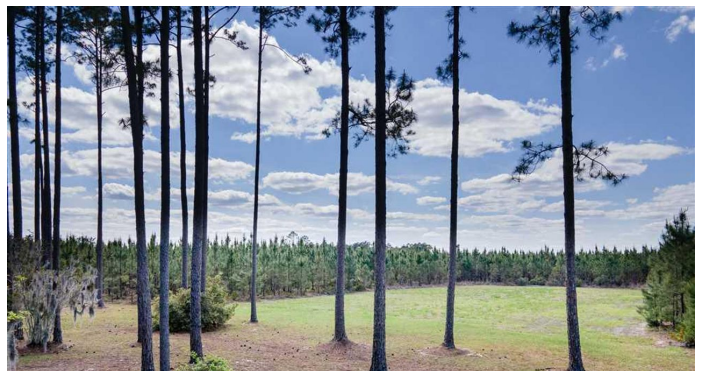


**181+/- Ac Land with Cabin & Pond for Sale
in Southeast GA.**
181+/- Ac US Hwy 441
Fargo, GA 31631

\$579,900
181 +/- acres
Clinch County



181+/- Ac Land with Cabin & Pond for Sale in Southeast GA. Fargo, GA / Clinch County

SUMMARY

Address

181+/- Ac US Hwy 441

City, State Zip

Fargo, GA 31631

County

Clinch County

Type

Recreational Land, Timberland

Latitude / Longitude

30.6448 / -82.5776

Acreage

181

Price

\$579,900

Property Website

<https://mossyoakproperties.com/property/181-ac-land-with-cabin-pond-for-sale-in-southeast-ga-clinch-georgia/18269/>



181+/- Ac Land with Cabin & Pond for Sale in Southeast GA. Fargo, GA / Clinch County

PROPERTY DESCRIPTION

Private 181+/- Ac Recreational Timberland Retreat located in Clinch County, GA complete with a Cabin and Pond. Enjoy freshwater fishing in and all the way around manicured pond completely in the shade or hunting in the 3 established food plots. This rural retreat features a 1510 sqft 3bdr/ 2bth Home that is has been well maintained and is ready to enjoy and plenty of room for additional structures. The property is a great investment tract as well with approximately 135+ Acres of 6 yr old Slash Pine that will yield a good return in the future. There is a Well House, Screened in fish cleaning Station and small pole barn. With close proximity to the River the property has excellent whitetail deer, hog, and turkey hunting and also has a Cypress pond with flooded timber and duck hole for those who enjoy waterfowl hunting. The property is also 75% plant-able ground which is extremely good for this region. The property has an excellent road system for easy access as well as several ATV trails. The property is very private with very few neighbors, but has good Cellular & Internet Service via Verizon Wireless. This 181 acre property is located just South of Fargo, GA 31631 with paved road frontage on US Hwy 441. All water rights, mineral rights, oil and gas rights are included with the property. Well and Power are in place. The property is approximately 1+/-hour to Jacksonville, FL - 35 Minutes to Lake City, FL.- 50 minutes to Valdosta, GA- 1hr 15 minutes to Gainesville, FL- 3+/-hours to Tampa / Orlando, FL- 2.5 hours to Daytona Beach, FL. Land for Sale with Cabin and Pond. Shown by Appointment Only. Contact Terrell Brazell with Mossy Oak Properties for more information on this Property or others like it at 912-674-2700 or [Email listed above]



181+/- Ac Land with Cabin & Pond for Sale in Southeast GA. Fargo, GA / Clinch County

181.25 Ac Fargo Tract US Hwy 441
Clinch County, Georgia, 181.25 AC +/-



Locator Maps



181+/- Ac Land with Cabin & Pond for Sale in Southeast GA.
Fargo, GA / Clinch County

Aerial Maps



181+/- Ac Land with Cabin & Pond for Sale in Southeast GA.
Fargo, GA / Clinch County

LISTING REPRESENTATIVE

For more information contact:



Representative

Terrell Brazell

Mobile

(912) 674-2700

Email

tbrazell@mossyoakproperties.com

Address

309 Arnow Court

City / State / Zip

Saint Marys, GA, 31558

NOTES

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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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 Coastal Land and Real Estate

**309 Arnow Court
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MossyOakProperties.com**

