

Pond, Cabin & Wildlife
47 Pauline Dr
Reynolds, GA 31076

\$230,000
35± Acres
Taylor County



Pond, Cabin & Wildlife
Reynolds, GA / Taylor County

SUMMARY

Address

47 Pauline Dr

City, State Zip

Reynolds, GA 31076

County

Taylor County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

32.48253 / -84.156774

Dwelling Square Feet

384

Bedrooms / Bathrooms

1 / 1

Acreage

35

Price

\$230,000

Property Website

<https://www.mossyoakproperties.com/property/pond-cabin-wildlife-taylor-georgia/113124/>



Pond, Cabin & Wildlife

Reynolds, GA / Taylor County

PROPERTY DESCRIPTION

Affordable 35-acre property with small cabin, pond, home site, and plenty of wildlife. This tract would make a great family retreat or a permanent place to build a home. Located less than 15 min SW of Reynolds, and 40 min west of Perry/I-75.

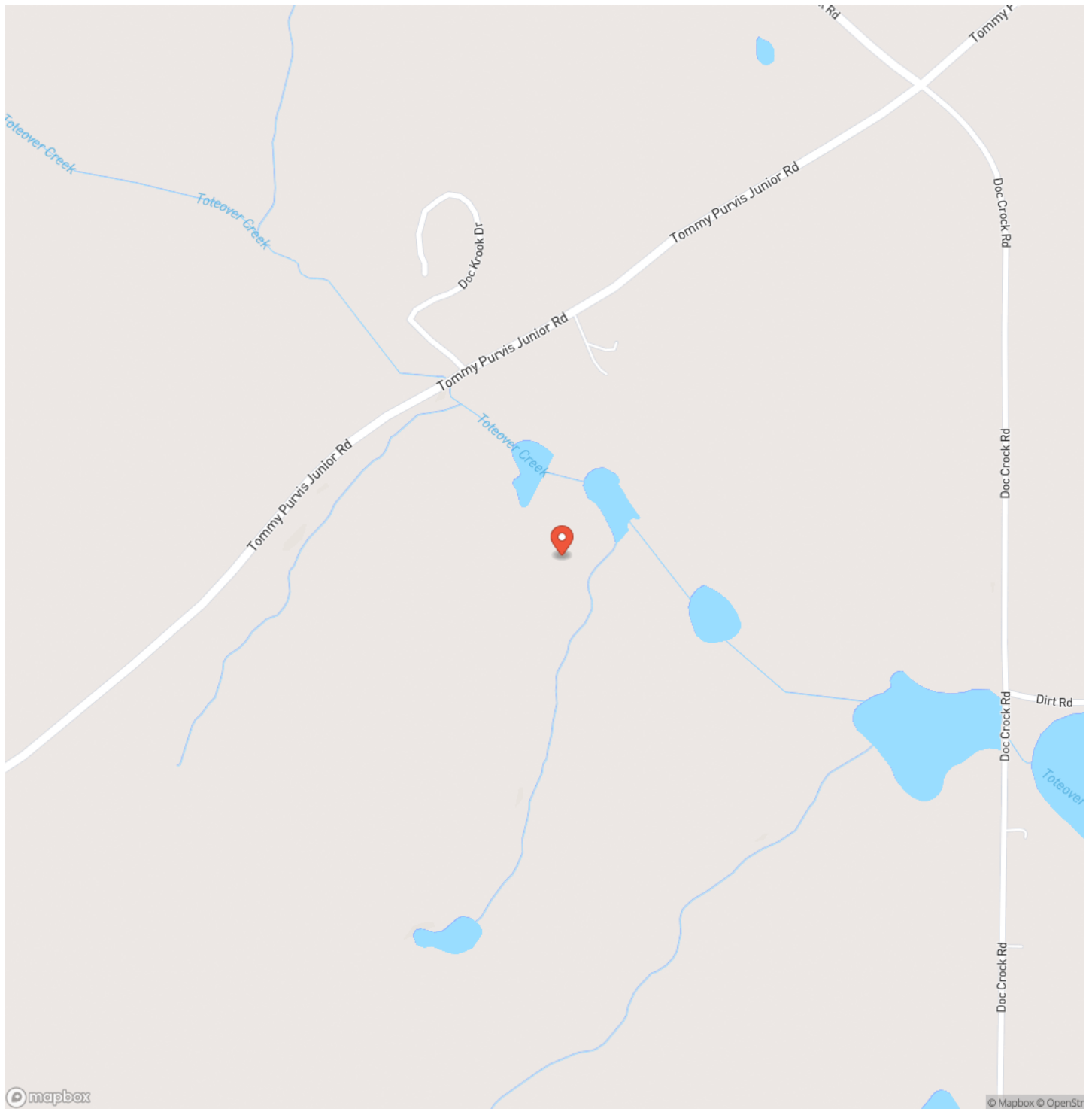
Features Include:

- 384 sq. ft. wooden park-style cabin built in 2017, 1 br/1 ba, two lofts, and kitchen
- 4" well, power & septic
- 3+/- acre pond, fed by Toteover Creek. Bass, bream, and catfish
- Property has 700'+/- of frontage on Tommy Purvis Rd (edge of pond)
- The main access is by a deeded 30' access easement
- Great wildlife and waterfowl habitat
- Deer frequently like to visit the feeder that sits near the cabin
- Approximately 21 acres consist of wooded areas, including mixed pines and hardwoods, providing great hunting within walking distance of the cabin
- RV or camper hookup
- Gated access to cabin
- Propane gas heat

Pond, Cabin & Wildlife
Reynolds, GA / Taylor County



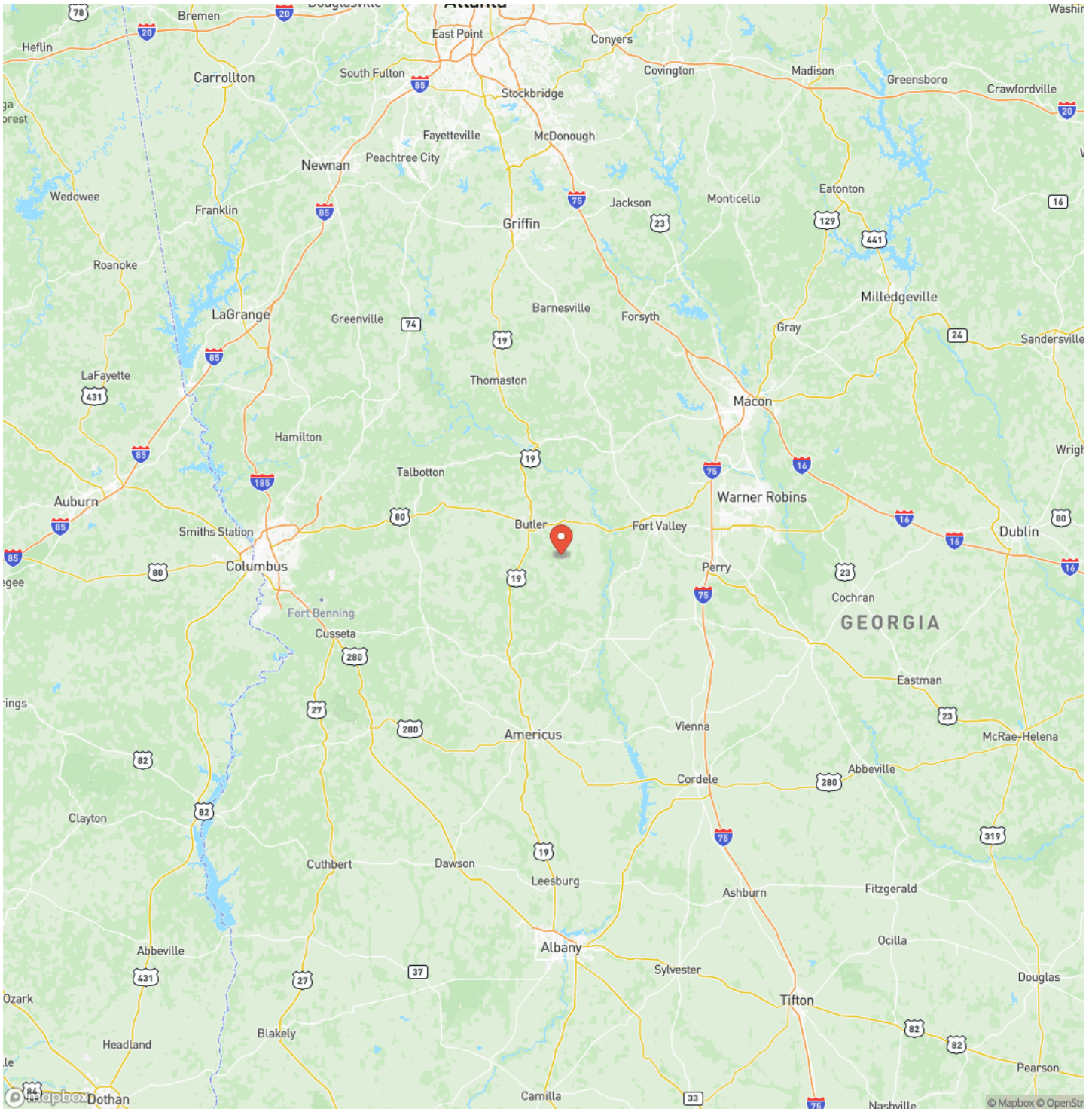
Locator Map



mapbox

© Mapbox © OpenStreetMap

Locator Map



Satellite Map



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

Perry, GA 31069

NOTES

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.



<https://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

<https://mossyOakproperties.com/>

