



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

**159± ACRES WITH A LODGE**  
**SUMTER COUNTY, GA**

**\$874,500**

**OFFICE (478) 382-2880 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)**



# THE SUMTER 159

## PROPERTY PROFILE

### LOCATION:

- 571 Bob Dodson Road  
Plains, GA 31780
- Sumter County
- 4± Miles NE of  
Historic Plains
- 9± Miles W of Americus
- 42± Miles N of Albany

### COORDINATES:

- 32.066310, -84.352469

### PROPERTY USE:

- Recreation
- Trophy Hunting
- Investment
- Equipment Storage
- Entertaining
- Weekend Getaway

### PROPERTY INFORMATION:

- 159± Total Acres
- 150± Acres of Mixed Hardwoods
- 9± Acre Irrigated Ag Field
- 2,000± SqFt Hunting Lodge
- Paved Road Frontage
- Hardwood Stand
- Well-Kept Trails
- Established Food Plot
- 20x30 Shop
- 20x40 Pole Barn
- Tower Stands
- Feeders

### TAX INFORMATION:

- 1 Acre Estimated Taxes \$1,390
- 7 Acres Estimated Taxes \$287
- 151 Acres Estimated Taxes \$1,622



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**PHILLIP VOGLER**

LAND SPECIALIST

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O: 478-382-2880

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

P.O. Box 9 - Birchwood, TN 37308

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Information is believed to be accurate but not guaranteed.



# WELCOME TO THE SUMTER 159

**WELCOME TO THE SUMTER 159—A BEAUTIFUL LAND TRACT OFFERING EXCELLENT HUNTING POTENTIAL WITH A COZY LODGE FOR ENTERTAINING AND CREATING LIFELONG MEMORIES.** The 159± acre property is situated off Bob Dodson Road in Sumter County, Georgia, nestled between Plains and Americus.

This area of South Georgia is known for trophy whitetail, and the Sumter 159 offers excellent whitetail hunting and turkey hunting. With a well-kept trail system, you will have no issues navigating your property to access hunting spots or just go on a nature walk. The tract has a beautiful mixture of hardwoods, providing great views. Deer stands and feeders are in place, so this place is pretty much a turnkey hunting getaway.



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# MORE ABOUT THE SUMTER 159

The 2,000± square foot lodge is where you will spend time with friends and family. Featuring four bedrooms, a living area, two full baths, a laundry room, and a full kitchen, there is plenty of space for everyone. The back deck provides a beautiful view of a hardwood bottom, and a covered gazebo grilling area is an ideal spot to hang out, entertain, and tell stories. Just outside the lodge, you will find a 20'x30' shop to store ATVs and UTVs. Additionally, a pole barn is in place for storing tractors and implements to keep them out of the weather.

The Sumter 159 is roughly nine miles west of Americus, convenient to shopping, restaurants, and other amenities. If you are looking for a nice hunting tract with accommodations, the Sumter 159 is worth considering.

**Call Phillip Vogler today to schedule a private showing!**



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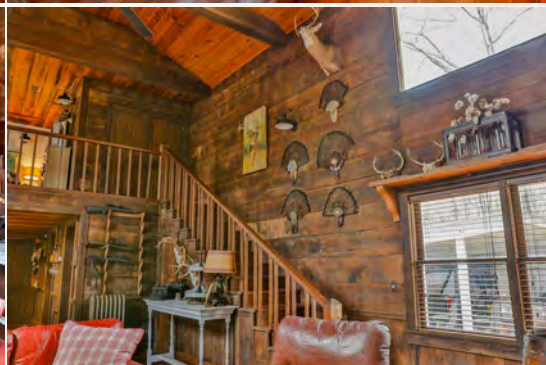
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Directions from Americus, GA:  
Travel 5 miles west on GA HWY 280.  
Turn right on Bob Dodson Road and  
proceed 2.3 miles. Turn left and in 0.3  
miles the property will be on the left.

**LINK TO GOOGLE MAP DIRECTIONS**



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