

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**

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

Property Website

<https://www.mossyoakproperties.com/property/a-vera-nice-property-on-avera-rd-crawford-georgia/101338/>



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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 Avera 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, the current landowner has decided to carve out 60 +/- acres of this prime parcel, 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 will pay for Survey Fee and the total price will be determined by Surveyed Acreage x \$6,500 an 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 Avera Creek
- Approximately 1500- 1600 +/- ft Paved Road Frontage on Avera Rd
- Power/Fiber Optic Available at Road
- County Water Available
- 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.

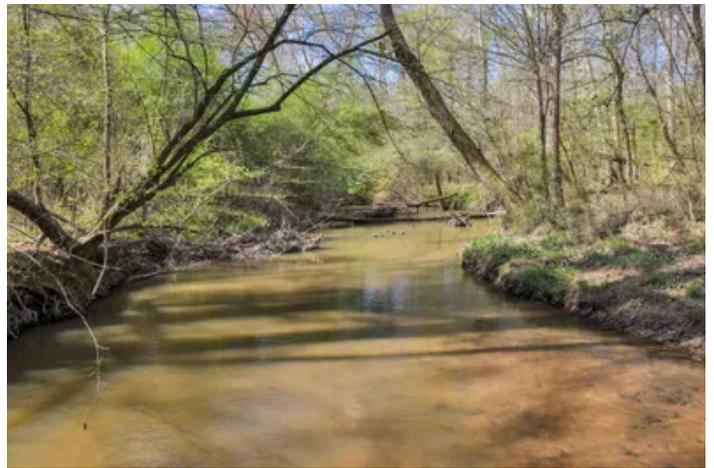
To view this property, contact Steven Layfield at slayfield@mossyoakproperties.com or call [478-952-8853](tel:478-952-8853)

*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



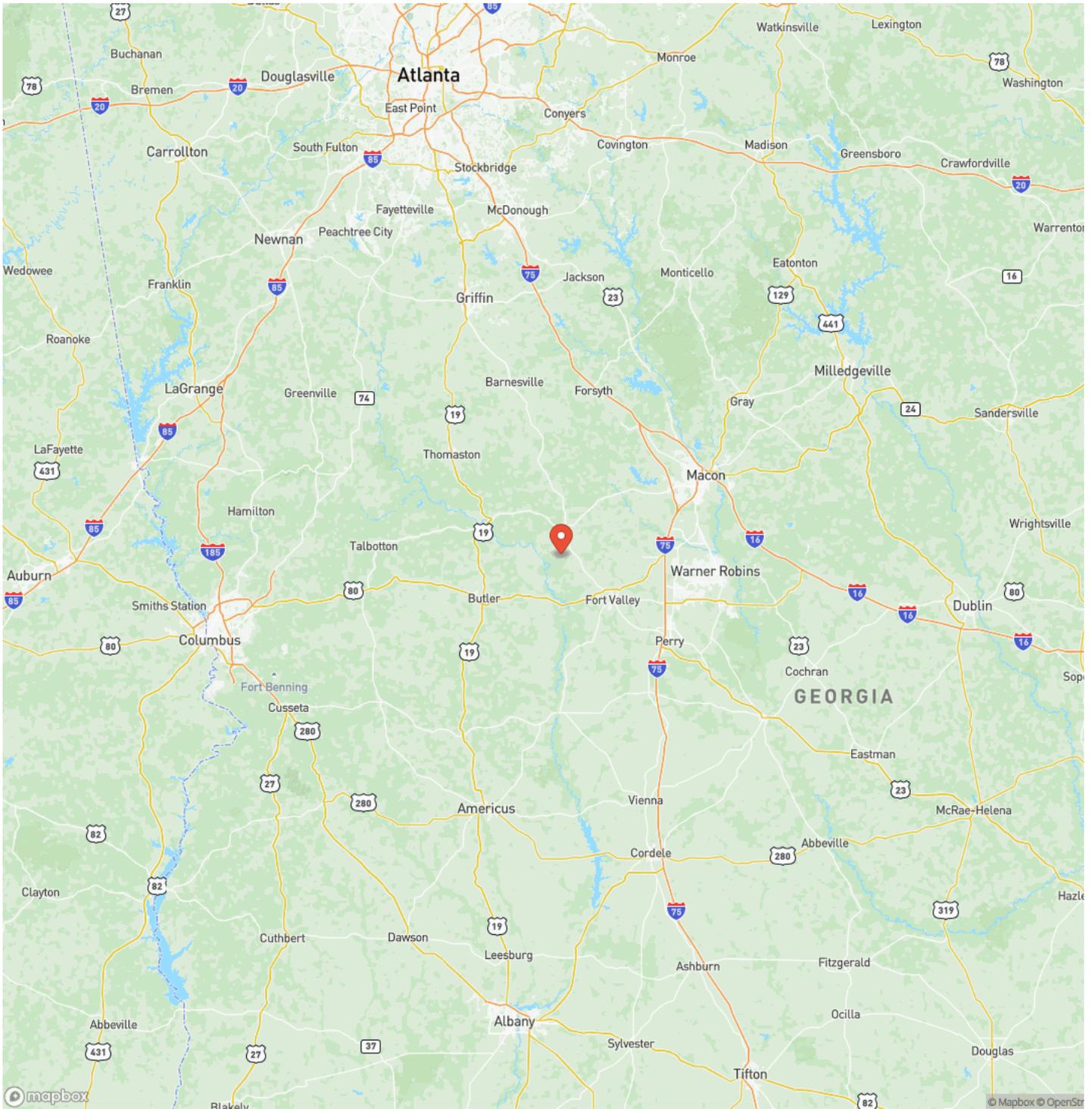
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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

