

**530+/- Ac Bailey Farm for Sale in Appling
County, GA**
0 Moody Cemetery Road
Baxley, GA 31513

\$2,500,000
530± Acres
Appling County



530+/- Ac Bailey Farm for Sale in Appling County, GA Baxley, GA / Appling County

SUMMARY

Address

0 Moody Cemetery Road

City, State Zip

Baxley, GA 31513

County

Appling County

Type

Hunting Land, Farms, Recreational Land,
Timberland, Ranches

Latitude / Longitude

31.580057 / -82.246124

Taxes (Annually)

4944

Dwelling Square Feet

3700

Bedrooms / Bathrooms

2 / 2.5

Acreage

530

Price

\$2,500,000

Property Website

<https://www.mossyoakproperties.com/property/530-ac-bailey-farm-for-sale-in-appling-county-ga-appling-georgia/29645/>



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PROPERTY DESCRIPTION

The Baily Farm is a true purpose built 530+/- acre recreational retreat complete with custom Home built for entertaining and all of the amenities you would expect from top notch hunting property. The property is incredibly private and is uniquely located where the Big Satilla Creek and Sweat Water Creek converge into one creating an ideal wildlife habitat. Flanked by over 1,000 Acres of cropland the property is an oasis for Whitetail Deer, Wild Turkey and Hog. There are 9 Acres of established food plots scattered across the property with multiple stands and box blinds. The property has incredible waterfowl hunting and a newly built 7.7+/- Ac Duck Impoundment. There are both Mallard and Wood Ducks that call this property home. There are two fishing ponds by the house and a insulated Block Barn with additional bunkroom, kitchen and bathroom.

Additional Property Details:

- - 530+/- Acres Recreational Hunting Property
- - Over 3,700 sqft of heated and cooled Living area Brick & Block Built 2 Story Home with 2 Master Suites, Bunk Room and 2.5 Bath Main House.
- - 40x65 Fully Insulated Block Barn with additional Bunkhouse and bathroom.
- - Underground Power, Internet, Back-up Propane Generator.
- - 300 yard Gun Range
- - Two ponds by house total 1.68+/- Acres for fishing.
- - 7.7+/- Acre Duck Impoundment with new Floodgate.
- - Extensive 6.8+/- mile Internal Road System offers great access.
- - 9+/-Acres of established Food Plots
- - Over 1,000+/- Acres of Irrigated/dry Cropland are adjacent to the property.
- - Excellent Deer, Duck, Hog, and Wild Turkey Hunting
- - There are multiple Box Blinds, Stand Locations and Feeders throughout the property.

This property is located in Southern Appling County, approximately 20 minutes South of Baxley, Ga. 30 Minutes West of Jesup, GA. 1 Hour to Brunswick / St. Simons Island, GA and 1.5 Hours to Savannah, GA. The Jacksonville International Airport is only 1 hour 45 minutes away, 2.5 hr to St. Augustine, FL and 3 Hours to Daytona Beach ,FL. Incredible Hunting and Fishing with Luxury accommodations make this property a must see. Contact Terrell Brazell with Mossy Oak Properties for a private showing or more information on this property or others like it at 912-674-2700 or tbrazell@mossyOakproperties.com

Shown by Appointment Only.



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Baxley, GA / Appling County

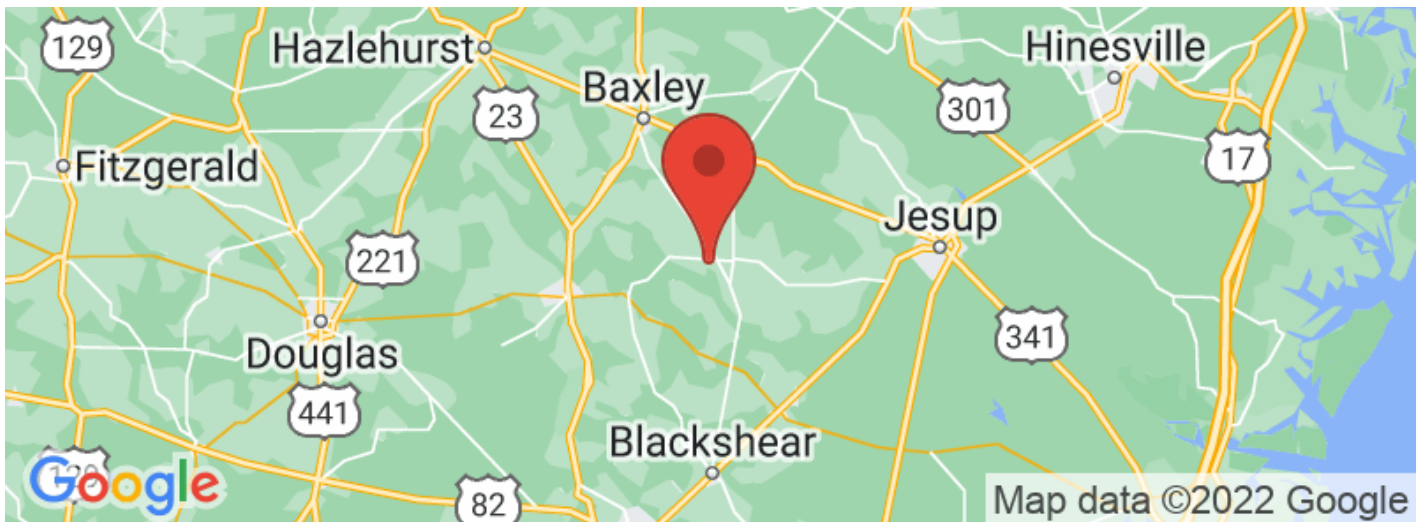
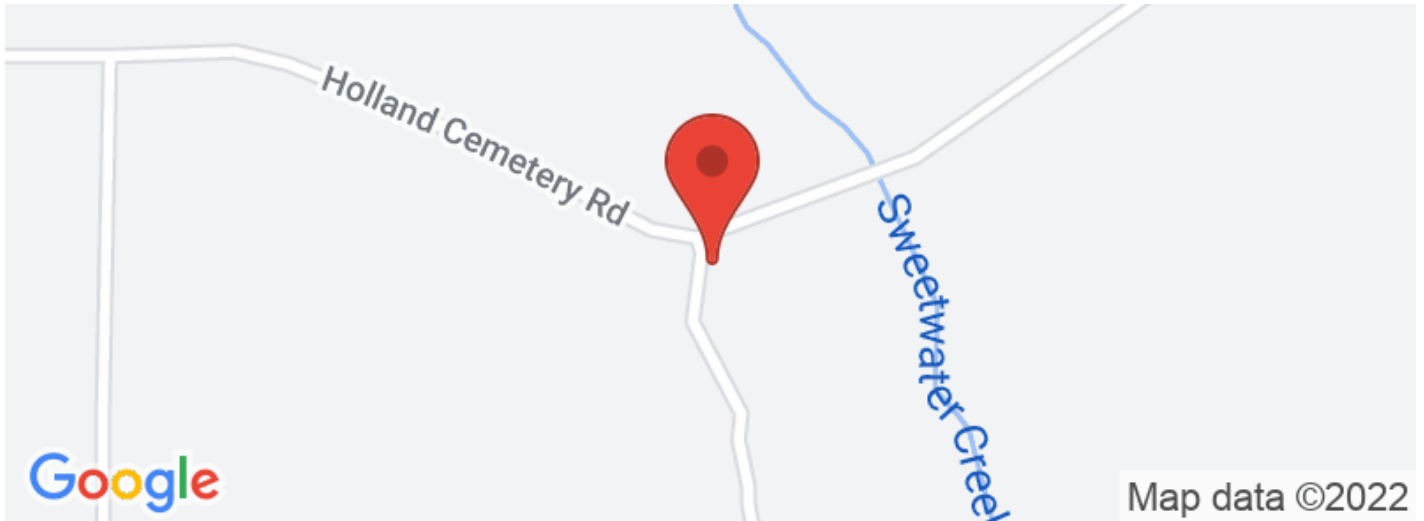


530 Ac Baily Farm
Appling County, Georgia, 530.16 AC +/-



530+/- Ac Bailey Farm for Sale in Appling County, GA
Baxley, GA / Appling County

Locator Maps



530+/- Ac Bailey Farm for Sale in Appling County, GA
Baxley, GA / Appling County

Aerial Maps



**530+/- Ac Bailey Farm for Sale in Appling County, GA
Baxley, GA / Appling 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



NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

MORE INFO ONLINE:
MossyOakProperties.com

DISCLAIMERS

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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

Saint Marys, GA 31558

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MossyOakProperties.com



MORE INFO ONLINE:

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