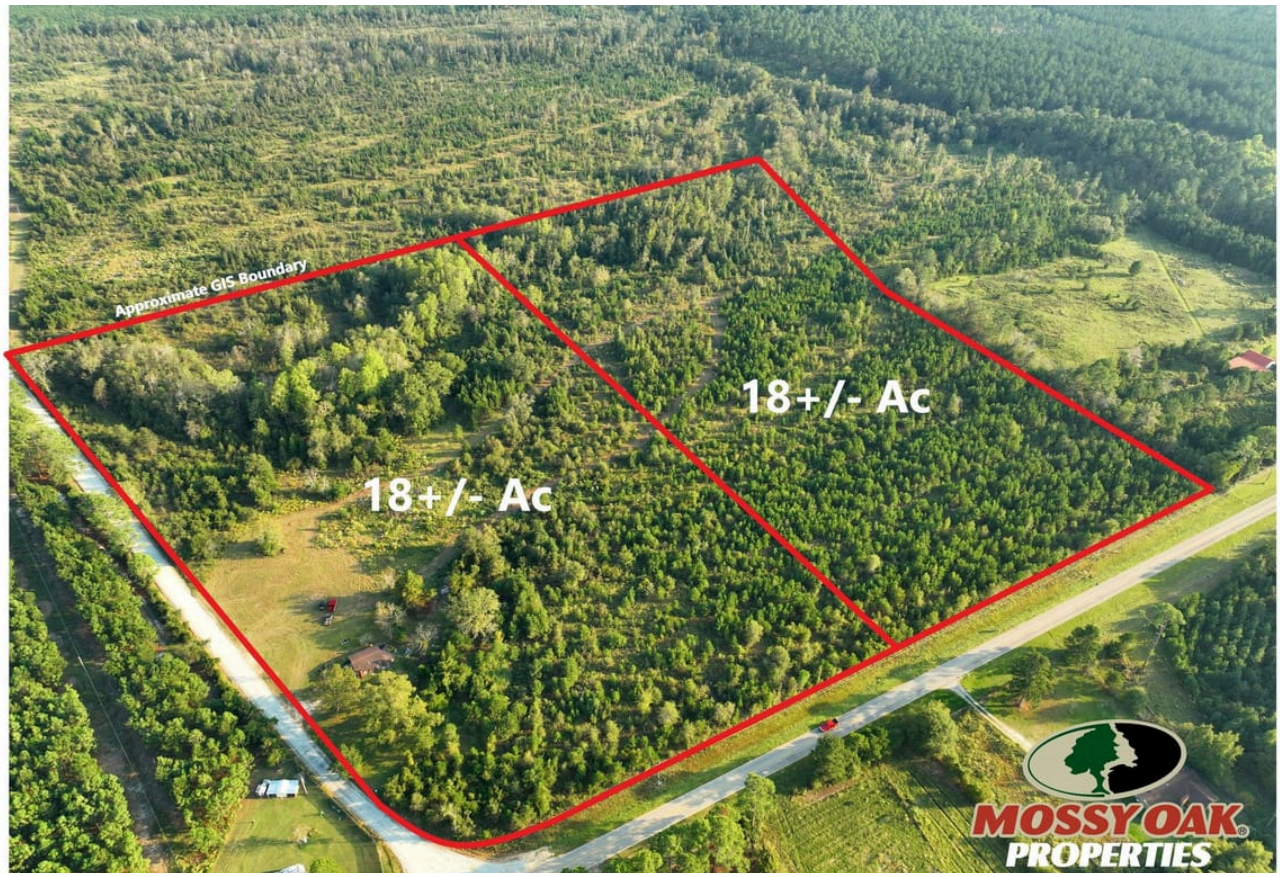
18 +/- Ac Land for Sale Dodge County, GA Tract A
0 Orphan Cemetery Road
Eastman, GA 31023

$135,000
18± Acres
Dodge County







SUMMARY

Address
0 Orphan Cemetery Road

City, State Zip
Eastman, GA 31023

County
Dodge County

Type
Hunting Land, Recreational Land, Timberland

Latitude / Longitude
32.187606 / -83.239029

Acreage
18

Price
$135,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

18 +/- Acre Homesite/ Hunting & Recreational Land

Located in Dodge County, GA just South of Eastman. This property is covered in game, there pictures are solid proof there is an abundance of Deer & Turkey offering an above average hunting opportunity. This part of Georgia is known for big deer. The property has paved road frontage & County maintained gravel road frontage for easy access. Conveniently located just outside of Eastman, GA it offers rural living with convenience to shopping & dining. Being just a few miles off of the 4 lane Highway GA 341 you are a easy ride to I-75 or I-95.

- 18 +/- Acres
- High Deer & Turkey Population
- Paved Road Frontage & County Maintained Gravel Road Frontage
- Power and High Speed Fiber Nearby
- 5 miles outside of Eastman, GA - close to shopping & dining
- Just adjacent to Stuckey Timberlands / Highlands Community

Well Located just outside of Eastman, Ga. The property is 1 hour from Macon, GA / Tifton, GA . 3 hours from Jacksonville, FL / Gainesville, FL. 4.5 Hours to Orlando. This property is enrolled in CUVA through 2033. Contact Mossy Oak Properties for more information on this property or others like it. Terrell Brazell at 912-674-2700 / tbrazell@mossyoakproperties.com or Brogan Napier at 904-814-9737 / bnapier@mossyoakproperties.com




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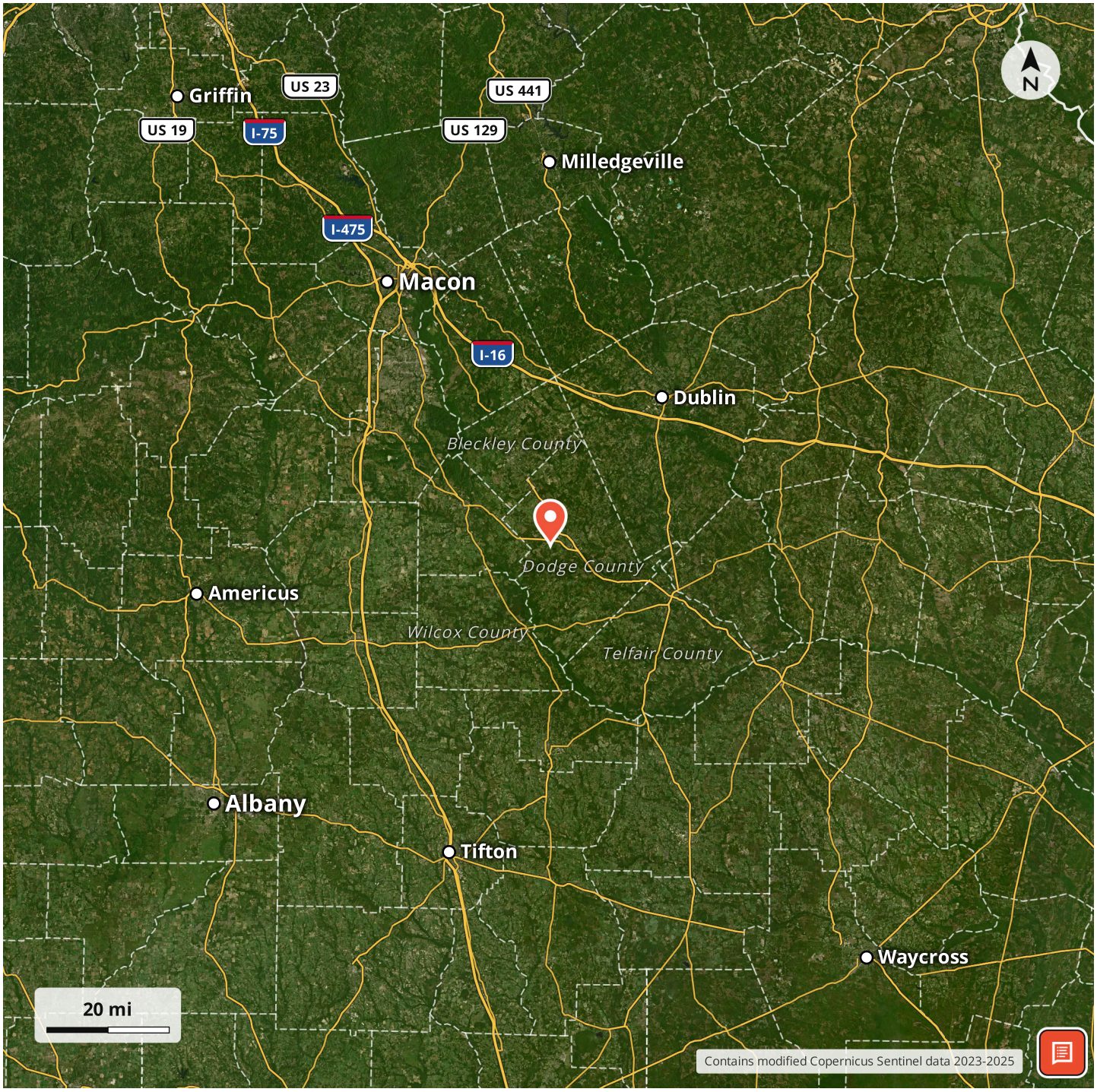



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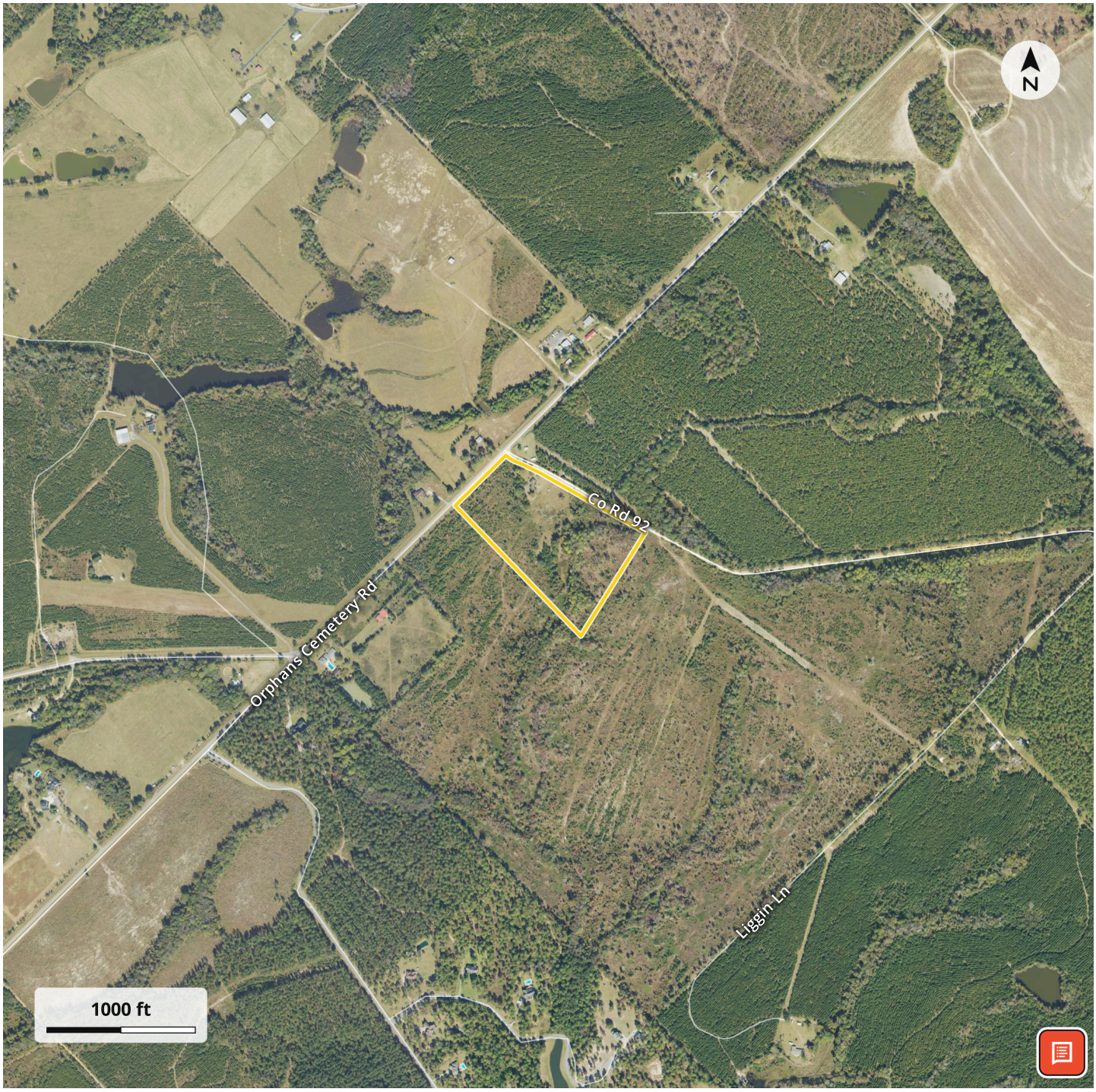




Regional Map



Locator Map



Aerial Map



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.

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