

Get Your Kicks on Route 96
Highway 96
Jeffersonville, GA 31044

\$159,000
29.130± Acres
Twiggs County



Get Your Kicks on Route 96

Jeffersonville, GA / Twiggs County

SUMMARY

Address

Highway 96

City, State Zip

Jeffersonville, GA 31044

County

Twiggs County

Type

Hunting Land, Recreational Land, Business Opportunity,
Undeveloped Land

Latitude / Longitude

32.56601 / -83.40858

Acreage

29.130

Price

\$159,000

Property Website

<https://www.mossyoakproperties.com/property/get-your-kicks-on-route-96-twiggs-georgia/80085/>



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Jeffersonville, GA / Twiggs County

PROPERTY DESCRIPTION

Location, Location, Location! Conveniently located approximately 5 miles from Interstate 16 and about 8 miles to the Houston County line, this 29.13 +/- acre Twiggs County property puts you in a position to quickly access your property from just about anywhere in Middle Georgia in less than an hour. Don't wait to enjoy your property only on the weekend; with Highway 96 giving you direct access to your property, you will be able to climb the ladder at work and afterward, climb your deer stand ladder all in the same day!

Aside from being an outstanding future investment property with approximately 558 +/- ft of Highway 96 road frontage, this property offers many other possible purposes as well. Most of the property consists of open field with regenerative growth of trees after the timber was harvested a few years back. The remaining portion of the property is hardwoods with a flowing stream offering a year round water source on the property. The open land could be repurposed for a variety of options such as conversion to pasture land, replant the land in pines, convert to a row crop operation, create a dove field, or let the property grow up to further enhance hunting habitat. You may enjoy this property so much you will want to build a home and you will have no shortage of home site locations as the property has dual paved road frontage. Not only is the property bordered by Highway 96, but also has approximately 2,376 +/- ft of road frontage on Walters Rd as well. Come get your kicks on Highway 96!

FEATURES INCLUDE:

- 29.13 +/- Acres in Twiggs County, Georgia
- Convenient 15 minute drive from Warner Robins and 5 minute drive to I-16
- 558 +/- ft of Road Frontage on Highway 96
- 2,376 +/- ft of Road Frontage on Walters Rd
- Great Deer/Turkey Hunting
- Year Round Flowing Stream on Property
- Access to Electricity
- Multiple Home Sites
- Mainly Open Land with Some Hardwoods
- Flowing Stream/Water Source

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

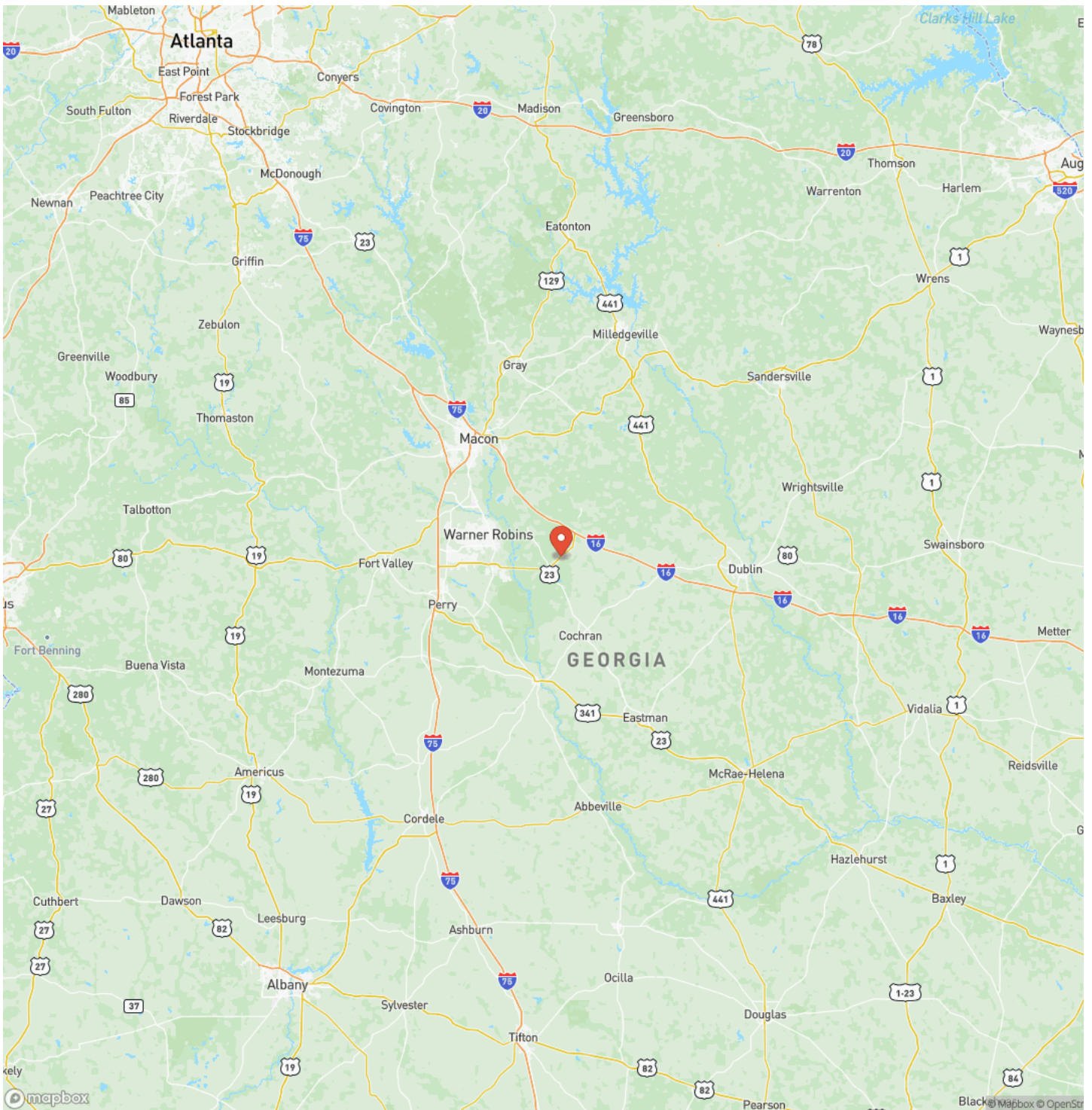
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Locator Map



Locator Map



Satellite Map



Get Your Kicks on Route 96

Jeffersonville, GA / Twiggs County

LISTING REPRESENTATIVE

For more information contact:



Representative

Steven Layfield

Mobile

(478) 952-8853

Office

(478) 988-0039

Email

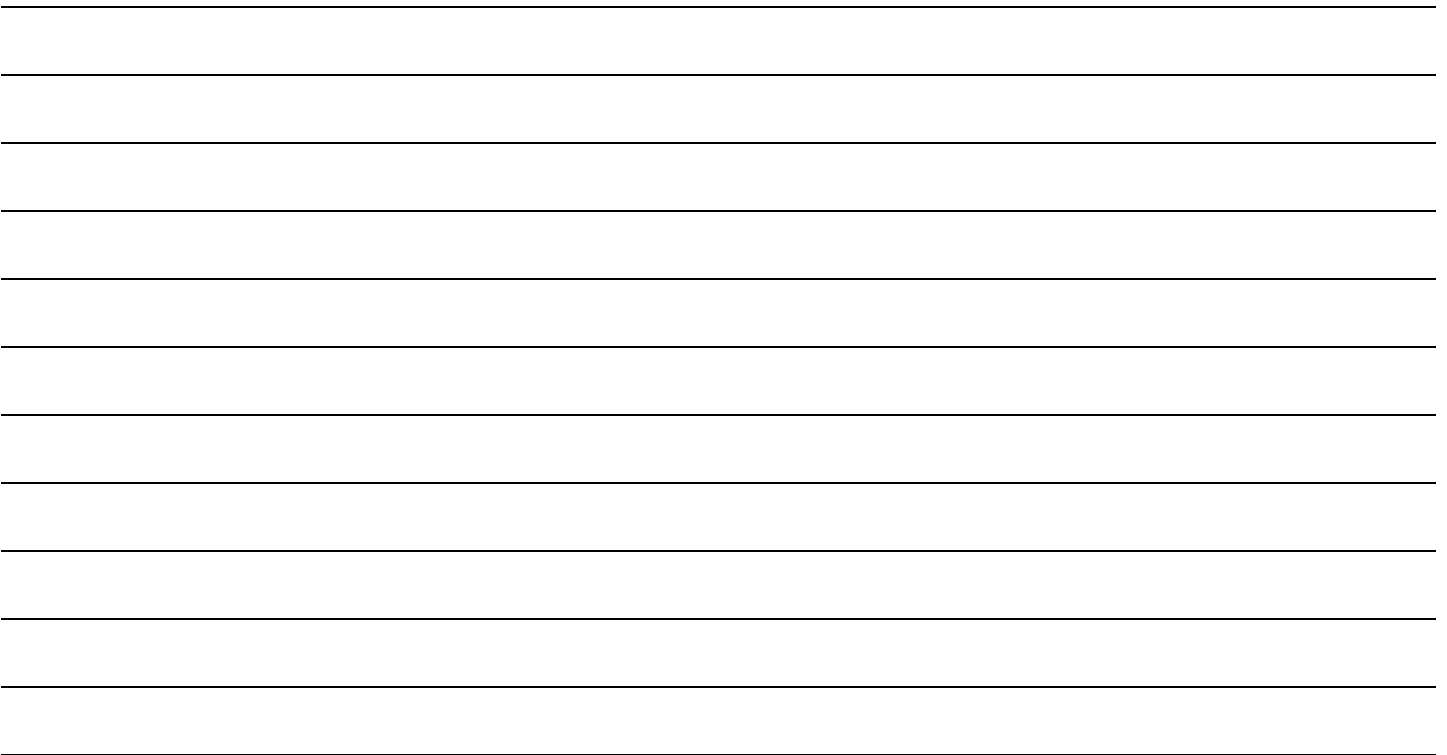
slayfield@mossyoakproperties.com

Address

1026 Ball Street

City / State / Zip

NOTES



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.



MossyOakProperties.com

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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