

**39± ACRES**  
**UNADILLA | DOOLY COUNTY, GA**  
**\$240,000**



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

**OFFICE (478) 382-2880**

# THE DOOLY 39

# PROPERTY PROFILE

## LOCATION:

- Busby Road  
Unadilla, GA 31091
- Dooly County
- 2± Miles W of I-75
- 3± Miles NW of Unadilla
- 18± Miles S of Perry
- 24± Miles N of Cordele
- 35± Miles SW of Warner Robins

## COORDINATES:

- 32.28142, -83.76387

## TAX INFORMATION:

- 2024 - \$1,302.43

## PROPERTY USE:

- Agriculture
- Recreation
- Hunting
- Timber
- Investment

## PROPERTY INFORMATION:

- 39± Total Acres
- 29.5± Wooded Acres
- 9.5± Acres of  
Agricultural Ground
- Highway Frontage
- Mature Timber
- Great Location for Hunting



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**GREYSON FARROW**

LAND SPECIALIST

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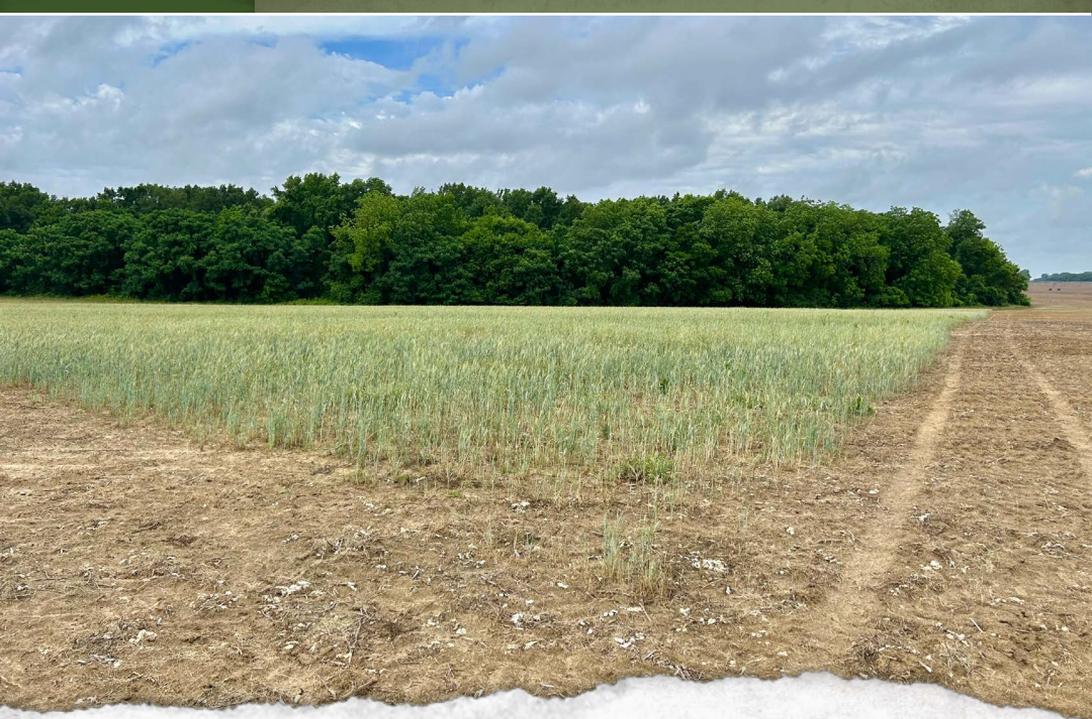
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

# WELCOME TO DOOLY 39

**WELCOME TO THE DOOLY 39—A PERFECT MIX OF AGRICULTURE AND TIMBERLAND, MAKING FOR A WONDERFUL INVESTMENT WITH HUNTING POTENTIAL.** The 39± acre property is located off Busby Road approximately three miles northwest of Unadilla in Dooly County, GA. Featuring 9.5± acres of agricultural ground and 29.5± acres of wooded ground, this property offers quick access and many opportunities.

You will find a mixture of mature hardwoods and pines along with paved road frontage. The majority of the woods are closed canopy, keeping sunlight from the ground and mitigating competition from younger saplings. This keeps the area underneath clean for easier walking and viewing. Additionally, the property is home to an abundance of wildlife, including whitetail deer—making it an excellent spot for hunting.



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# WELCOME TO DOOLY 39

The property also features tillable acreage, offering an opportunity for farming and gardening. An active agricultural lease is in place, giving you the option for future income.

Whether you're looking for a smart investment, a private hunting spot, or peaceful rural land of your own to enjoy, this property has a lot to offer.

**Contact Greyson Farrow today for more information and to schedule a private showing.**



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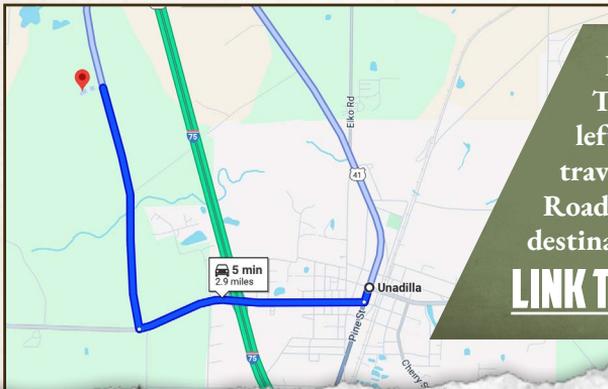
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UNADILLA

DOOLY COUNTY, GEORGIA

land id. LINK



Directions From Unadilla, GA:  
Travel 2 miles north on US-41. Turn  
left onto N County Line Road and  
travel 1.0 mile. Turn left onto County  
Road 6 and proceed 1.0 mile to the  
destination on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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