

A Vera Nice Property on Avera Rd  
Avera Rd  
Roberta, GA 31078

**\$390,000**  
60± Acres  
Crawford County



**A Vera Nice Property on Avera Rd  
Roberta, GA / Crawford County**

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**SUMMARY**

**Address**

Avera Rd

**City, State Zip**

Roberta, GA 31078

**County**

Crawford County

**Type**

Farms, Hunting Land, Horse Property, Recreational Land,  
Timberland

**Latitude / Longitude**

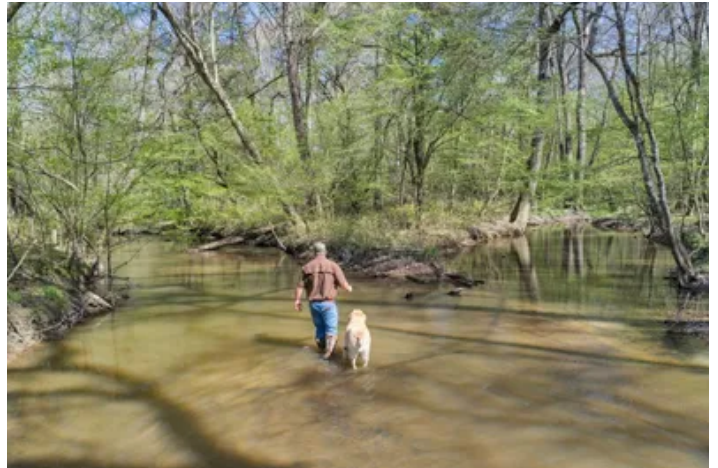
32.65472 / -84.02898

**Acreage**

60

**Price**

\$390,000



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### PROPERTY DESCRIPTION

Follow Avera Rd to "A VERA" rare opportunity to claim a beautiful slice of 60 Acres in Crawford County, Georgia! With paved road frontage, awesome creek frontage, abundant wildlife, tall timber, neighboring large acre tracts, multiple homesites, access to utilities, pasture, and multiple food plot sites, this Avera Rd property has everything needed for a rural retreat or a proven game preserve that delivers results year after year. Quality properties that check so many boxes such as this are "A Vera" tough find, so schedule your private tour today and let's turn Avera into your Forever.

Pulling onto the property, you instantly know this property is special. From the large Oak and Pecan trees casting shadows over an established road, you pass by a vacant pasture primed for livestock or your forever home. As you pass the pasture, a large opening appears on the left side of the road which would make an outstanding food plot or homesite. From the flat open area covered with deer tracks, you can view a large portion of the property as the terrain slopes downward toward open areas suitable for even larger foodplots. As you glance through the recently thinned timber, you may see a whitetail running across the bottom into large bottomland timber that conceals Avery Creek. As you continue driving the wide perimeter road, you quickly realize this property punches above its weight class as it contains everything needed for a great hunting tract; water, swamp, cover, open areas for food plots, hardwoods, and lack of pressure.

As part of a large 600 +/- acre parcel and smaller 6.8 +/- acre Parcel, the current landowner has decided to carve out a total of 60 +/- acres of these prime parcels, with an option to buy up to an extra 10 +/- acres for a possible total of up to 70 +/- acres of property available at a price of \$6,500 an acre. This option gives you the freedom to choose the property lines and features you want, within parameters outlined by the Seller. Seller is willing to pay/reimburse Survey Fee at Closing. Price will be determined by Surveyed Acreage multiplied by price per acre.

### KEY FEATURES:

- 60-70 Acres of Prime Hunting Land in a high deer density area of Crawford County, GA
- Multiple Home Sites
- Approximately 1800 ft of Creek Frontage of Avery Creek
- Approximately 1500- 1600 +/- ft Paved Road Frontage on Avera Rd
- Power/Fiber Optic Available at Road
- County Water Available (Buyer will need to verify)
- Prime Deer and Turkey Hunting
- Wood Ducks on Avera Creek- Great Habitat
- Timber is a Mix of Hardwoods/Softwoods with Oaks
- Several Large Food Plot Sites
- Great Road System
- Two Points of Entry/Exit to Property
- Pasture
- Large Acreage Landowners as Neighbors (Over 500 + Acre Tracts)
- Large Oak/Pecan Trees
- 5 Minutes to Roberta, Ga
- 25-30 Minutes to Macon, Ga

NOTE: Property Lines/Acreages in Video and Pictures are for Proposal Purposes Only and Should Not be Deemed as Accurate or Final. Final Property Lines shall be Created by Land Survey.

To view this property, contact Steven Layfield at [slayfield@mossyoakproperties.com](mailto:slayfield@mossyoakproperties.com) or call [478-952-8853](tel:478-952-8853)

*SELLER ALSO HAS AN **OPTIONAL** MOBILE HOME FOR SALE ON AN **ADJOINING PROPERTY FOR AN ADDITIONAL COST**. THE MOBILE HOME IS **NOT INCLUDED IN THE SALE OF THIS 60-70 ACRE TRACT** AND **DOES NOT CONVEY WITH PROPERTY**. BUYER WOULD BE*

*RESPONSIBLE FOR MOVING MOBILE HOME IMMEDIATELY AFTER PURCHASE AT BUYERS EXPENSE. \* PICTURES AVAILABLE UPON REQUEST.*

- Live Oak Home Manufacture
- Model: Mossy Oak
- 2016 Model
- 32x70 - 2240 Square foot
- \$80,000



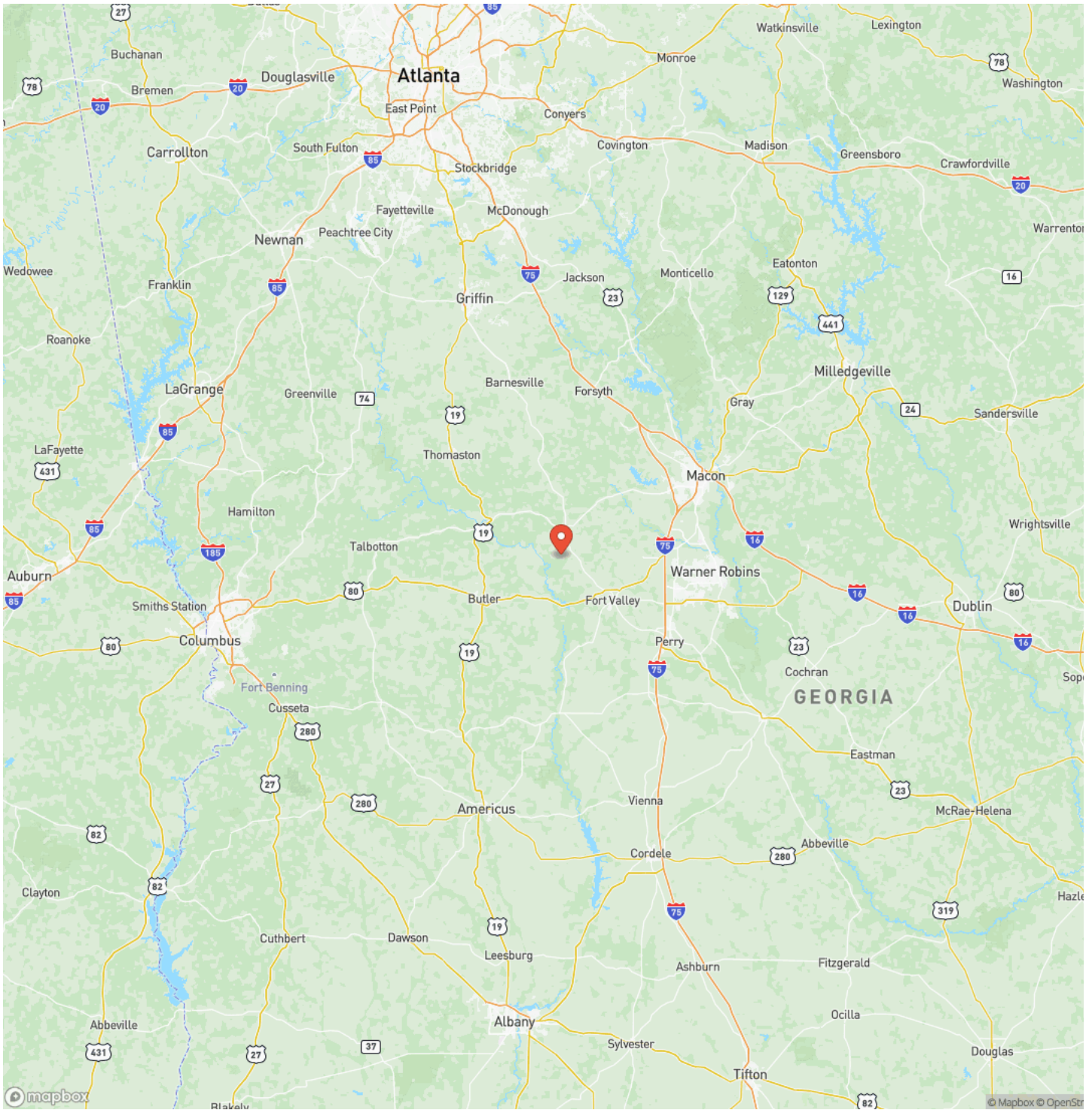
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## Locator Map



# Locator Map



## Satellite Map







## **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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