

Excellent Duck Hunting Property
Bluffton Circle
Ivey, GA 31031

\$99,000
60.490 +/- acres
Wilkinson County



Excellent Duck Hunting Property Ivey, GA / Wilkinson County

SUMMARY

Address

Bluffton Circle

City, State Zip

Ivey, GA 31031

County

Wilkinson County

Type

Recreational Land, Residential Property,
Timberland

Latitude / Longitude

32.9113 / -83.3112

Acreage

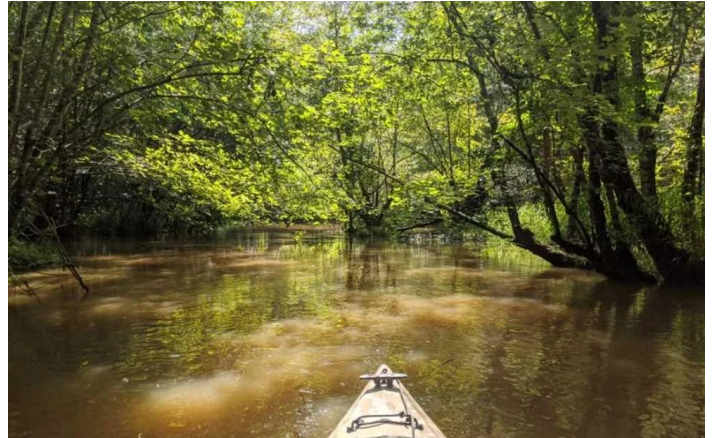
60.490

Price

\$99,000

Property Website

<https://www.mossyoakproperties.com/property/excellent-duck-hunting-property-wilkinson-georgia/16511/>



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PROPERTY DESCRIPTION

This 60 acre property offers incredible waterfowl habitat, lake frontage, great hunting, and one connecting lot to build on and another lot that could become a road/ gate access point to cross creek. There is some timber value on this tract. No current interior road access that crosses creek along boundary. This property is bordered by a creek on both sides (North, South & West boundaries. East boundary extends out into the lake. Here's a very unique property that is made up of several internal creeks, woods, and requires a kayak, canoe, or jon boat to get around on the best. Located near Ivey, approximately 30 min from Macon and I-16.

Features Include:

- * 60.49 acres, Ivey, GA 31031, Wilkinson County
- * Frontage on Lake Tchukolaho, this lake's dam is currently under construction
- * Excellent recreational opportunities including kayaking/canoeing
- * Hunting for duck, geese, and whitetail deer
- * Duck species include Wood Ducks, Mallards, and other seasonal species
- * Plenty of freshwater fishing from the creeks or lake frontage
- * Close proximity to BASF Caolin Mine Ponds that are known for incredible duck hunting
- * Mixed use residential, recreational, timberland

Property will be shown by appointment only. To schedule a showing, please contact Jordan Barnes, agent at 912-486-5872.

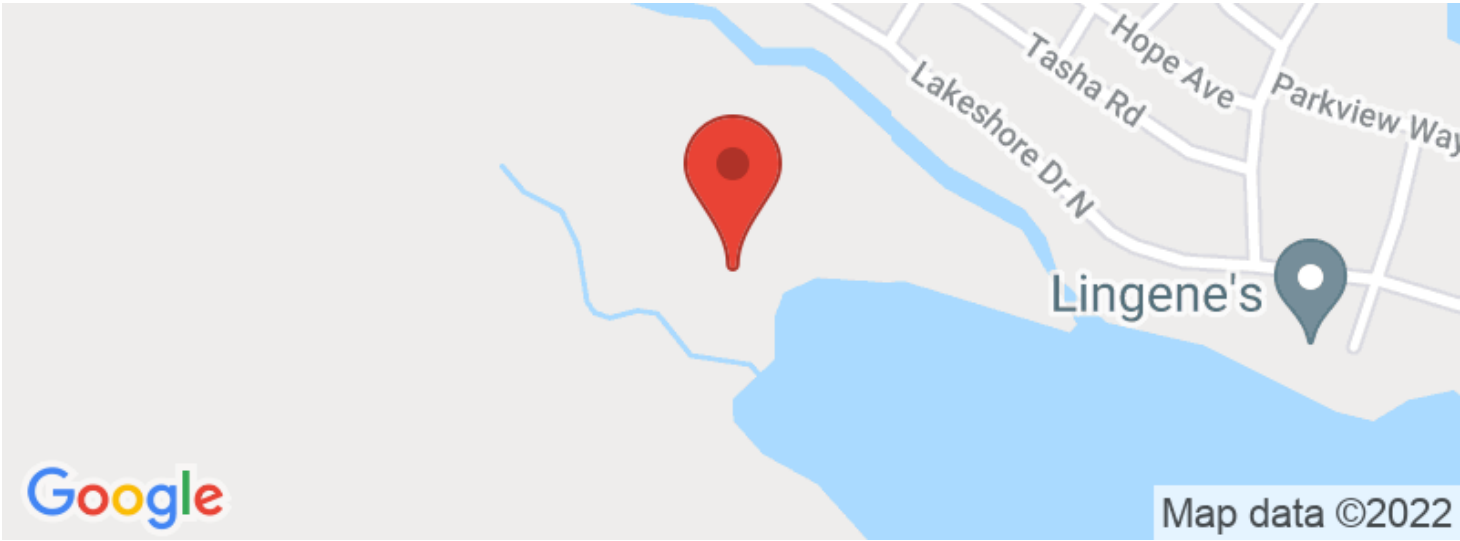


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Locator Maps



Aerial Maps



Excellent Duck Hunting Property
Ivey, GA / Wilkinson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jordan Barnes

Mobile

912-486-5872

Email

jbarnes@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

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