

Wooded Acreage with Spring Fed Creek
Lawdon Rd
Butler, GA 31006

\$198,000
33± Acres
Taylor County



Wooded Acreage with Spring Fed Creek Butler, GA / Taylor County

SUMMARY

Address

Lawdon Rd

City, State Zip

Butler, GA 31006

County

Taylor County

Type

Hunting Land, Undeveloped Land, Timberland

Latitude / Longitude

32.705867 / -84.291022

Acreage

33

Price

\$198,000

Property Website

<https://www.mossyoakproperties.com/property/wooded-acreage-with-spring-fed-creek-taylor-georgia/107055/>



Wooded Acreage with Spring Fed Creek Butler, GA / Taylor County

PROPERTY DESCRIPTION

Secluded, beautiful, and affordable recreational getaway located in north Taylor County less than 10 min to the Flint River boat ramp on Hwy 19. This property is available just in time to start making preparations for this year's hunting season. Located 5 min west of hwy 19, approx 20 min to Thomaston, and less than 20 min to Butler.

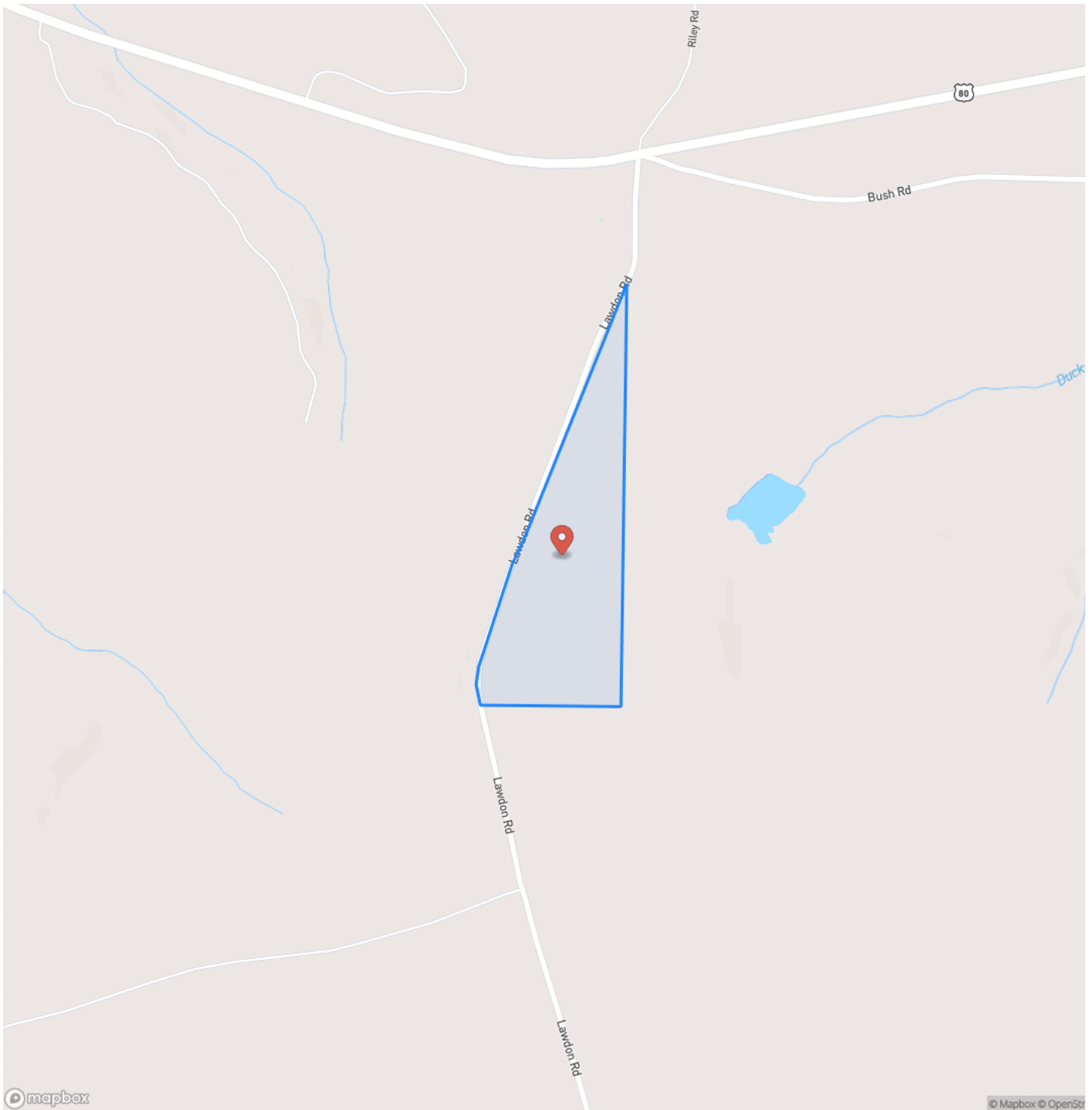
Features Include:

- 33 acres, Taylor County GA Lawdon Rd
- Cleared area for camper or future home-site
- Custom bath house at the camp area
- Fiber optic cable
- Beautiful rolling topography
- **Camper and tractor shown in pictures are NOT included in the sales price, but are available for purchase**
- Acreage consists of mature planted pines that have been thinned, and mixed hardwoods along the creek bottom
- The small creek is fed by a spring that is located on this property
- Interior trails that allow easy navigation of the property
- Over 2700' of dirt road frontage that allows easy access into the property
- Electricity is already ran into the property and serves the current camp area
- Great deer and turkey hunting
- Property is enrolled in Conservation Use Valuation Assessment (CUVA) tax covenant for annual tax savings and will be assumed by buyer.

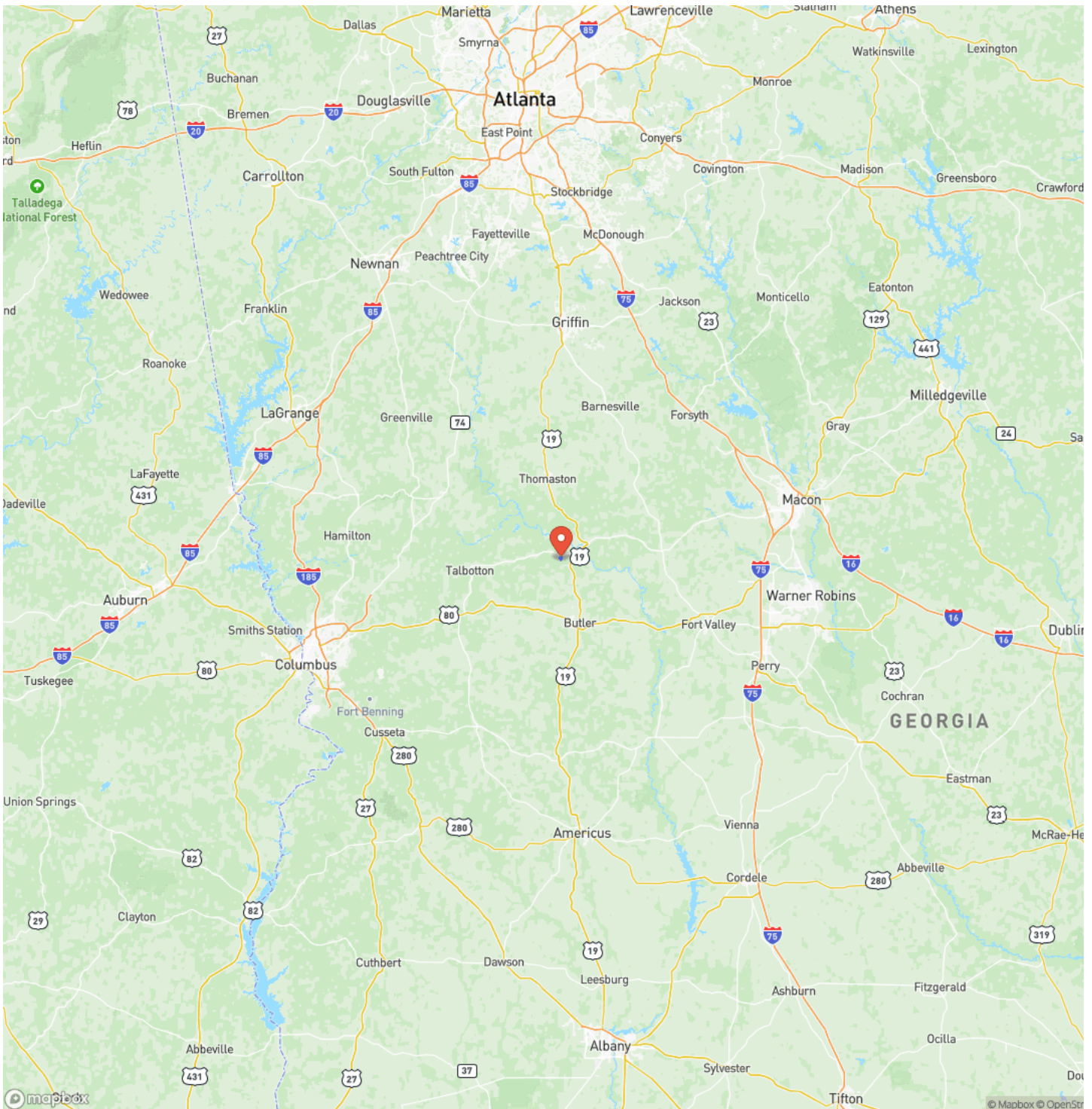
Wooded Acreage with Spring Fed Creek
Butler, GA / Taylor County



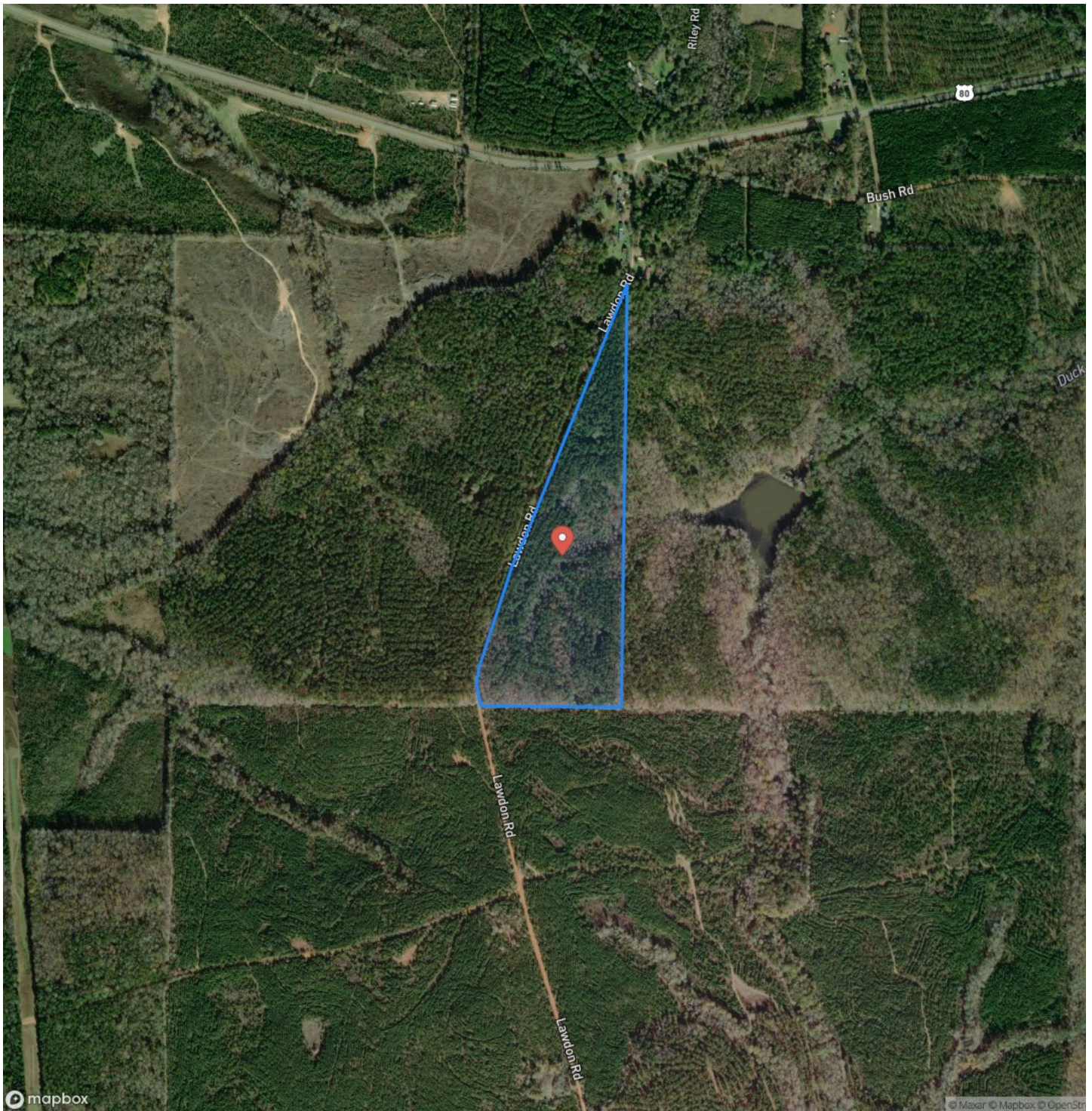
Locator Map



Locator Map



Satellite Map



Wooded Acreage with Spring Fed Creek Butler, GA / Taylor County

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

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.

[illegible]

<https://mossyoakproperties.com/>

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/>

