

**59± ACRES**  
**EMANUEL COUNTY, GA**  
**\$225,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (478) 382-2880**



# THE EMANUEL 59

## PROPERTY PROFILE

### LOCATION:

- Cow Ford Bridge Road  
Kite, Georgia 31049
- Emanuel County
- 12± Miles NW of Swainsboro
- 14.6± Miles N of I-16
- 32.5± Miles NE of Dublin
- 71.3± Miles SW of Augusta

### COORDINATES:

- 32.64022, -82.46317

### PROPERTY USE:

- Hunting/Fishing
- Potential Home/Cabin Site

### PROPERTY INFORMATION:

- 59± Total Acres
- Hardwood/Pine Mixture
- Established Trail System
- Live Creek
- Frontage on the Little Ochoopee River

### TAX INFORMATION:

- \$309.47 in 2024



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**HUNTER BARGERON**

LAND SPECIALIST

C: 912-850-0095

O: 478-382-2880

[hbargeron@smalltownproperties.com](mailto:hbargeron@smalltownproperties.com)

P.O. Box 340 - Rocky Face, GA 30740

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# WELCOME TO THE EMANUEL 59

**WELCOME TO A HUNTING AND FISHING PARADISE IN EMANUEL COUNTY, GEORGIA! SITUATED APPROXIMATELY 12 MILES NORTHWEST OF SWAINSBORO, THIS 59± ACRE TRACT OFFERS HARDWOODS, PINES, AND RIVER FRONTAGE ON THE LITTLE OHOOPEE RIVER.** The property is located on both sides of Cow Ford Bridge Road and has access from two separate roads. This tract would make a wonderful location for a hunting cabin or your dream home.

The property is under a Conservation Use Agreement until 2029, which allows for much lower taxes, stating that only two acres can be cleared for a homesite, making it the perfect location for a mostly recreational property.

**To learn more and schedule a personal tour,  
contact Hunter Barger on today!**



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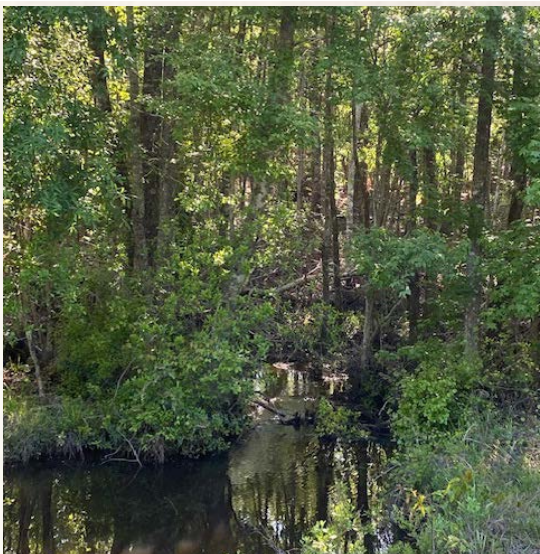
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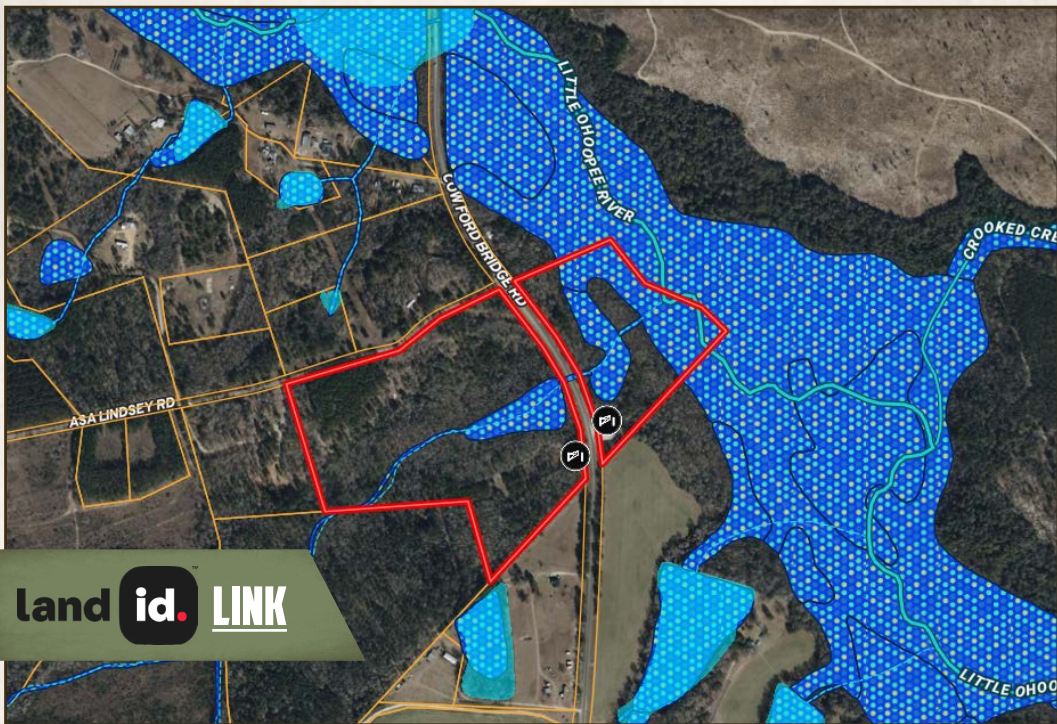
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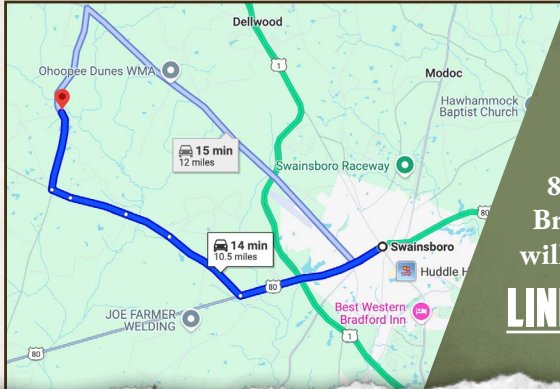


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**EMANUEL COUNTY, GEORGIA**



**land id. LINK**



**Directions From Swainsboro, GA:**  
Travel 0.8 miles southwest on E Main Street. Pass Dollar General on the left and turn right on Kite Road. Proceed 8.6 miles and turn left on Cow Ford Bridge Road. In 2.6 miles, the destination will be on the left.

**LINK TO GOOGLE MAP DIRECTIONS**



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