

**Johnson Branch Farm**  
1680 Walters Rd  
Jeffersonville, GA 31044

**\$385,000**  
62.45± Acres  
Twiggs County



**Johnson Branch Farm**  
**Jeffersonville, GA / Twiggs County**

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**SUMMARY**

**Address**

1680 Walters Rd

**City, State Zip**

Jeffersonville, GA 31044

**County**

Twiggs County

**Type**

Farms, Hunting Land, Timberland

**Latitude / Longitude**

32.565835 / -83.384807

**Acreage**

62.45

**Price**

\$385,000



## Johnson Branch Farm Jeffersonville, GA / Twiggs County

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### **PROPERTY DESCRIPTION**

Johnson Branch Farm offers excellent location paired with seclusion, open fields, a beautiful creek, great hunting, big pines, and gorgeous hardwoods! This property not only brings plenty of mixed-use options due to the land's incredible diversity with paved road frontage, but also offers plenty of suitable home-site locations. Perfect for small family farm, weekend retreat, or private sportsman's hunting retreat.

Features Include:

- 62.45+/- acres Walters Rd, Jeffersonville, GA Twiggs County
- Year round flowing creek (Johnson Branch) with frontage on both sides
- The Johnson Branch creek bank is surrounded by big beautiful hardwoods making it a nature lover's dream
- Over 1500' of paved road frontage that allows easy access into this property
- Electricity can easily be accessed from the source running near the road frontage
- Future income potential options include: Forestation, hay production, pastureland, orchard potential, & farming
- 20 +/- acre field suitable for pasture, farming, or dove shoots
- Remaining acreage consists of mixed timber including different age class pine and hardwood volunteer mix. Lots of mature timber including big native hardwoods
- Open areas suitable for wildlife food plots. Excellent deer and turkey hunting
- There is a natural spring located on this property

Location:

- I-16: 4.4 miles
- Cochran: 13 miles. Walmart, Food Depot, restaurants, & MGS College. Bleckley County School system allows Twiggs County resident enrollment
- Ocmulgee Wildlife Management Area (formerly Weatherly Plantation): 12 miles. Hunting per GA DNR
- Kathleen and Warner Robins: 13.7 miles. Publix, Kroger, shopping, and restaurants. Oaky Woods WMA
- Macon: 28 miles
- Atlanta Airport: 107 miles

For more information, please contact Jarrett Lastinger, broker at [478-342-4133](tel:478-342-4133).

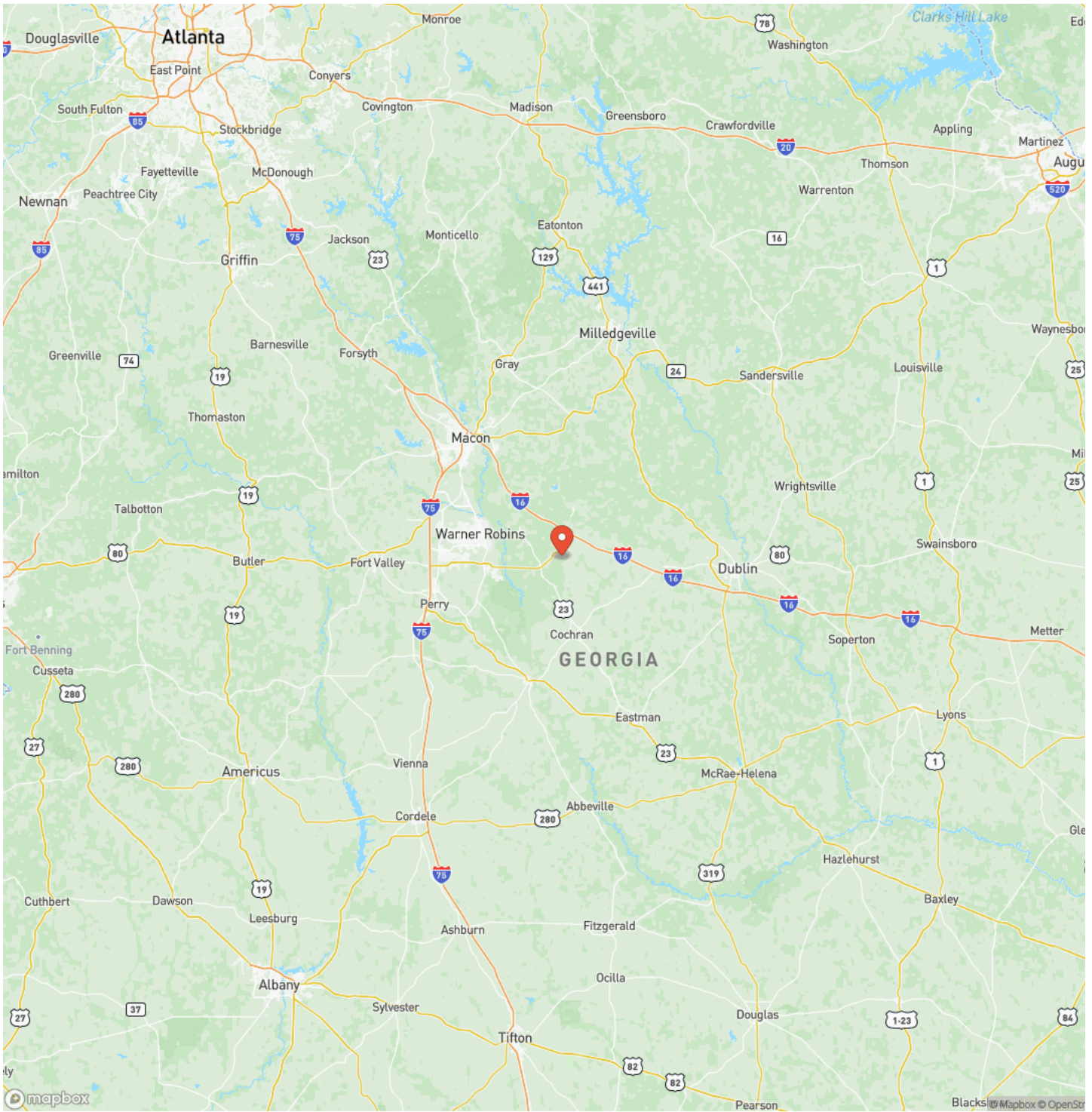
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## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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**Mossy Oak Properties Legacy Realty Services**

1026 Ball Street

Perry, GA 31069

(478) 988-0039

<https://mossyoakproperties.com/>

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