

Lodge, Barn, Pond, Creeks & Hunting
586 County Line Church Rd.
Junction City, GA 31812

\$600,000
157.110 +/- acres
Taylor County



Lodge, Barn, Pond, Creeks & Hunting Junction City, GA / Taylor County

SUMMARY

Address

586 County Line Church Rd.

City, State Zip

Junction City, GA 31812

County

Taylor County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

32.6323135 / -84.3780786

Dwelling Square Feet

2800

Bedrooms / Bathrooms

2 / 1

Acreage

157.110

Price

\$600,000

Property Website

<https://www.mossyoakproperties.com/property/lodge-barn-pond-creeks-hunting-taylor-georgia/22560/>



PROPERTY DESCRIPTION

This top notch property offers a little bit of everything and is just in time for hunting season. Don't worry about not having enough time for preparation, because it's ready to go! This property comes complete with a Lodge, barn/workshop, planted pines, open fields, food plots, creeks, and a stocked pond. Located approximately 20 min NW of Butler, less than one hour from Columbus, and 30 min South of Thomaston.

Features Include:

- * 157.11 acres located in Taylor and Talbot County. 11.5 acres lies in Talbot Co joining the other Taylor 145.5 acres separated by County Line Church Rd.
- * County Line Church Rd. is a dirt road and allows easy access into this property
- * Two gated entrances into property, with one gate that is electric with access code
- * 2800 sq ft lodge. Furnishings available. There is a functional camper that is joining the lodge that offers additional sleeping, man cave, or play place for children
- * Lodge is 2br/ 1 ba, loft, full kitchen, tile flooring. Slab foundation. Central AC/heat, gas heat, gas stove, gas water heater. Two additional wall unit AC's. Well, power, gas, & septic
- * Current furnishings can sleep 10+
- * Lodge has covered porches, with one that has an outside shower for hunters.
- * 1 ac pond stocked with Tiger Bass and Coppernose Bream. Pond is 3 years old, and approx 20' deep. Spring/creek fed with siphon system
- * Approx 50 ac of 6 yr old planted Longleaf pines, and approx 10 ac of 6 yr old planted Loblolly pines. The remaining acreage consists of hardwood creek bottoms, open fields, mature pines, and pine/hardwood mix
- * Established wildlife food plots, supplemental feeding program, wildlife attracting fruit and nut trees, and managed for 13 years. Deer stands included
- * Outdoor deer cleaning/processing area with hose, sink, light and hanger
- * Optional 125+/- ac lease of joining property
- * Pecan trees, and multiple areas with irrigation
- * 42x30 enclosed metal building with electricity and concrete slab
- * Two electric golf carts included
- * Home has clear termite letter, and is serviced for pest control
- * Optional: There is a Kubota tractor, implements, and a zero turn mower that can be bought or negotiated

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



Lodge, Barn, Pond, Creeks & Hunting Junction City, GA / Taylor County



Locator Maps



Aerial Maps



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 run across the width of the page. There are no margins, text, or other markings on the paper.



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.



Mossy Oak Properties Legacy Realty Services

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Perry, GA 31069

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