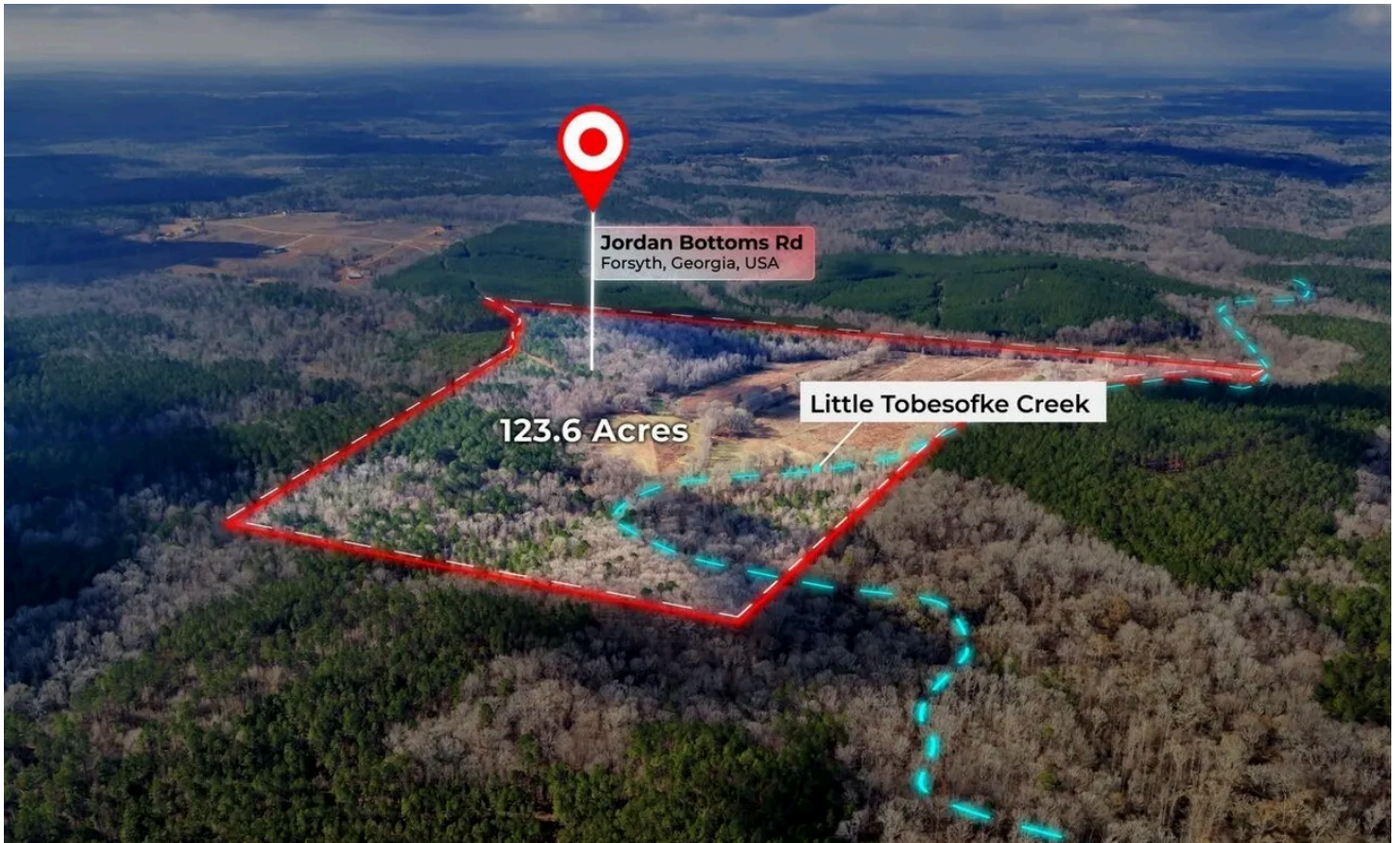


YOUR FIELD OF DREAMS

Jordan Bottoms Rd
Culloden, GA 31016

\$885,000
123.6± Acres
Monroe County



YOUR FIELD OF DREAMS
Culloden, GA / Monroe County

SUMMARY

Address

Jordan Bottoms Rd null

City, State Zip

Culloden, GA 31016

County

Monroe County

Type

Farms, Business Opportunity, Timberland, Recreational Land,
Hunting Land

Latitude / Longitude

32.92083 / -84.00354

Acreage

123.6

Price

\$885,000



YOUR FIELD OF DREAMS

Culloden, GA / Monroe County

PROPERTY DESCRIPTION

WARNING! The following property is Rated "S" for Stunning! As an Agent for Mossy Oak Properties, I am privileged to view outstanding properties all over Georgia; but occasionally the red clay of a parcel just sticks to your soul, the image of a beautiful creek flowing on a property meanders through your mind, and the spirit of a piece of land speaks to you in your dreams. The first time I set foot on this tract, I knew it checked all the boxes of my idea of a "Dream Property." While often advertised but seldomly realized, a "Dream Property" becomes a tangible reality at the very end of Jordan Bottoms Road in Monroe County, Georgia. Spanning over 123 acres, this property boasts 45+/- acres of flat agricultural fields bordered almost entirely by Little Tobesofkee Creek, gorgeous hardwoods, beautiful hardwood bottoms, an extensive road network, bountiful deer and turkey, large acreage neighboring properties, and splendid views from higher elevation overlooking the serene field bottoms. At the epicenter of the property stands "The Mountain," a 35 ft raised mound in the middle of the large ag fields, giving you a 360 degree view of God's work on display. Sitting on "The Mountain" and watching the sunset will restore your soul and reset your inner peace or it may give you the opportunity to take a trophy buck as it crosses from hardwood bottoms to food plots in the field. With 4,000 +/- ft of frontage on Little Tobesofkee Creek and countless streams and babbling brooks serving as its tributaries, this tract offers water sources at nearly every turn of the property. A newly constructed bridge makes easy work of navigating from the ag fields to some of the prettiest hardwood bottoms one could imagine. Travel the well manicured road system around the nearly completely fenced property lines and as you travel through the amazing acres of hardwoods, see if you can find the site of a wedding proposal etched into the trunk of beautiful tree in the gorgeous hardwoods.

In the movie "Field of Dreams," echoes of the famous quote are heard - "If you build it, they will come." I would argue another quote relating to this property would be "If you come, you will build on it." With many suitable homesites on the property along Jordan Bottoms Rd, you will can easily make your dreams of living on your own farm a reality. To see how this property covers all the bases and is a great place to call home, give Steven Layfield a call at [478-952-8853](tel:478-952-8853) or email me at slayfield@mossyoakproperties.com

PROPERTY HIGHLIGHTS:

- 123.6 +/- Acres in Monroe County, Georgia
- Approximately 4,000 +/- Acres of Creek Frontage of Little Tobesofkee Creek with Tributaries feeding it
- Approximately 45 +/- Acres of Flat and Fertile Agricultural Fields
- Irrigation Ditches bordering Ag Fields
- Beautiful Hardwood Bottoms
- Significant Timber Value
- Extensive Road Network
- Newly Constructed Bridge
- "The Mountain" overlooking Ag Fields
- Flat Bottoms surrounded by Higher Elevations
- Frontage on Jordan Bottoms Rd
- Multiple Homesites
- Great Deer and Turkey Hunting
- Possible Pond Site
- Most of the Property is Fenced
- Stunning Views
- ATV Trails
- Gravel Creek Crossing
- Food Plot Sites
- Power Accessible from Jordan Bottom Rd
- Two Gated Entrance
- Excellent Pond Site

POSSIBLE USES:

- Working Farm- Cattle, Hay, Row Crop
- Homesite



- Weekend Getaway
- Hunting/Fishing
- Timber Investment
- Dove Shoots
- Hiking/Camping
- Long Range Shooting

NOTES:

New Massey Fergusson 1840 M Cab Tractor with loader and 3rd function/grapple and Rotary Cutter is offered for purchase along with the Property.

Additional Acreage Available

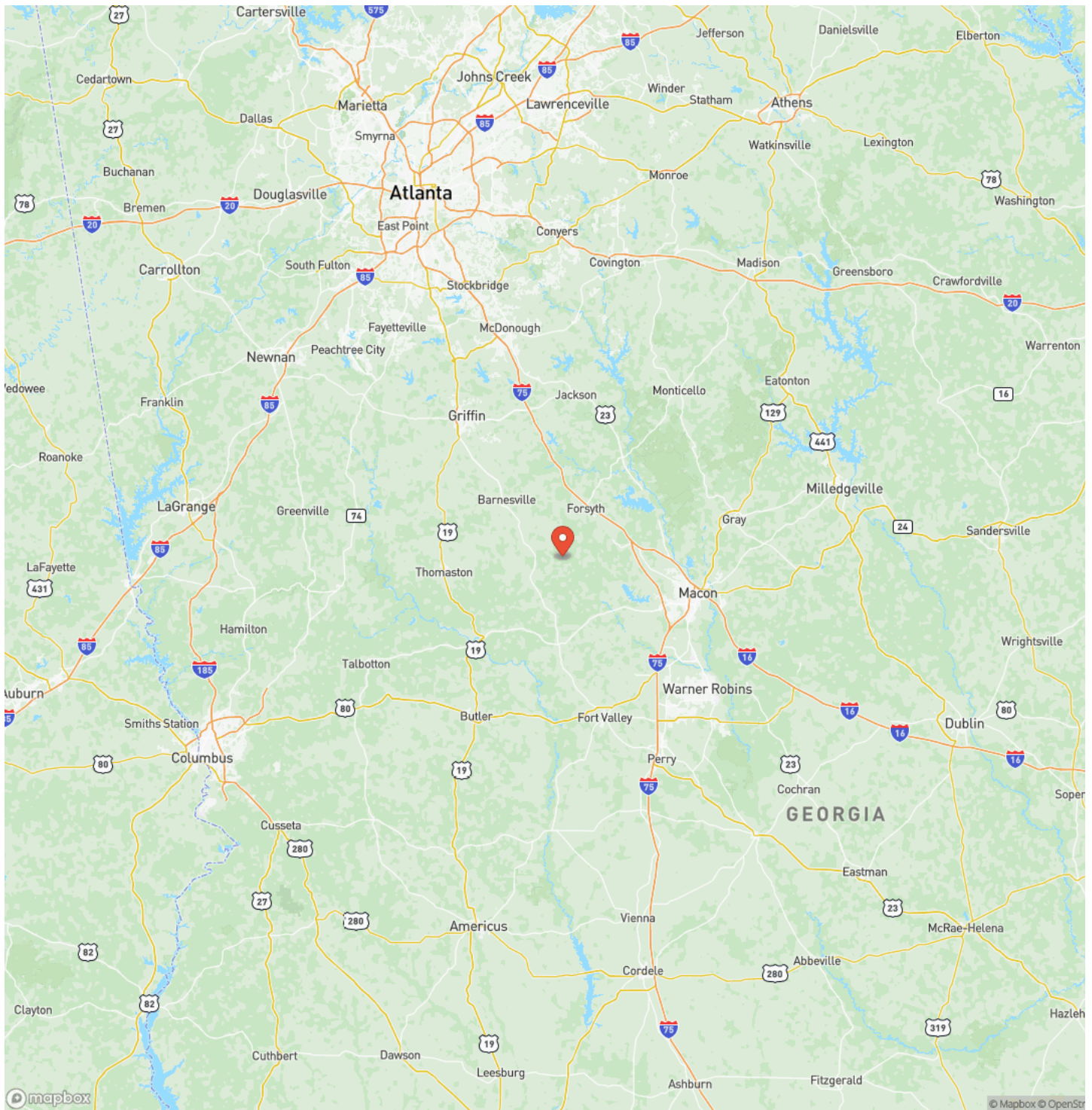
YOUR FIELD OF DREAMS
Culloden, GA / Monroe County



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.

Mossy Oak Properties Legacy Realty Services

1026 Ball Street

Perry, GA 31069

(478) 988-0039

<https://mossyOakproperties.com/>

