

The Fire Tower Pine Plantation, Pond, and Preserve
Jim Harp Rd
Eastman, GA 31023

\$995,000
86± Acres
Dodge County



The Fire Tower Pine Plantation, Pond, and Preserve Eastman, GA / Dodge County

SUMMARY

Address

Jim Harp Rd

City, State Zip

Eastman, GA 31023

County

Dodge County

Type

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

Latitude / Longitude

32.20499 / -83.21039

Acreage

86

Price

\$995,000

Property Website

www.mossyoakproperties.com



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PROPERTY DESCRIPTION

Smoke the Bear is definitely keeping a watchful eye on this Dodge County 86 +/- Acre tract from the neighboring Fire Tower located at the Georgia Forestry Commission because this tract is definitely Smoking Hot! Just like a Fire needs Fuel, Heat, and Oxygen; a great Real Estate Tract needs certain qualities to ignite a Spark in your Soul! From Dual Paved Road Frontage, Convenience to Shopping and Schools, Plentiful Wildlife, a Stocked Catfish Pond, Access to Electricity, Planted Pines, Hardwood Corridors, Multiple Homesites, Future Investment Potential, and Peaceful Rural Southern Charm, *The Fire Tower Pine Plantation, Pond, and Preserve* will create years of fireside memories and will rekindle your love of nature, the outdoors, and rural country living.

PROPERTY HIGHLIGHTS AT A GLANCE:

86 +/- Acres of Flat Land Just Minutes from Downtown Eastman, Georgia

3.5 +/- Acre Stocked Catfish Pond

Approximately 38 +/- Acres of Planted Loblolly Pines

Approximately 20 +/- Acres of Planted Longleaf Pines

Approximately 18 +/- Acres of Mature Hardwood/Softwood Mix

Dual Paved Road Frontage Along Jim Harp Rd and Orphan Cemetery Rd

Approximately 3/4 Mile +/- of Paved Road Frontage on Jim Harp Rd

Approximately 1,024 ft +/- of Paved Road Frontage on Orphan Cemetery Rd

Property Borders Dodge County Elementary School

Deer and Turkey Hunting - Ducks on the Pond

Great Trail System

Power Available at Road

Old Well on Property

3 Entrances at Different Locations

Georgia Forestry Commission Fire Tower Right Next Door

Approximately 45-50 Minutes to Perry/Kathleen/Warner Robins

POTENTIAL PROPERTY USES:

Multiple Homesites

Family Compound

Timber Investment

Hunting/Fishing/Recreational Tract



Investment for Retirement

Potential Future Development

LISTING AGENT COMMENTS/REMARKS:

Versatility is the first word to come to mind when trying to summarize *The Fire Tower Pine Plantation, Pond, and Preserve*. This 86 +/- Acre Tract covers the entire spectrum of what people want in a rural property, while leaving the door wide open for future development.

THE POND is absolutely amazing and a worm or cricket does not stand a chance very long when tossed into the placid waters of the spring fed pond. When I was filming and taking photos, I found myself sitting on a 5 gallon bucket fishing having a blast reeling in 2-5 pound catfish and loving every minute of it. In fact, as I was fishing, three deer came out on the other side of the pond and ate corn from a Moultrie deer feeder and never minded me once as I fished.

THE WILDLIFE definitely has taken a liking to the property as there were countless rubs on trees in the hardwoods and tracks all over the property. I located three turkey feathers as I was mowing with my tractor around some of the Longleaf Pine rows. I have been to the property three times and have jumped deer every single time I have been. On two occasions, I have seen wood ducks leaving the pond as I have entered the property. A Red Tailed Hawk "Watched Me Like a Hawk" as I filled a deer feeder on the property.

THE PINES cover most of the property and are neatly planted in rows. Loblollys are planted on the Northern end of the property, while Longleaf Pines are on the Southern end of the property. Enjoy the whispering pines and enjoy the returns they bring at maturity. Pines were planted in 2021.

THE LOCATION is one of the top qualities of the property. Just minutes from Downtown Eastman, this property puts being truly "In the Country" as about as close to town as you can get to town. Not only does this property put you in a rural area where you can live life on your terms, but also keeps you within commuting distance to Houston County, WRAFB, Dublin, and other surrounding larger cities. Dodge County Elementary School also borders a stretch of the property allowing your little ones to sleep longer than anyone else in Dodge County and still make it to school on time!

FUTURE DEVELOPMENT POTENTIAL is likely the hottest attribute of *The Fire Tower Pine Plantation, Pond, and Preserve*. With Approximately 3/4 of a mile +/- of paved frontage on Jim Harp Rd and just under Approximately 1/5 of a mile +/- of paved road frontage on Orphan Cemetery Rd which create a huge flat corner lot, there is more opportunity for possible future development than you can shake a stick at. Couple this with the close proximity to Dodge County Elementary School and the possibilities are endless.

MULTIPLE HOME SITES/FAMILY COMPOUND I hear so many families wanting a tract of land that may be suitable for a Family Compound with multiple homes. With so much paved Road Frontage, this property may be the one a family is looking for.

*** PROPERTY IS OFFERED AS A WHOLE OR IN DIVIDED TRACTS. THE ADVERTISED PRICE REFLECTS PURCHASE OF THE ENTIRE PROPERTY. DIVIDED TRACTS WILL BE PRICED AT A HIGHER PRICE PER-ACRE, AND ALL PROPOSED TRACT DIVISIONS ARE SUBJECT TO SELLER APPROVAL. BOUNDARY LINES IN SOME OF THE LISTING PICTURES REPRESENT SAMPLE OR POSSIBLE TRACT OPTIONS JUST AS A VISUAL REPRESENTATION. CONTACT THE LISTING AGENT FOR DIVISION OPTIONS AND PRICING.***

CONTACT INFO:

The Fire Tower Pine Plantation, Pond, and Preserve is a property you don't want to nibble on, you will want to set the hook quick before a great property gets off the line! So go on-line or call.

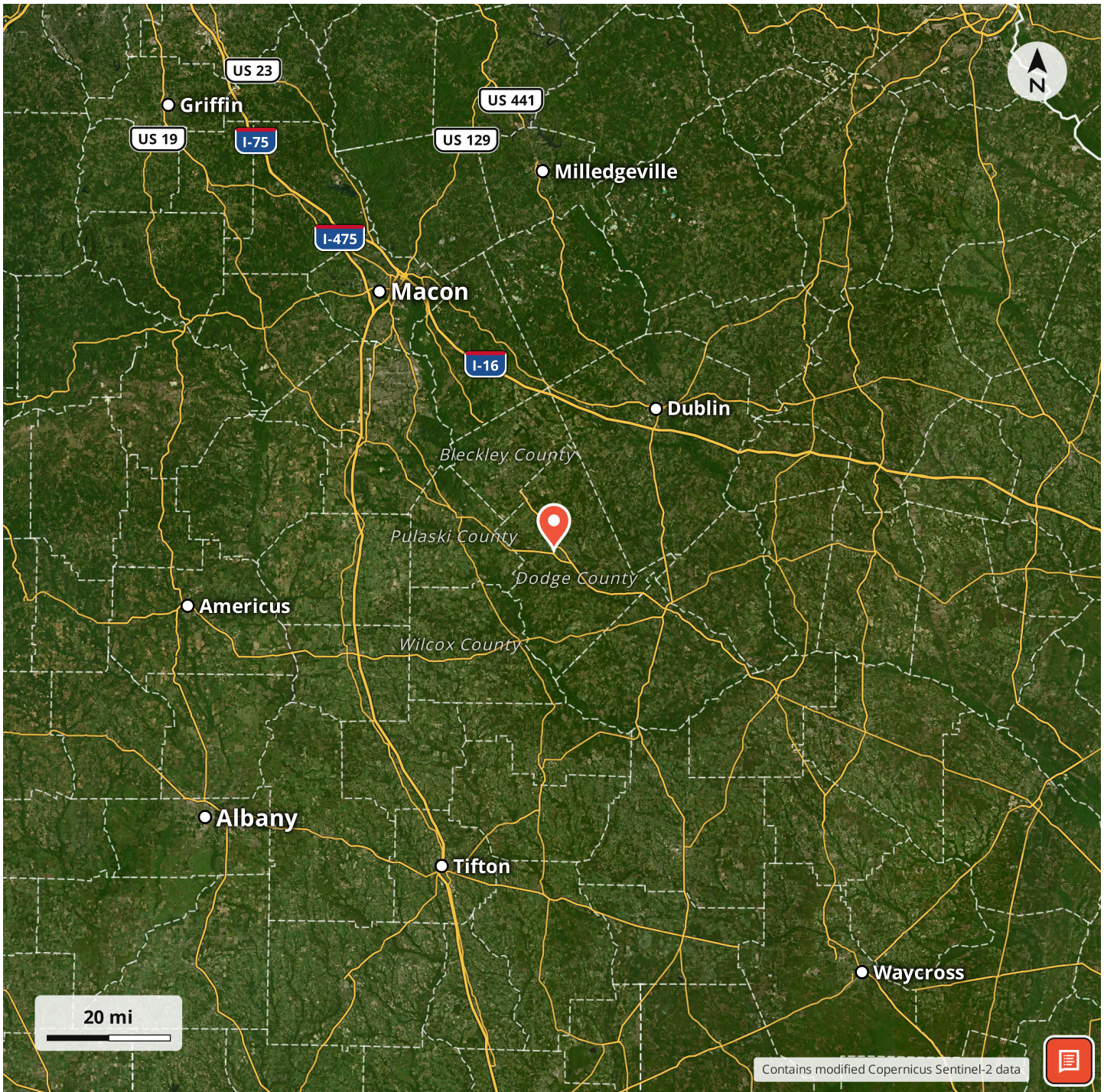
If you would like to schedule a Private Showing of *The Fire Tower Plantation, Pond, and Preserve*, Call Steven Layfield with Mossy Oak Properties at [478-952-8853](tel:478-952-8853) or email at slayfield@mossyOakproperties.com



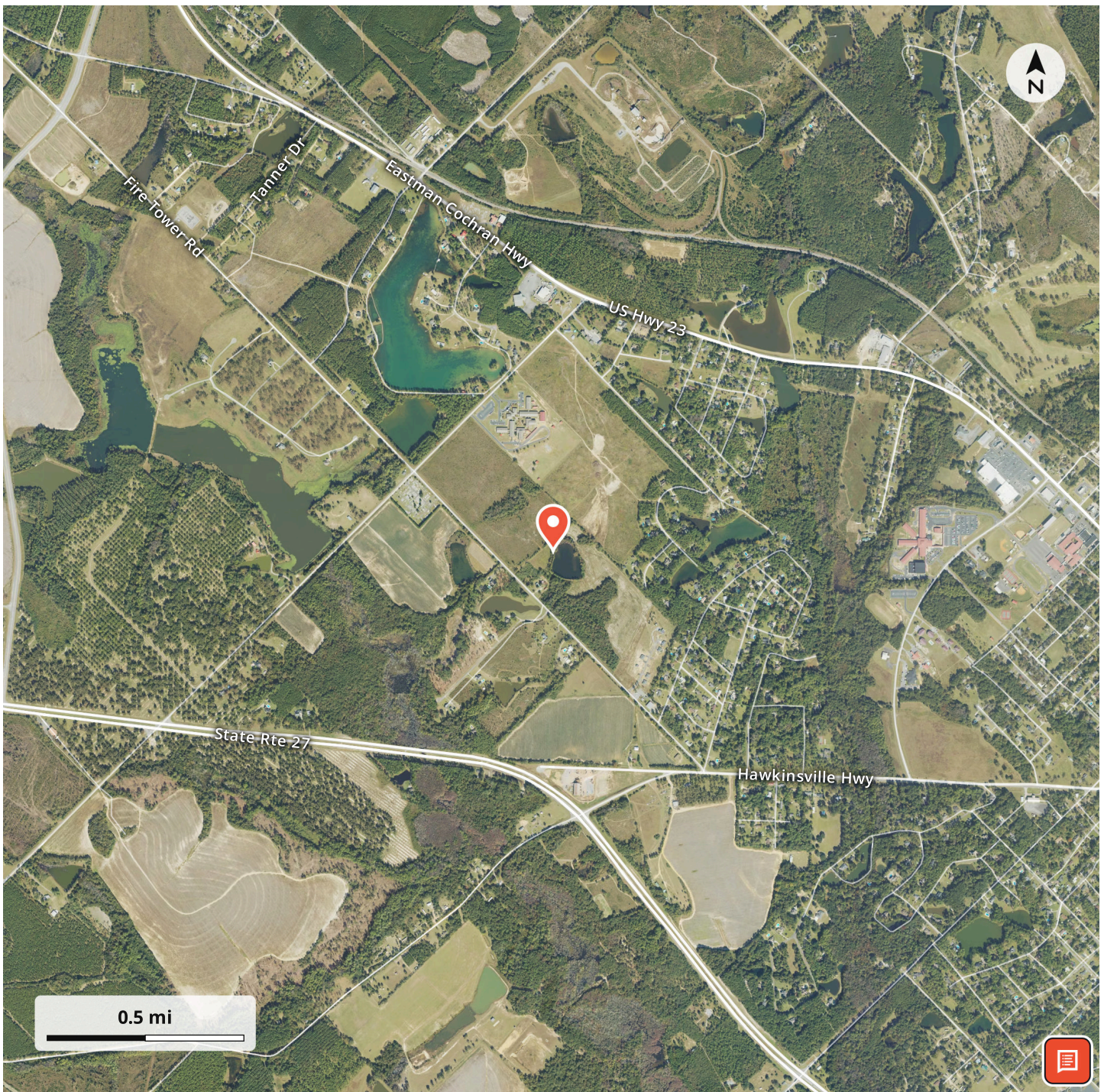
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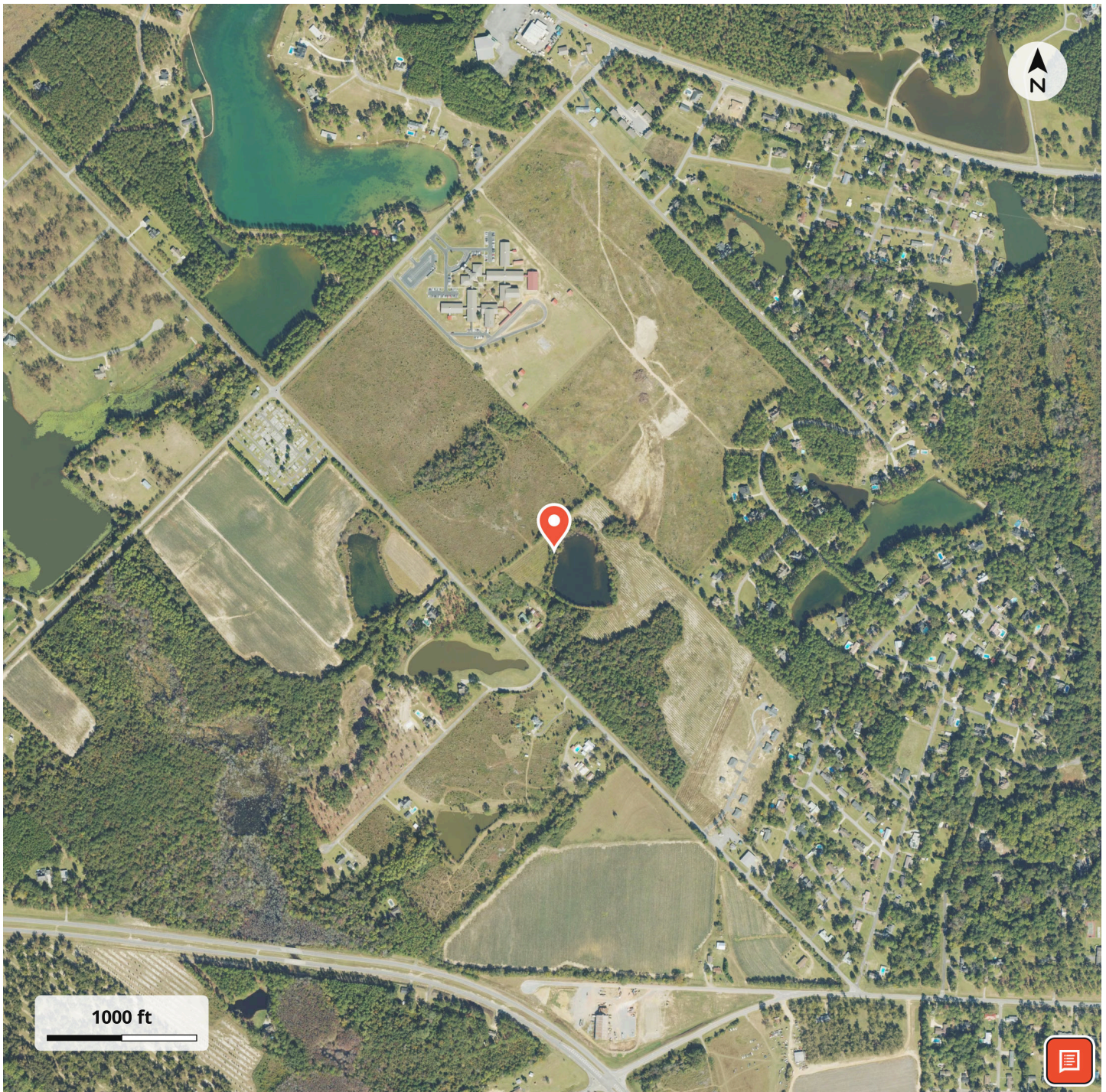
Regional Map



Locator Map



Aerial Map



The Fire Tower Pine Plantation, Pond, and Preserve Eastman, GA / Dodge County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Perry, GA 31069

NOTES

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This image shows a single sheet of white paper with horizontal blue 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

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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

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