

**Live-in barn, creek, & hunting**  
**Sam Carter Rd**  
**Reynolds, GA 31076**

**\$599,000**  
**113.780 +/- acres**  
**Macon County**





# Live-in barn, creek, & hunting Reynolds, GA / Macon County

## **SUMMARY**

### **Address**

Sam Carter Rd

### **City, State Zip**

Reynolds, GA 31076

### **County**

Macon County

### **Type**

Hunting Land, Recreational Land

### **Latitude / Longitude**

32.45346 / -84.12418

### **Dwelling Square Feet**

2250

### **Bedrooms / Bathrooms**

4 / 3.5

### **Acreage**

113.780

### **Price**

\$599,000

### **Property Website**

<https://www.mossyoakproperties.com/property/live-in-barn-creek-hunting-macon-georgia/25849/>



## **PROPERTY DESCRIPTION**

This 113.78 ac property comes with a barn that has upstairs cabin style living quarters, and a small downstairs apartment style living area. There is easy access to Toteover Creek that flows through the NE side of this property. This part of Macon County, also known as Garden Valley, is well known for excellent deer hunting. Located approx 30 min west of I-75 Perry, and 15 min S of Reynolds.

Features Include:

- \* 113.78 +/- acres, Sam Carter Rd, Macon County
- \* The Barn offers: 3br/2ba 1710 sq' upstairs living area with full kitchen, laundry room, front and back covered porches. 1br/1ba 540 sq' downstairs living area with kitchen. 1710 sq' downstairs enclosed barn area with half bath, two electric garage doors, and back door. 540 sq' covered shelter on side of barn opposite of living area. Appliances and most furnishings included. Central AC/heat
- \* Land consists of rolling topography, cut-over and timber thinned areas, pine/hardwood mix, hardwood bottomland, creeks, and open field areas that could be converted to pastureland
- \* Potential pond-site
- \* Great deer, wildlife, and waterfowl habitat
- \* Gated entrance
- \* Approx 2400' of dirt road frontage that allows easy access into this property
- \* Property is enrolled in CUVA for annual tax savings

\*To schedule a showing, please contact Jarrett Lastinger-broker at 478-342-4133. This property will be shown by appointment only.

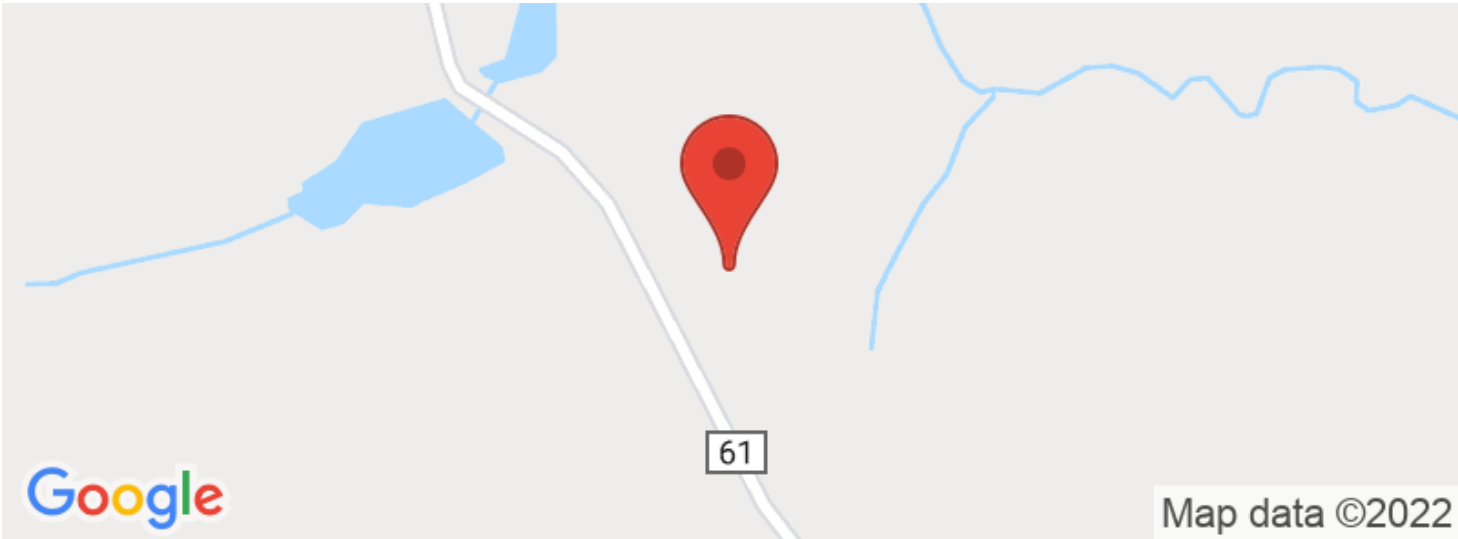


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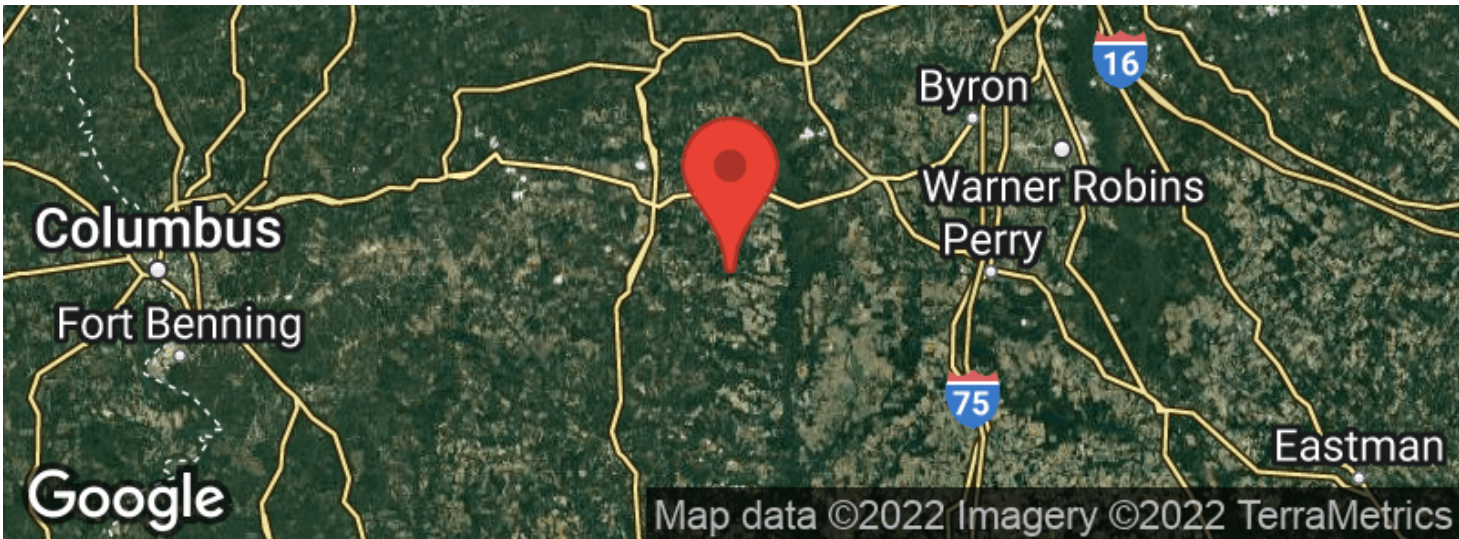
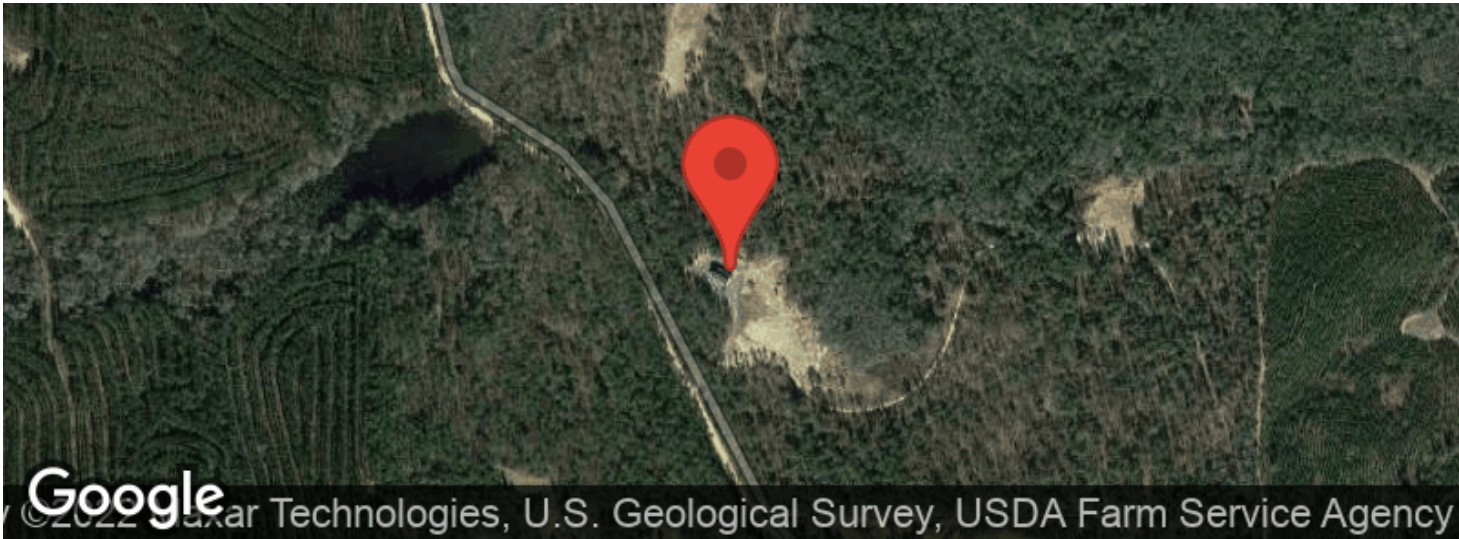




# Locator Maps



# Aerial Maps





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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Jarrett Lastinger

**Mobile**

(478) 342-4133

**Email**

jlastinger@mossyoakproperties.com

**Address**

1026 Ball Street

**City / State / Zip**

Perry, GA 31069

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**NOTES**

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## **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.



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**Mossy Oak Properties Legacy Realty Services**

**1026 Ball Street**

**Perry, GA 31069**

**(478) 988-0039**

**MossyOakProperties.com**

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