

It's All Good on Allgood Rd.
Allgood Rd
Irwinton, GA 31042

\$399,000
135± Acres
Wilkinson County



**It's All Good on Allgood Rd.
Irwinton, GA / Wilkinson County**

SUMMARY

Address

Allgood Rd

City, State Zip

Irwinton, GA 31042

County

Wilkinson County

Type

Timberland, Hunting Land, Recreational Land

Latitude / Longitude

32.732295 / -83.290157

Acreage

135

Price

\$399,000

Property Website

<https://www.mossyoakproperties.com/property/it-s-all-good-on-allgood-rd-wilkinson-georgia/54097/>



PROPERTY DESCRIPTION

Grab a deer stand and hang it on a towering Georgia pine and watch your investment grow! This 135+/- acre investment tract serves dual duty as not only an investment property in which you can produce income through timber, but also an outstanding hunting/recreational property from which access to countless hunting opportunities exist. You will see mature deer, turkey, and hogs meandering through the gently rolling topography of this beautiful Wilkinson County tract. Although there is approximately a 15-20+/- acre tract of younger planted/volunteer pines with a great opening for a large food plot across Allgood Rd, the remainder of the property consists mainly of 12-13 +/- year old planted pines which will need thinning in the very near future. Travel effortlessly through the property on an outstanding internal road system comprised of well kept and wide roads, which offer easy vehicle access. Entering the property is a breeze with 5 points of entry to access several hunting and food plot sites throughout the property. Located approximately 10-12 minutes from Jeffersonville, Ga, this property is within proximity to Interstate 16 and is only 45 minutes or less from Macon or Warner Robins, Ga. Wilkinson County awaits; come put a few bucks on the wall and a lot of bucks in the bank!

Key Features:

- 135 +/- acres in Beautiful Wilkinson County
- Timber Income
- 5 Points of Entry into the Property
- Outstanding Internal Road System
- Deer, Turkeys, and Hogs
- Very Secluded; No Residential Homes Near Property
- Surrounded by Other Large Acreage Tracts of Land
- Road Frontage on Allgood Rd (Approx 2,642+/- ft)
- Road Frontage on Smith Rd (Approx 2,333+/- ft)
- 2 Tripods and 1 Feeder

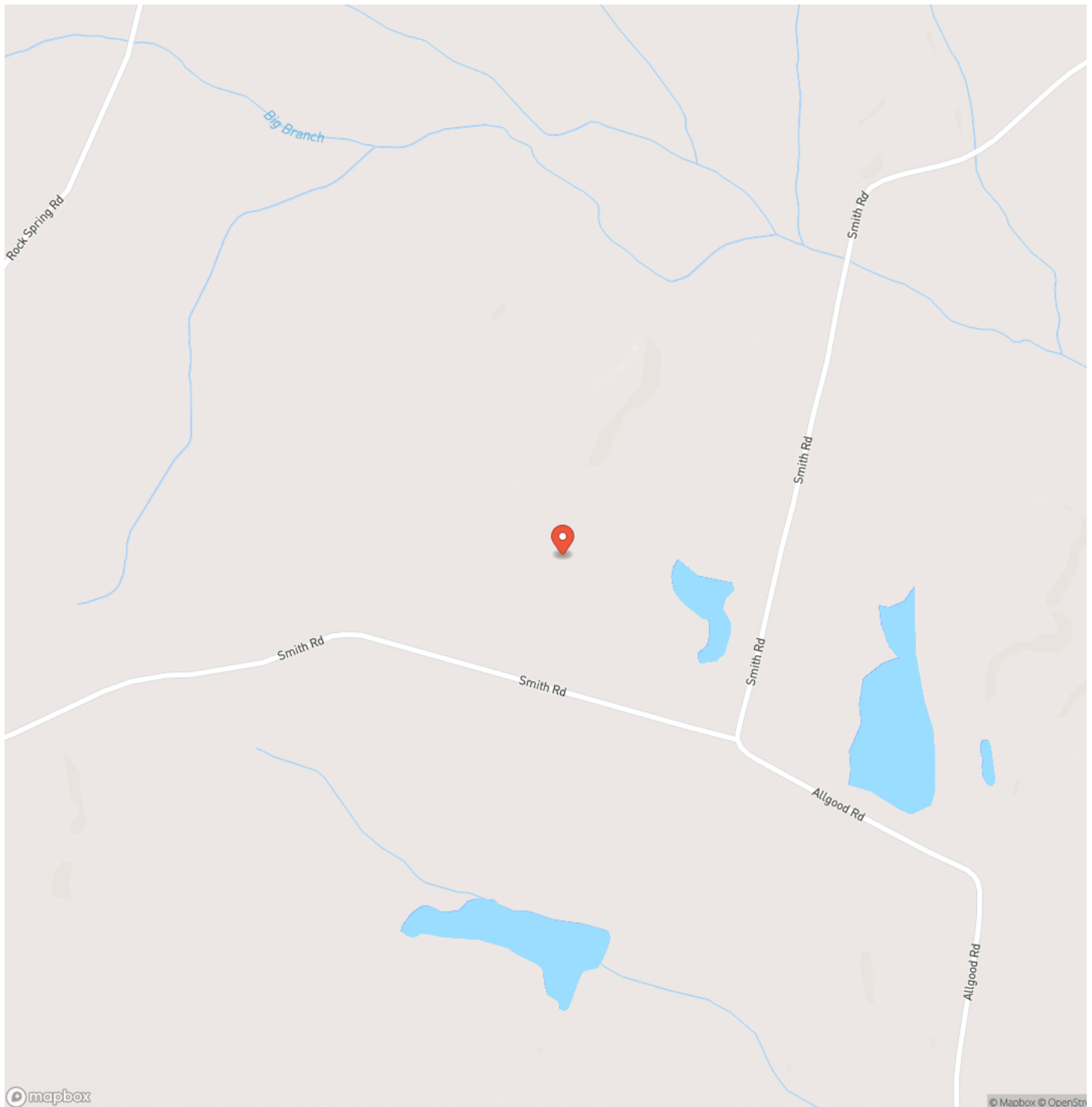
Call [478-952-8853](tel:478-952-8853) or email me at slayfield@mossyoakproperties.com for a showing!



**It's All Good on Allgood Rd.
Irwinton, GA / Wilkinson County**



Locator Map



Locator Map



Satellite Map



It's All Good on Allgood Rd.
Irwinton, GA / Wilkinson 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

Perry, GA 31069

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

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.



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
MossyOakProperties.com

