



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

114± ACRES WITH A FARMHOUSE
EMANUEL COUNTY, GA
\$780,900



OFFICE (478) 382-2880 | WWW.SMALLTOWNPROPERTIES.COM

THE EMANUEL 114

PROPERTY PROFILE

LOCATION:

- 35 Barwick Kea Road
Adrian, GA 31002
- Emanuel County
- Just off Hwy 80
- 3± Miles NE of Adrian
- 13.5± Miles SW of Swainsboro
- 22.7± Miles E of Dublin
- 25.1± Miles E of the Carl
Vinson VA Medical Center

COORDINATES:

- 32.54334, -82.55261

PROPERTY USE:

- Hunting & Fishing
- Farm
- Camping/Weekend Getaway
- Potential Home Site

PROPERTY INFORMATION:

- 114± Acres
- 15± Acre Pecan Orchard
- 10± Acre Pasture
- Farmhouse Built in 1918
(Needs Work)
- High Speed Internet
- Two Stocked Ponds
- 10± Year-Old Natural Pines
- Hardwoods
- Internal Trails
- Road Frontage
 - GA Hwy 80 E
 - Keas Old Mill Pond Road
- Seller Will Consider Dividing
- More Access Roads Cut Within
the Property
- Storm Damage Cleaned

TAX INFORMATION:

- \$2,062.21 in 2024



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HUNTER BARGERON

LAND SPECIALIST

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hbargeron@smalltownproperties.com

125 Pine Brook Drive - Rocky Face, GA 30740

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE EMANUEL 114

WELCOME TO THE EMANUEL 114—WHAT CAN BECOME THE ULTIMATE “OLD SOUTHERN HOMEPLACE”! Located just three miles northeast of Adrian, Georgia, is a secluded 114± acre gem. With frontage on Highway 80 and Keas Old Mill Pond Road, the Emanuel County tract offers hunting and fishing opportunities and a potential home site, along with farming and camping. The land is accessed by a decommissioned county road, off Highway 80, which is now the driveway and actually adds roughly three acres to the total offering.

Situated in the middle of the property is a 1918 farmhouse begging to be restored to its former charm. Power is available to the home. Just off the front porch is a 15± acre pecan orchard and a 10± acre pasture to the right. Other features include 10± year-old pines, hardwoods, and two ponds, each stocked with large bass, and together, they total 4.3± acres. The smaller of the two would be a great area for a duck hole. Additionally, you will find a wooden true-timber tool shed and numerous signs of wildlife such as bedding areas, trails, and scrapes.

The Emanuel 114 is rich in history and will make an amazing hunting camp or homeplace.
**The seller will consider dividing the property into 20 acre tracts.*

To schedule a private tour, call Hunter Bargeron today and experience #TheSmallTownWay!



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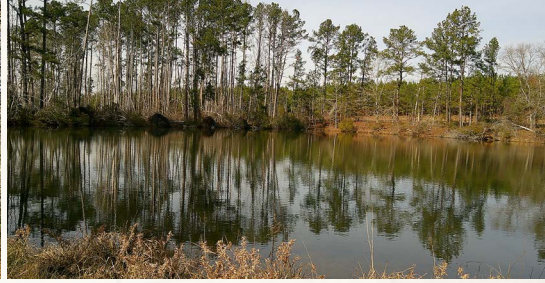
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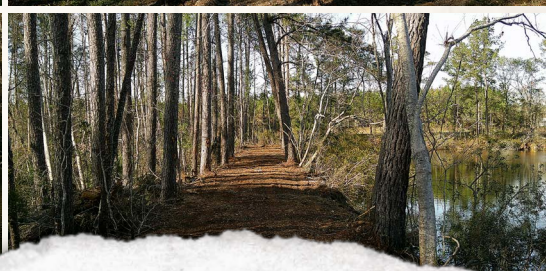
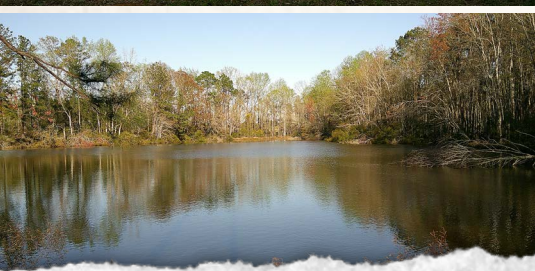
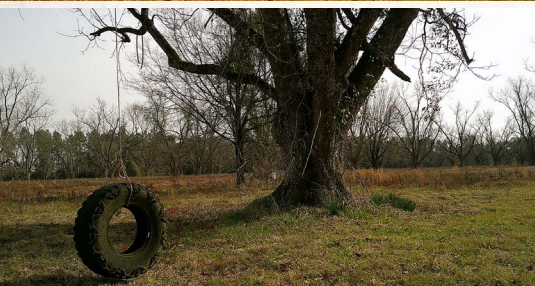
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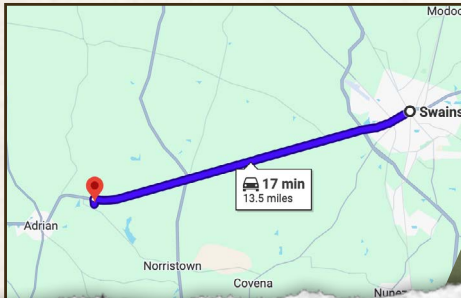
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land id. LINK



Directions From Swainsboro, GA:
Travel 13.3 miles on W Main Street/
West Street/US-80 W. Turn left
on Barwick Kea Road, which is the
driveway to the property.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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