

You Can't Go Wrong in Wrightsville
GA Hwy 319
Wrightsville, GA 31096

\$432,000
148.990± Acres
Johnson County



You Can't Go Wrong in Wrightsville Wrightsville, GA / Johnson County

SUMMARY

Address

GA Hwy 319

City, State Zip

Wrightsville, GA 31096

County

Johnson County

Type

Hunting Land, Business Opportunity, Timberland, Recreational Land, Undeveloped Land

Latitude / Longitude

32.77614 / -82.58611

Acreage

148.990

Price

\$432,000

Property Website

<https://www.mossyoakproperties.com/property/you-can-t-go-wrong-in-wrightsville-johnson-georgia/77814/>



You Can't Go Wrong in Wrightsville Wrightsville, GA / Johnson County

PROPERTY DESCRIPTION

Pine Rows, Pond Sites, Paved Road Frontage, Power on Site, and Prime Hunting; you just cannot go wrong in Wrightsville! Welcome to your next Investment, Homesite, or Recreational Tract; 148.99+/- Acres of 7-8 +/- year old planted pines, concealing a year round creek flowing through the main body of the property. Traverse the property through a double-gated and established road system, or navigate the perimeter of the property on one of 2 roads surrounding the property. No need to bring a generator, power is already available on the property via a power pole at the rear of the property in a small opening just perfect for a campsite. Property has plenty of deer and plenty of potential uses; come travel down row after row of Georgia Pines and see why Wrightsville is the Right Choice for You!

KEY FEATURES:

- 148.99 +/- Acres minutes from Wrightsville in Johnson County, GA
- Electricity is available at Hwy 319, Powell Rd, and on an Existing Pole on the Property
- Road Frontage on 2 Roads - Ga Hwy 319 and Robert Powell Rd
- Multiple Points of Entry on Property
- Year Round Flowing Creek surrounded by Larger Trees flows through the Heart of the Property
- 2 Gated Entrances
- Road System
- Possible Pond Site in the Middle of Property
- Great Deer Hunting
- Surrounded by Large Landowners

POSSIBLE USES:

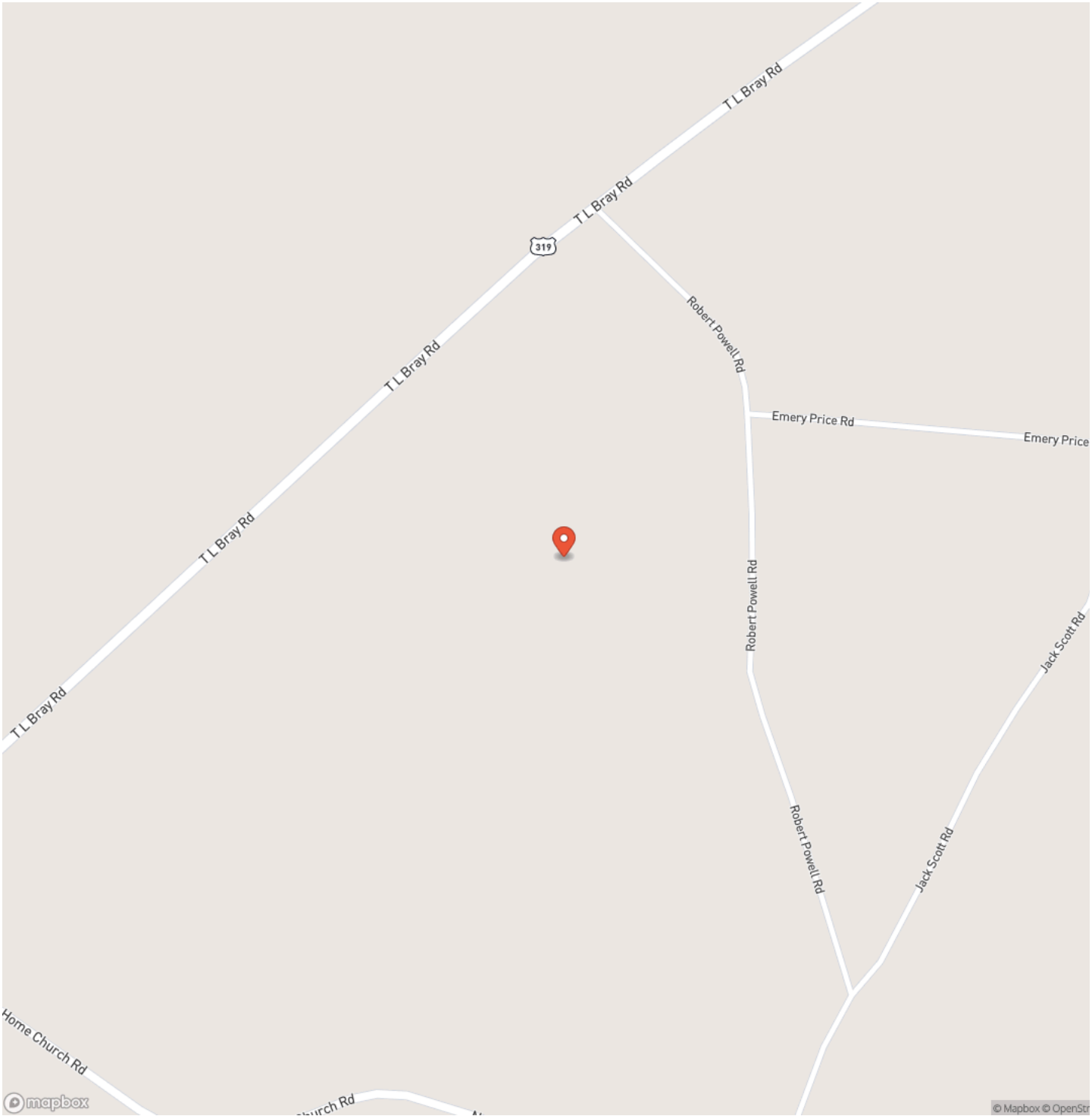
- 1031 Exchange
- Property is NOT in a Conservation Program, so possibility to Create Several Smaller Tracts Exists
- Multiple Homesites
- Recreational Uses
- Timber Investment
- Hunting Camp

*Property Lines in Pictures and Video are approximate

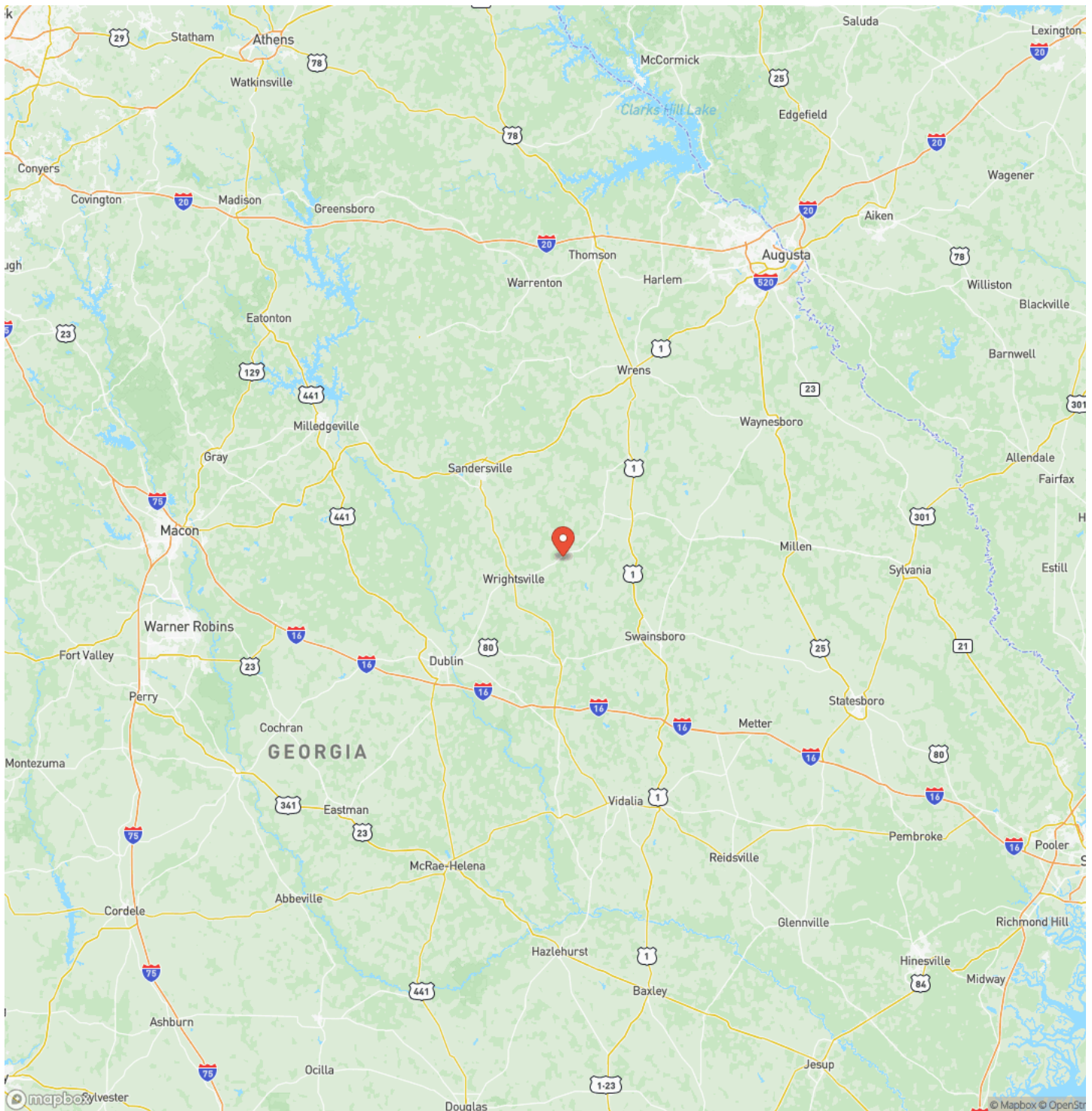
*Property is to be shown by appt only; No Trespassing

For a Showing, please call or email Steven Layfield at [478-952-8853](tel:478-952-8853) or slayfield@mossyoakproperties.com

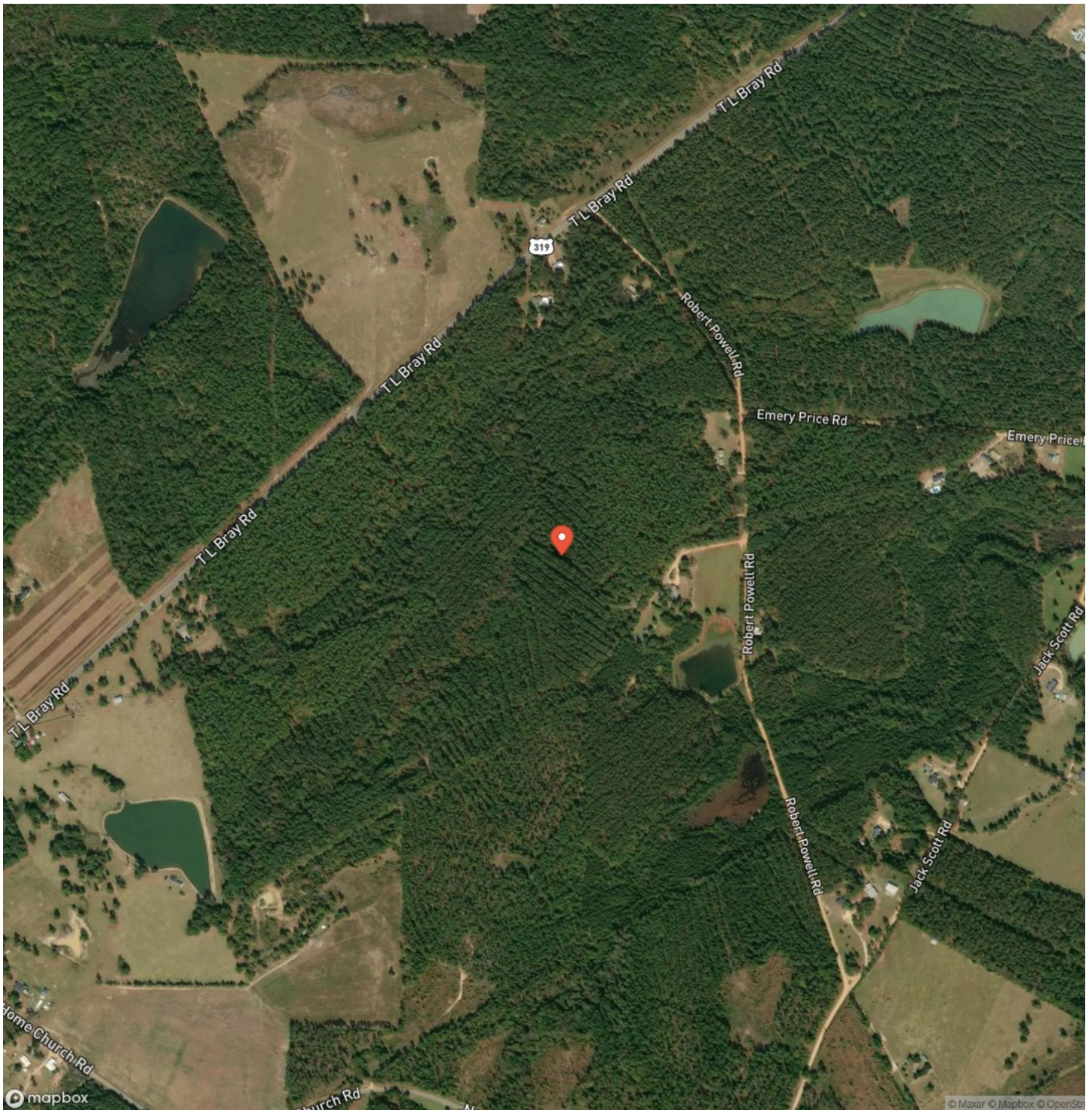
Locator Map



Locator Map



Satellite Map



You Can't Go Wrong in Wrightsville Wrightsville, GA / Johnson 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.



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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