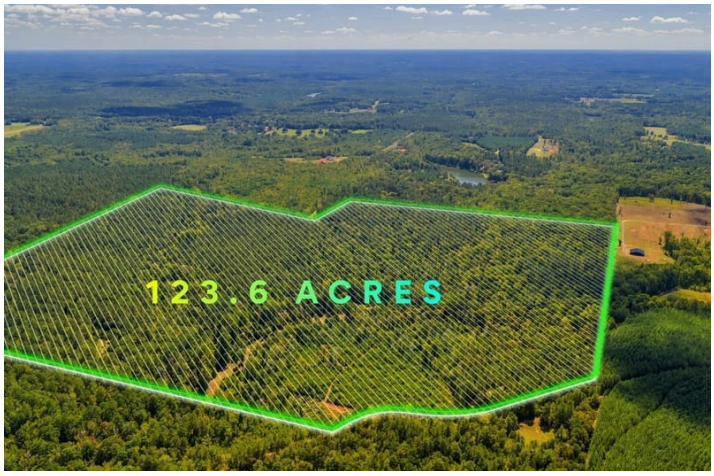
Maryl in Monroe
Jordan Bottoms Rd
Culloden, GA 31016

$1,174,200
123.6± Acres
Monroe County







MORE INFO ONLINE:

https://mossyoakproperties.com/

SUMMARY

Address
Jordan Bottoms Rd

City, State Zip
Culloden, GA 31016

County
Monroe County

Type
Hunting Land, Recreational Land, Timberland, Farms

Latitude / Longitude
32.91538 / -84.0033

Acreage
123.6

Price
$1,174,200

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

She might not be blonde, but this property is definitely a bombshell! Follow the curves of Jordan Bottoms Rd to discover the Maryl Tract; a dynamic 123.6+/- acre legacy property located in highly sought after Monroe County, Georgia. With big mature timber, plentiful wildlife, five cascading creeks with rock formations, rolling topography, a great interior road system, multiple homesites, an outstanding pond site, and hardwood bottoms that will make your heart skip a beat, you can bet the Maryl Tract sets the foundation for your future hunting, investment, residential, and recreational needs.

Hunting - Pulling onto the property for the first time nearly ended with an insurance claim, as two great bucks nearly hit my vehicle on Jordan Bottoms Rd! This property is loaded with deer and turkey that have experienced minimal hunting pressure and have feasted on an infinite supply of acorns found all over the beautiful hardwoods of this property. Sit creekside in comfort in the rain or the cold in a brand new Fat Boy hunting blind, custom built on the property to extend those hunts no matter what the weather man says. You can hunt the extensive road system, or plant food plots in the multiple forest openings just screaming to be tilled and planted with your favorite food plot mix. If you are hunting for the perfect spot, zero in and set your pins on the Maryl Tract!

Investment - Located just a stone's throw from Forsyth, Georgia, this parcel of Monroe County soil has been growing huge timber for the last 40 years. Last harvested in about 1985, these trees have been reaching for the Monroe County sky year after year constituting not only a beautiful landscape, but also contributing to a substantial yield of merchantable timber. Aside from the mature timber value, the primary investment opportunity lies with the dirt itself; as Monroe County land prices have continued to climb year after year due to high demand for great schools, beautiful terrain, and the freedom of country life with the conveniences of I-75, while still retaining proximity to Macon and Atlanta.

Residential - Carve out a piece of the Maryl Tract to build your custom home! With multiple flat sites to build the home, cabin, or barndominium of your dreams, you will have room to stretch your legs and still be an ATV or golf cart ride away from hunting and recreation while still retaining the peace, quiet and serenity of owning 123.6 +/- acres in the countryside. Maybe you would consider a custom pond on the potential pond site and situate your home so you can enjoy peaceful evenings on the back deck watching the sun go down over the water; the possibilities are endless!

Recreation - Fill up your gas tank and ride all day over the extensive trail system which weaves a tapestry of fun over 123.6+/- acres of hills, valleys, creek crossings, and rock formations. Lace up those hiking boots and and navigate the creek edges and enjoy stunning mountain type scenery without the drive to the mountains. You may simply want to put a few miles on your mountain bike which will be exciting for any cycling enthusiast! Perhaps, you would rather unwind and relax and soak up nature; either way, the Maryl Tract has a way of speaking to your soul!

Listing Agent's Highlights - I would argue the Maryl Tract has some of the most stunning hardwood bottoms I have ever been on. As I was driving through for the first time, I literally switched off the side by side and just stopped to listen and walk around to soak in the pristine landscape. These hardwood bottoms are loaded with great timber, ferns, deer sign, creeks, but mosty an intoxicating feeling of peace and tranquility you just have to experience for yourself.

The Maryl Tract, being in the same family for about 100 years, is the type of legacy property that does not come to market very often. Undisturbed and idyllic, the Maryl Tract allows you to experience the dynamics of a large acreage tract, yet still be at the epicenter of a thriving and growing Monroe County, Georgia where you can safely raise a family, retire, or build a career. Your chance to experience life on a beautiful legacy property all starts with a call to Mossy Oak Properties and a date with Maryl In Monroe!

For a Showing, please call Steven Layfield at 478-952-8853 or email at slayfield@mossyoakproperties.com

Features at a Glance:

- 123.6 +/- acres in Monroe County, Georgia
- Located on Jordan Bottoms Rd.
- Big mature Softwood and Hardwood Timber (Pines are about 40 years old)
- 5 Creeks/Branches
- Great Deer and Turkey Hunting

- Multiple Food Plot Sites
- Extensive Interior Road Network
- Multiple Home Sites
- Located apprroximately 10 minutes to Forsyth, 20 minutes to Macon, and an hour to Atlanta.
- ATV trails
- Camp Site
- Rolling Topography
- Gorgeous Scenery
- Pond Site

NOTE: Seller will Consider Dividing the Tract into Two Parcels.

Ask Me About Additional Acreage





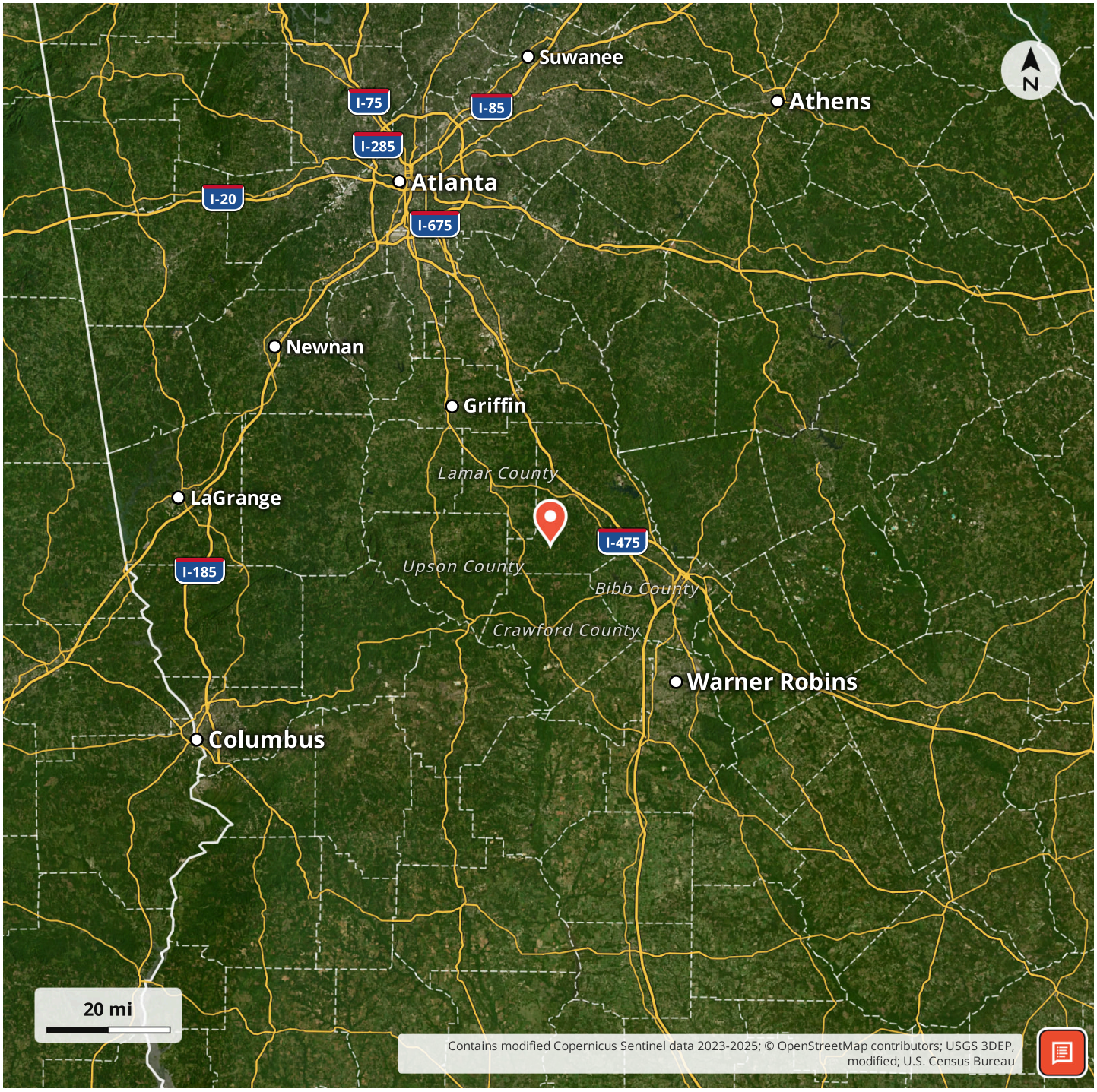




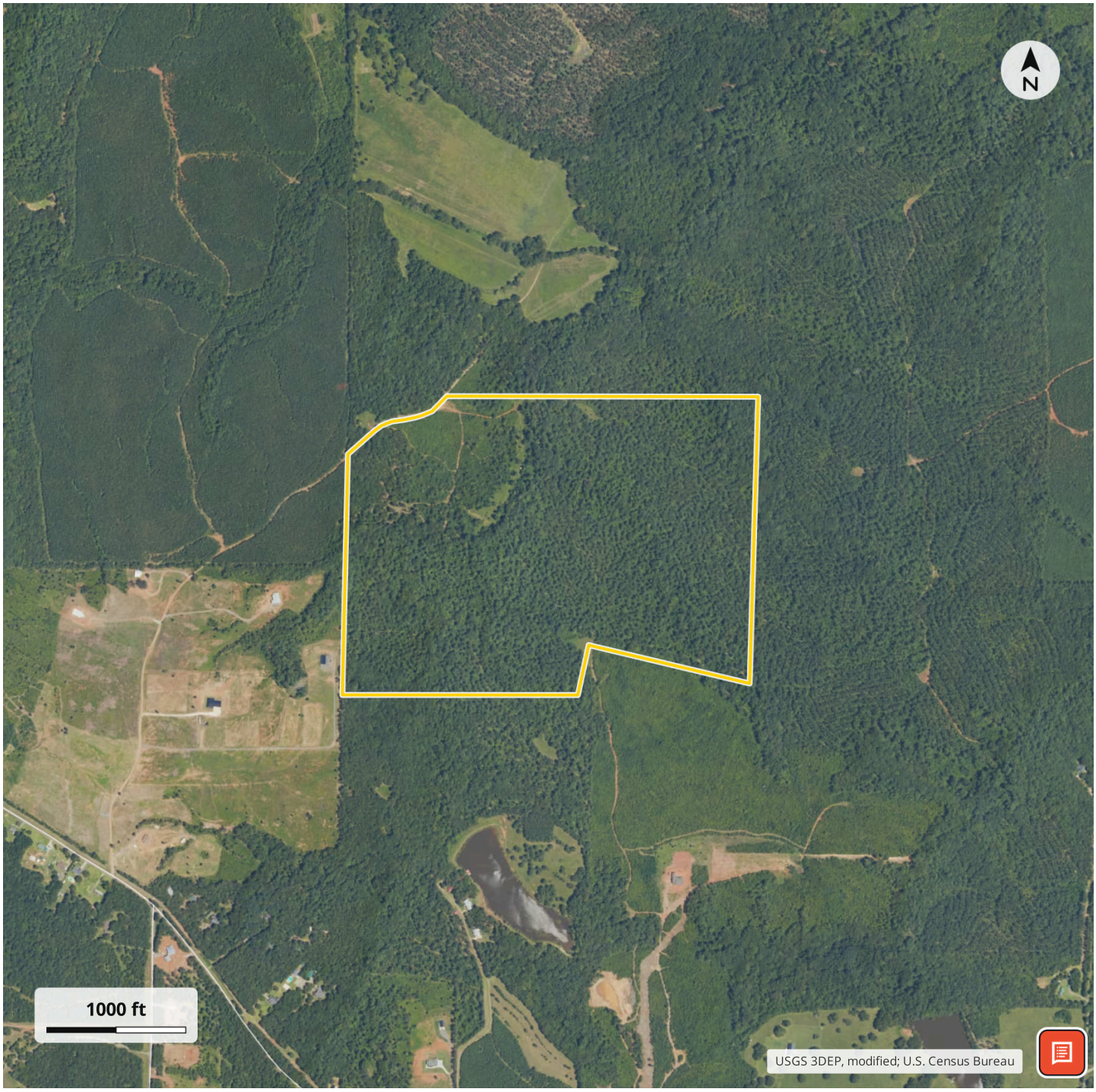




Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip
Perry, GA 31069

NOTES

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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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