

Farmland, woods, big deer, & creek!
Otto Rd
Vienna, GA 31092

\$654,000
219.500 +/- acres
Dooly County



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Vienna, GA / Dooly County

SUMMARY

Address

Otto Rd

City, State Zip

Vienna, GA 31092

County

Dooly County

Type

Farms, Recreational Land, Timberland

Latitude / Longitude

32.0685 / -83.9143

Acreage

219.500

Price

\$654,000

Property Website

<https://www.mossyoakproperties.com/property/farmland-woods-big-deer-creek-dooly-georgia/16531/>



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PROPERTY DESCRIPTION

This 220 acre property offers many opportunities to include farming, a recreational getaway, a permanent home-place, or a long term investment. Situated in the bread basket area of Dooly County that is well known for agriculture production and quality deer hunting, this property offers seclusion, diversity, and immediate income. Located less than 15 min west of Vienna and I-75, approx 10 min east of Lake Blackshear, 40 min SW of Perry, and 30 min east of Americus.

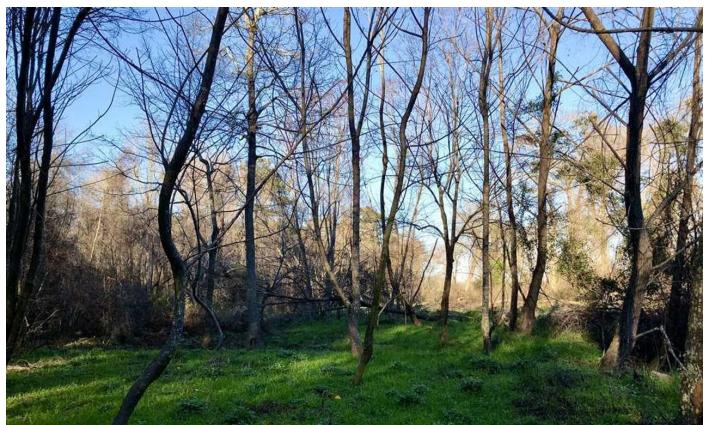
Features Include:

- * 219.5 +/- acres, Otto Rd. Vienna, GA 31092
- * Approx 111 acres of tillable farmland with productive soils that qualifies for the CRP program. Other options for this acreage would be crop leasing, longleaf pine establishment, and orchard potential. The remaining acreage is wooded.
- * Year round flowing creek
- * Over 3100' of dirt road frontage, electricity can be obtained from this road.
- * Excellent hunting for big whitetail deer, turkey, small game, and hogs. Areas of waterfowl habitat with enhancement potential.
- * Pond-site for future pond construction
- * Great for ATV trails/equestrian trails

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

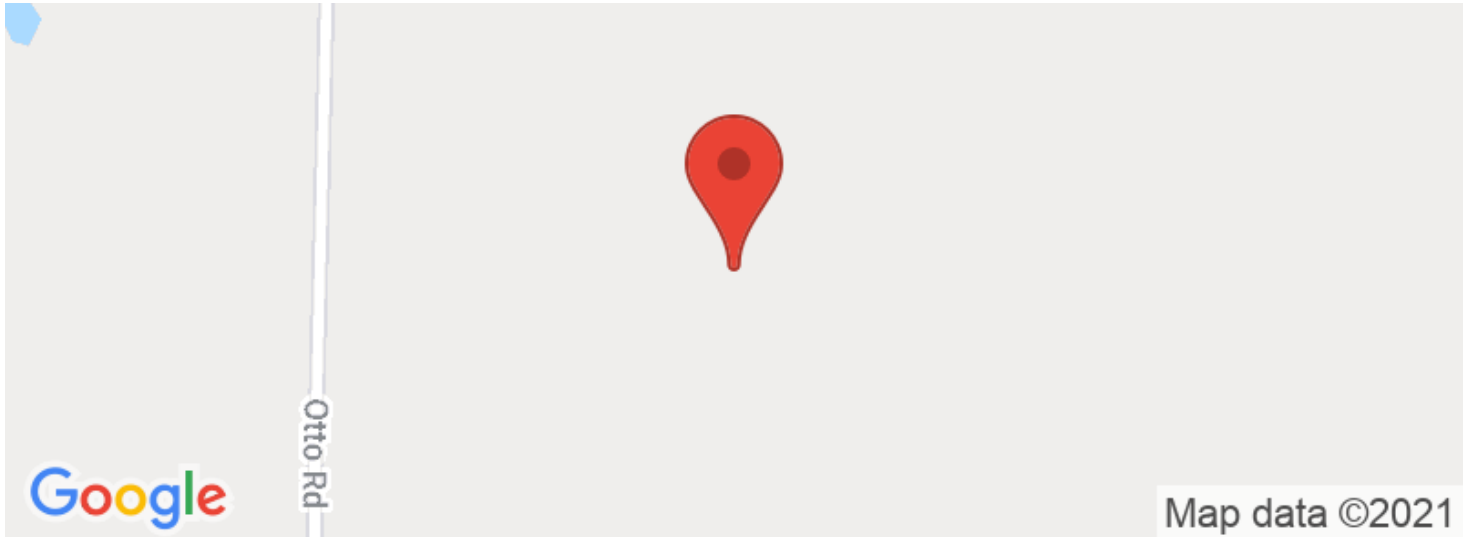


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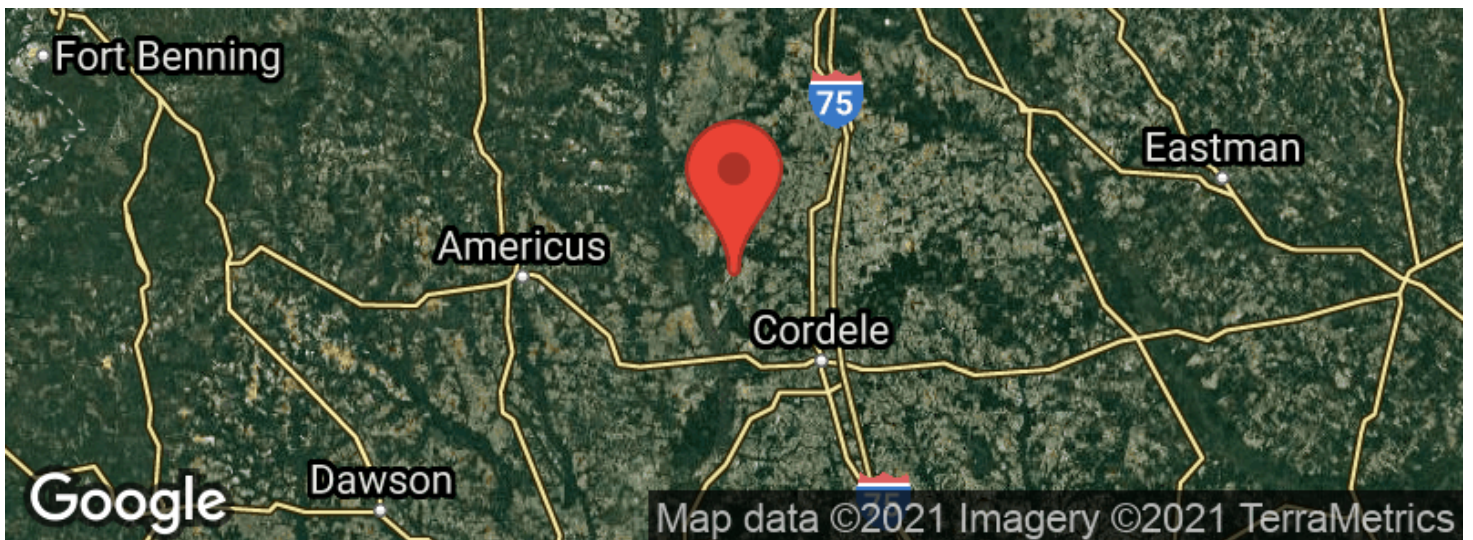


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Locator Maps



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

NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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

MossyOakProperties.com

