Abacus Farms
290 T W Leverette Rd
Jackson, GA 30233

$2,350,000
259.53± Acres
Butts County







SUMMARY

Address
290 T W Leverette Rd

City, State Zip
Jackson, GA 30233

County
Butts County

Type
Hunting Land, Farms, Timberland, Residential Property

Latitude / Longitude
33.207605 / -83.962387

Dwelling Square Feet
1,512

Bedrooms / Bathrooms
3 / 2

Acreage
259.53

Price
$2,350,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Welcome to Abacus Farms, a truly special and rare offering located in south Butt's County where you will be met with exceptional beauty the minute you drive through the gate and lay eyes on the rolling vistas. This 259+/- acre property features a custom cabin, creeks, open fields, lots of wildlife, and significant timber value. Relaxation comes very easily here, and you will have the opportunity to watch deer and turkey every day from the front porch, or take a short ride down the hill where you can enjoy the sound of the creek.

Features Include:

- 259+/- acres, Butts County, 290 T W Leverette Rd. Jackson, GA 30233
- 880' of paved road frontage that allows easy access into property
- Gated and graveled entrance
- Fiber optic high speed internet
- County water and underground power connects to the cabin
- Two storage containers: 40x8 and 20x8
- Security system
- Optional equipment available for purchase including tractor and implements

The Cabin:

- 1512 sq' 3br/2ba, custom cabin style manufactured home built in 2016
- Metal roof
- Custom upgrades inside and out
- Covered front porch with outdoor wood burning fireplace
- Covered outdoor lounge and grill area
- Well maintained yard and landscaping

The Land:

- Approximately 1.75 miles of internal gravel roads that allow easy property management
- Miles of interior roads and trails that allow easy use and navigation of the property
- 175+/- acres of mature 30+ yr old planted Loblolly Pines, ready for the next thinning
- 12+/- acres of open fields that offer many options for wildlife food plots
- 3 connecting creeks, with approx 1 mile of frontage on both sides of Rocky Creek that runs through the center
- Remaining acreage consists of beautiful wooded areas along the creek bottoms with very big and mature hardwoods including White Oaks, Poplar, and upland mix
- Multiple deer stands and feeders, including a Redneck Blind and a custom built box stand
- Excellent deer and turkey hunting
- Potential pond sites

The Location:

- Above the gnat line!
- The south boundary of this property joins the Monroe County line
- Jackson: 15 min
- Forsyth: 25 min
- Atlanta: less than 1 hr
- High Falls State Park: less than 10 min (kayaking, fishing, hiking, and beautiful waterfalls)
- Macon: less than 40 min
- Perry: 1 hour
- I-75: less than 15 min





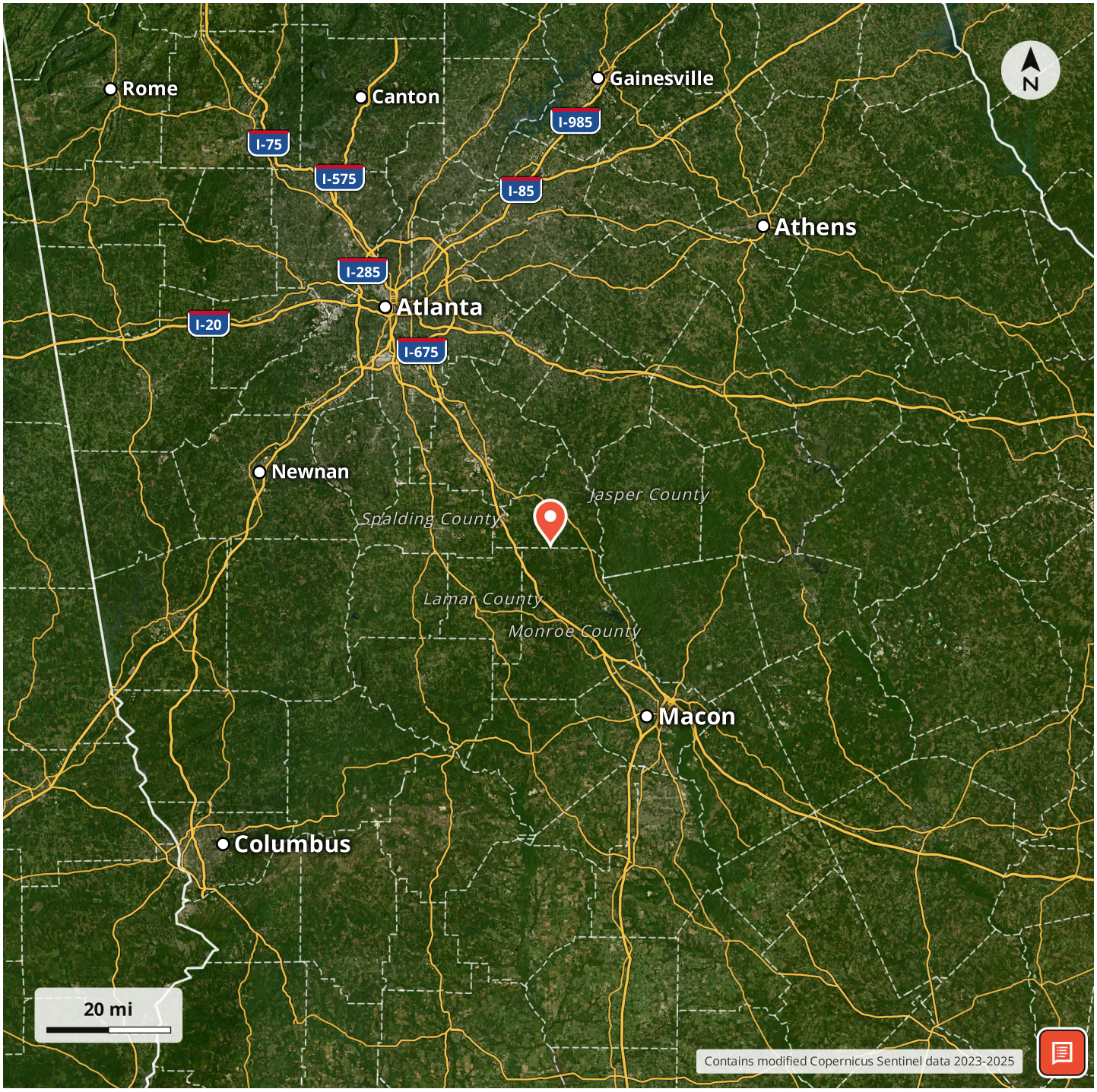




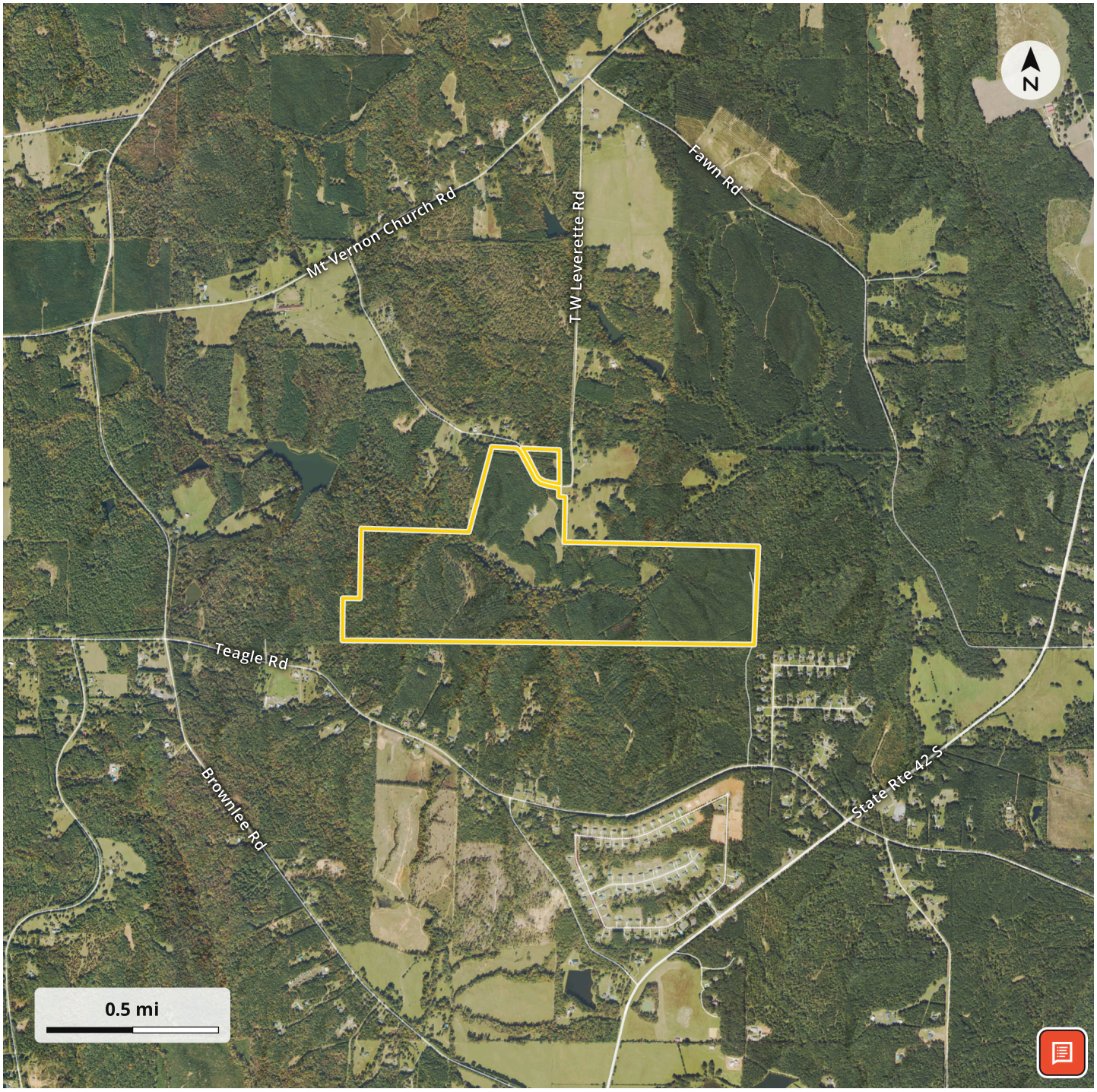




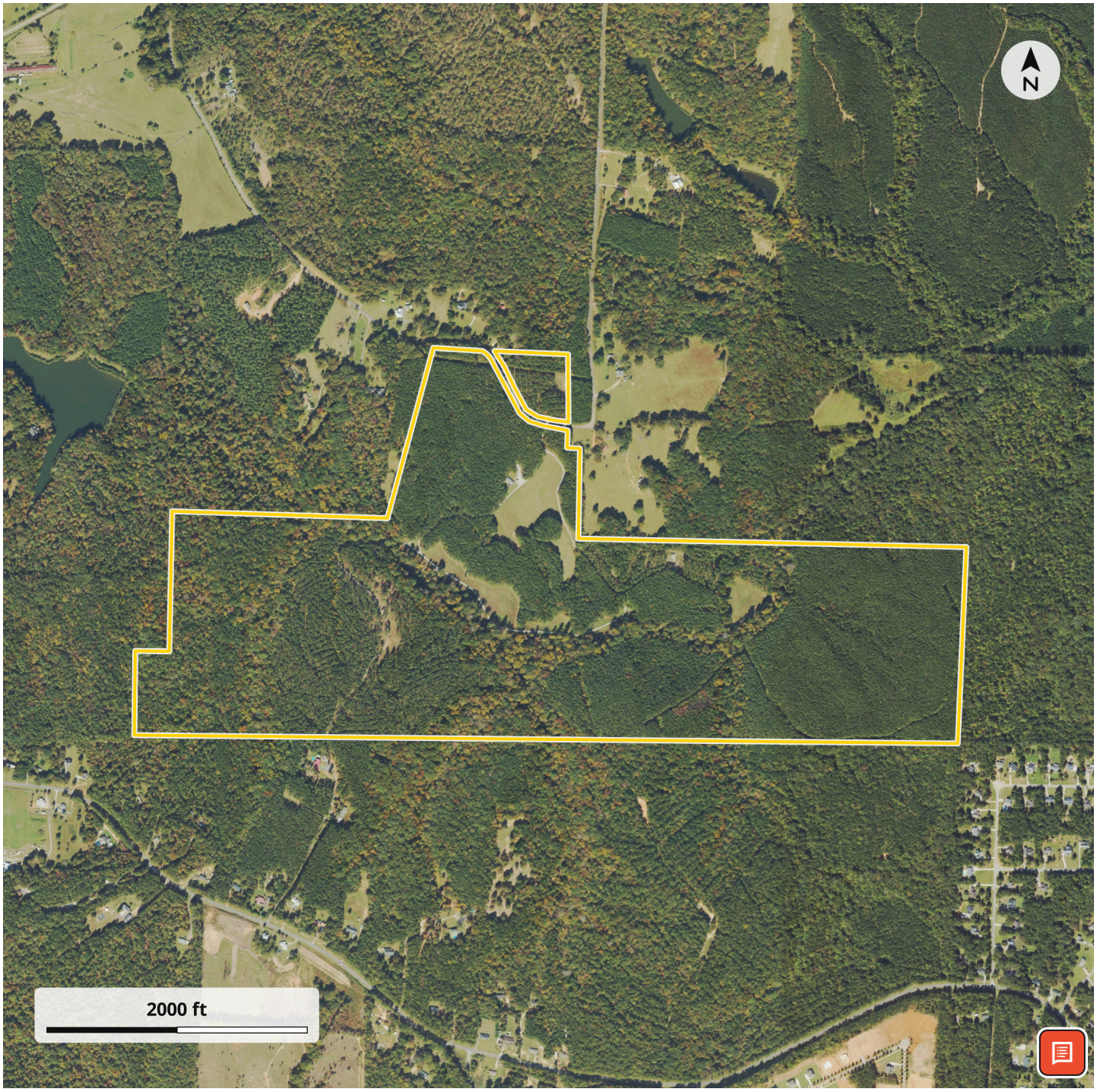
Regional Map



Locator Map


N
Mt Vernon Church Rd
T W Leverette Rd
Fawn Rd
Teagle Rd
Brownlee Rd
State Rte 42 S
0.5 mi

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Jarrett Lastinger

Mobile
(478) 342-4133

Office
(478) 988-0039

Email
jlastinger@mossyoakproperties.com

Address
1026 Ball Street

City / State / Zip
Perry, GA 31069

NOTES

NOTES

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 Legacy Realty Services
1026 Ball Street
Perry, GA 31069
(478) 988-0039
https://mossyoakproperties.com/