

Beautiful Home and Land in Pine Mountain Valley
849 Orchard Rd
Pine Mountain Valley, GA 31823

\$825,000
53.970± Acres
Harris County



Beautiful Home and Land in Pine Mountain Valley Pine Mountain Valley, GA / Harris County

SUMMARY

Address

849 Orchard Rd

City, State Zip

Pine Mountain Valley, GA 31823

County

Harris County

Type

Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

32.827017 / -84.825224

Dwelling Square Feet

1655

Bedrooms / Bathrooms

2 / 2

Acreage

53.970

Price

\$825,000

Property Website

<https://www.mossyoakproperties.com/property/beautiful-home-and-land-in-pine-mountain-valley-harris-georgia/89453/>



Beautiful Home and Land in Pine Mountain Valley

Pine Mountain Valley, GA / Harris County

PROPERTY DESCRIPTION

Beautiful home and acreage awaits in a highly sought after location. This property offers picturesque pine plantation, beautiful hardwoods, rolling hills, plenty of wildlife to view from the sunroom, and hunting/recreational opportunities. Located between Pine Mountain Valley and Pine Mountain. 10 min drive to Callaway Gardens and F.D. Roosevelt State Park. This area is famous for its local attractions to include Fantasy in Lights, Callaway Resort, local restaurants, incredible views, hiking, golf, and many other activities.

Features Include:

The Property:

- 53.9+/- acres: 849 Orchard Rd, Pine Mountain Valley, Harris County GA
- Property backs up to F.D. Roosevelt State Park (separated by SR-190)
- 2-6" wells on property, 400'+ depth, insulated pump houses
- 28+/- acres of 30+ yr old mature pine plantation. Remaining wooded acreage consists of hardwoods and pine mix.
- Small spring located near the property line
- 7 wildlife food plot areas with perennial mix and Durana Clover. There are a variety of planted trees to include Nuttall Oak, Crabapple, and American Chestnut.
- 2.5+/- acre wet weather pond with enhancement potential. Two docks, and aerators
- 60'x25' open pole barn for equipment, vehicle, and tractor storage
- Deer and turkey for great hunting opportunities
- 8' tall 5x8 Fat Boy Blind with metal roof, stairway and hand rails purchased in 2022. Feeders, portable deer stands, 2 ground blinds, deer processing tripod, and trail cameras included.
- Fire pit and cover
- Shooting bench and target equipment
- 3 ton log splitter, purchased in 2022

The House:

- 1655 sq ft, 2 br 2 ba, finished in 2023
- Metal roof, hardie board siding, DuPont composite interlock plank flooring
- Tankless gas hot water heater, gas heat and air
- Appliances included (free standing range, refrigerator, microwave, gas washer and dryer)
- Septic system installed in 2022
- Transferrable termite protection plan
- Electrical service is surge protected
- Gun safe

Additional Items included:

- MX 6000 60 HP Kubota Tractor 415 hrs, purchased new in 2021
- 6ft Land Pride PTO Mower
- 5ft Land Pride Roto-Tiller
- Large capacity fertilizer and seed PTO spreader, 6ft spike tooth drag for seed
- 5ft Ferminator G-3, purchased new in 2022

To schedule a showing, please contact Jarrett Lastinger-broker at [478-342-4133](tel:478-342-4133).

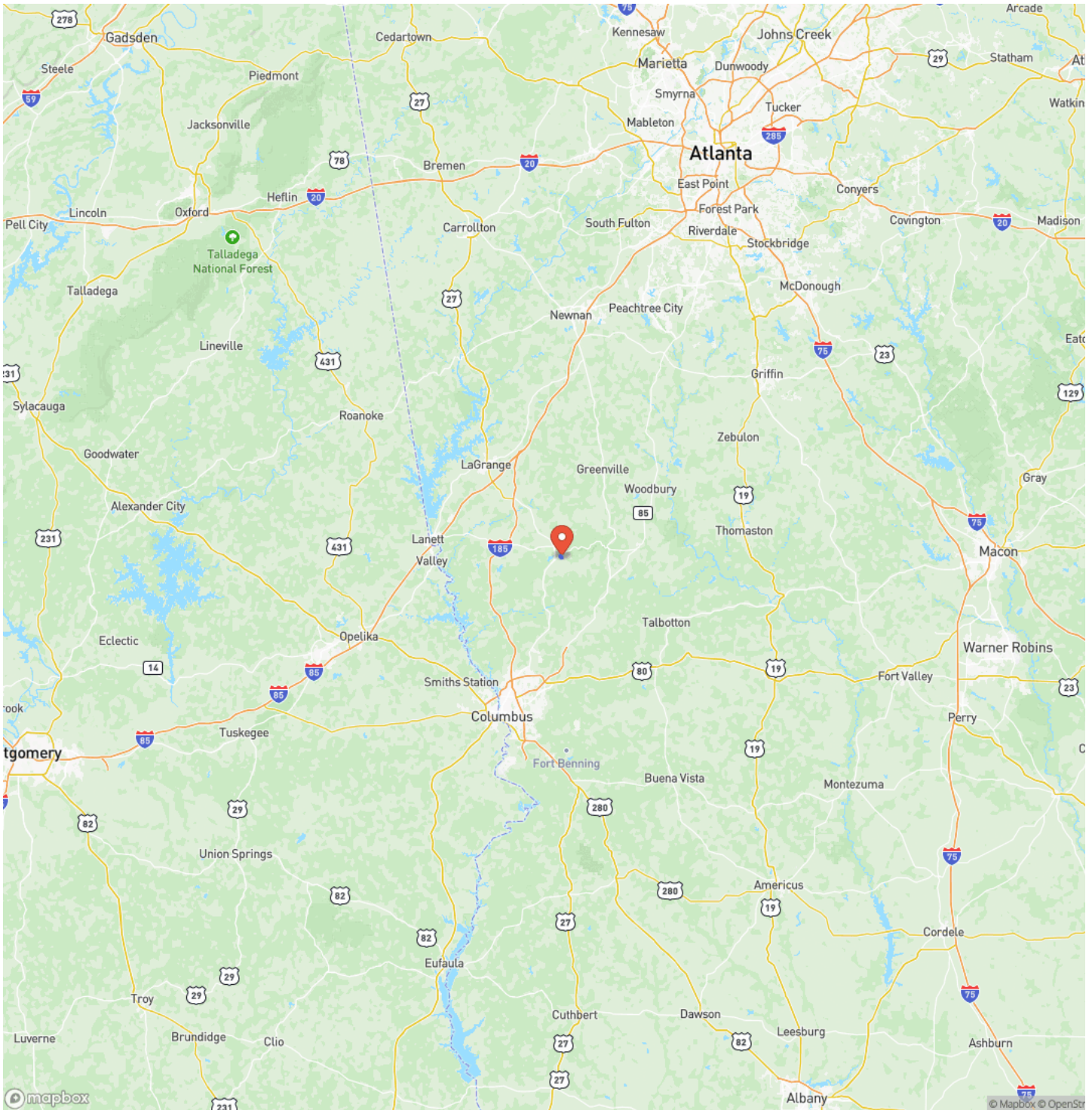
Beautiful Home and Land in Pine Mountain Valley
Pine Mountain Valley, GA / Harris County



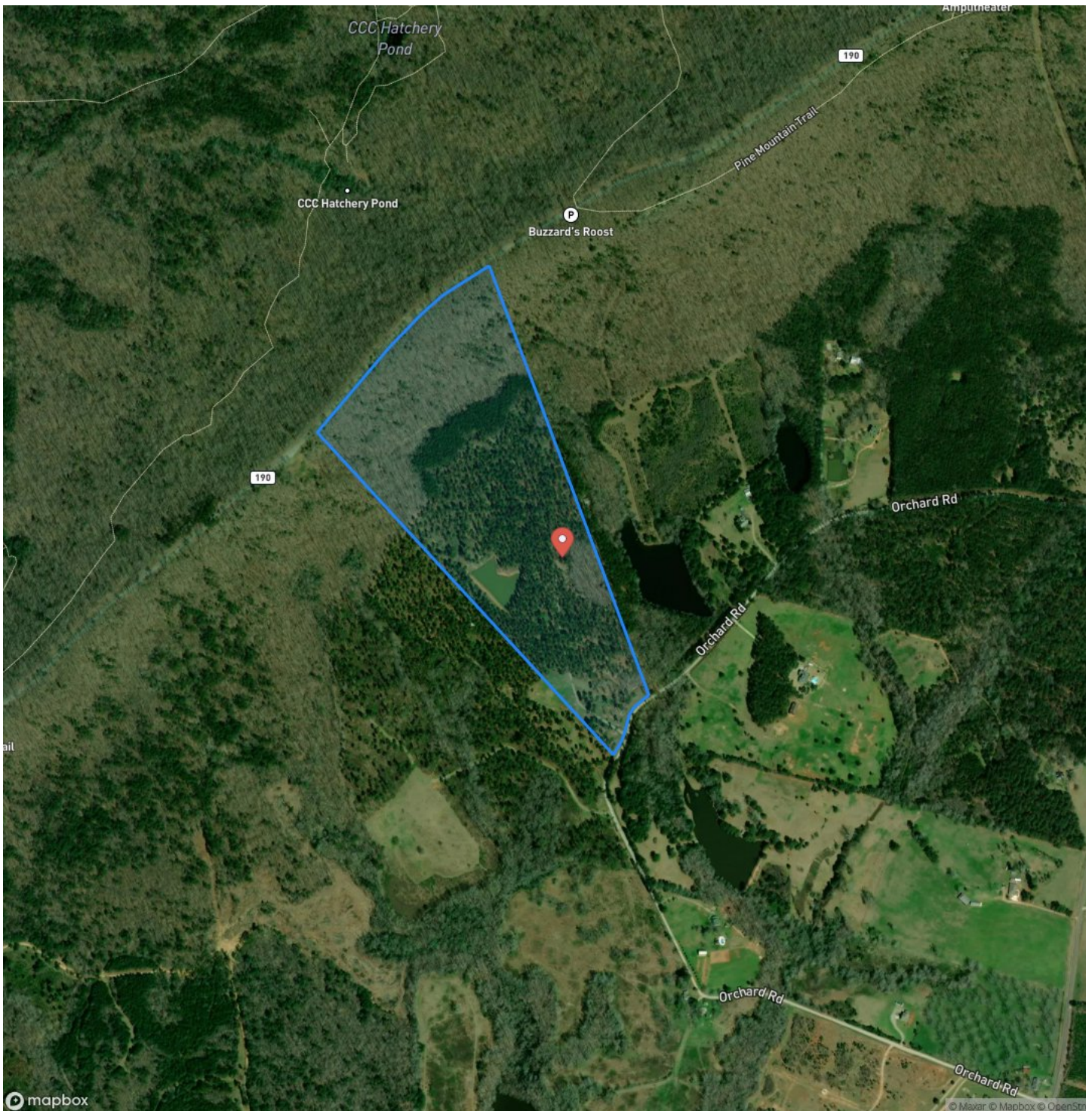
Locator Map



Locator Map



Satellite Map



Beautiful Home and Land in Pine Mountain Valley Pine Mountain Valley, GA / Harris 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

[illegible]

This image shows a single 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.



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
MossyOakProperties.com

