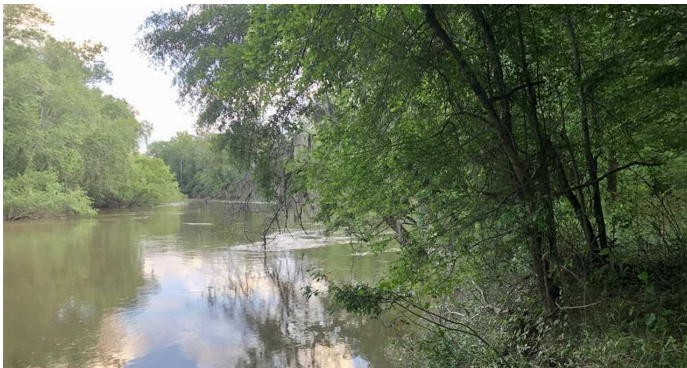


Riverfront Bordering State Land!
Oaky Woods Rd
Kathleen, GA 31047

\$55,000
7 +/- acres
Houston County



Riverfront Bordering State Land! Kathleen, GA / Houston County

SUMMARY

Address

Oaky Woods Rd

City, State Zip

Kathleen, GA 31047

County

Houston County

Type

Recreational Land

Latitude / Longitude

32.4550 / -83.4978

Acreage

7

Price

\$55,000

Property Website

<https://www.mossyoakproperties.com/property/riverfront-bordering-state-land-houston-georgia/18359/>



Riverfront Bordering State Land! Kathleen, GA / Houston County

PROPERTY DESCRIPTION

Here is a very rare opportunity to own 7 acres surrounded by over 10K acres of state owned land. Sitting in the very back of Oaky Woods WMA, this property has a creek on the north boundary and Ocmulgee River on the east boundary. Access is granted through Oaky Woods WMA to get to this property. Oaky Woods WMA is managed by Georgia DNR and offers additional recreational opportunities including hiking, biking, hunting, and fishing. This property offers incredible seclusion and recreation. Located near Perry and Warner Robins.

****Property is in Flood Zone****

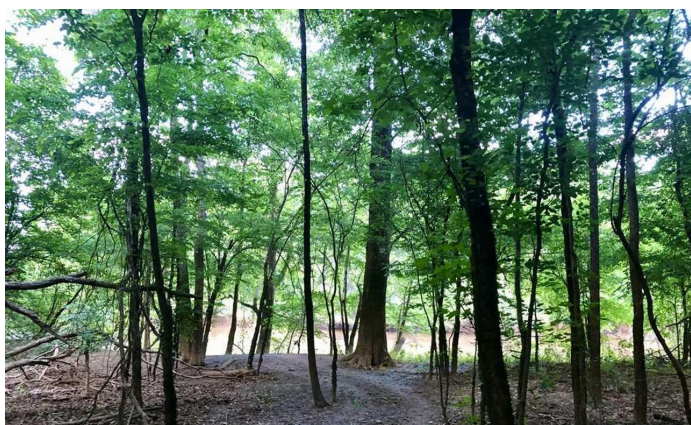
Features Include:

- * 7 acre property, Kathleen, GA 31047, Houston County
- * Multiple hunting opportunities including whitetail deer, bear, turkey, duck, and all the hogs you want!
- * Great waterfowl habitat
- * Freshwater fishing from the creek and Ocmulgee River
- * ATV trails

Contact Jarrett Lastinger for more details at 478-342-4133



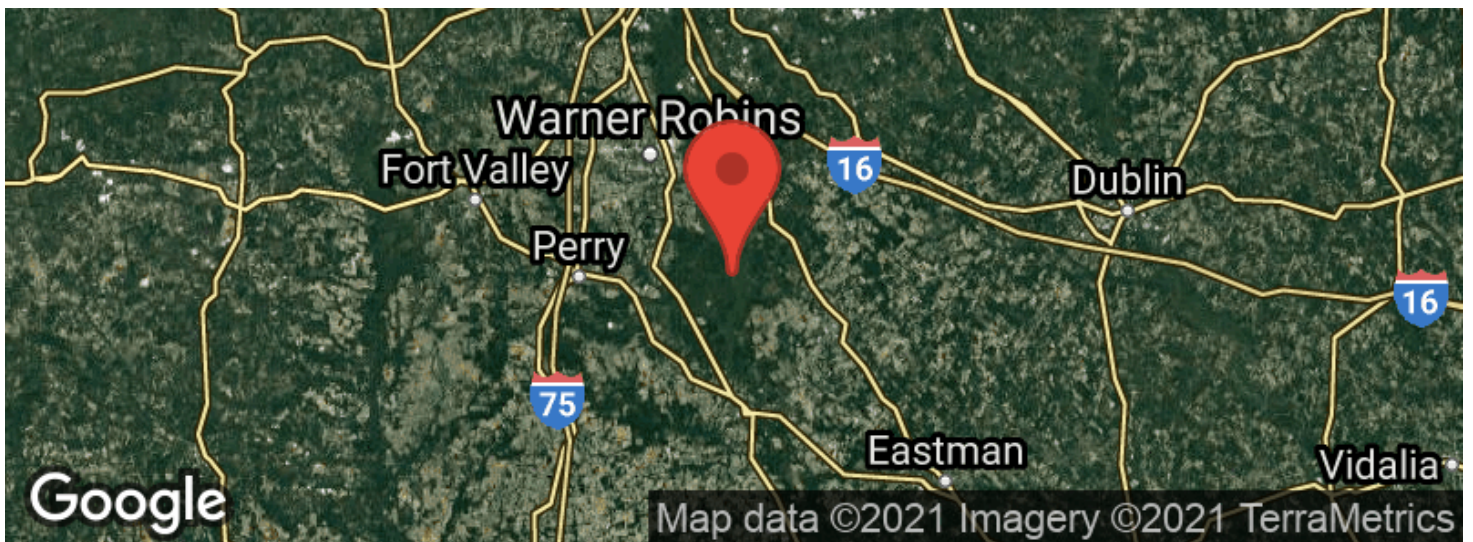
Riverfront Bordering State Land!
Kathleen, GA / Houston County



Locator Maps



Aerial Maps



Riverfront Bordering State Land!
Kathleen, GA / Houston County

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



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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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Perry, GA 31069

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