Beautiful Home, Acreage, Pond & Patsiliga Creek
79 Ethel Rd
Butler, GA 31006

$875,000
202.5± Acres
Taylor County







MORE INFO ONLINE:

https://mossyoakproperties.com/

SUMMARY

Address
79 Ethel Rd

City, State Zip
Butler, GA 31006

County
Taylor County

Type
Timberland, Single Family, Recreational Land, Hunting Land

Latitude / Longitude
32.613065 / -84.312884

Dwelling Square Feet
1,872

Bedrooms / Bathrooms
3 / 3

Acreage
202.5

Price
$875,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

If you're hoping to find a beautiful and well maintained turn-key property that is ready to go before this coming hunting season, here it is! It's very rare to find such a diverse property that comes with a fully furnished house, creeks, timberland, a stocked pond, established food plots, seclusion, great hunting and fishing. Located approximatley 15 min to Butler, 30 min to Thomaston, and 45 min to Columbus.

Features Include:

- 202.5+/- acres, Ethel Rd. Butler, GA 31006 Taylor County
- 199.5 acres of this property is protected by a permanent Conservation Easement to protect high priority habitat and biodiversity
- Located at the end of a private dirt road providing great seclusion with gated access into this property
- Fiber optic cable, access to high speed internet
- Well
- Camper hookups
- Less than 10 minutes to the nearest deer processor

The House:

- 2 story 3br/3ba house, built in 2013, comes completey furnished. Well maintained and great condition
- Large covered screened-in back porch on main level
- Covered screened-in balcony connected to master bedroom upstairs
- Wood burning fireplace
- Propane gas stove
- Large granite-top kitchen island, seating for 9
- Garage
- Outdoor shower
- Water softener system

The Land:

- Incredible diverse wildlife habitat
- Property is currently managed by a caretaker who's services can be continued.
- Spring fed pond, approx 2.5+ acres in size, stocked with Bass, Crappie, and Bream.
- Over 3k' of frontage on both sides of Patsiliga Creek that flows year round
- Multiple established wildlife foodplots with stands and feeders
- Topography consists of a variety of different terrain including upland rolling areas, sloping down to the acreage on both sides of Patsiliga Creek that consists of low lying bottomland
- Timber consists of pine, hardwood, and bottomaland mix that includes large mature timber.
- Beautiful bottoms with multiple spring fed creeks that lead to the pond and Patsigila Creek
- Excellent deer and turkey hunting due to low pressure and management. Hog traps in place
- Interior roads and trails throughout property
- Optional tractor and implements available for purchase

To schedule a showing, please contact listing agent.





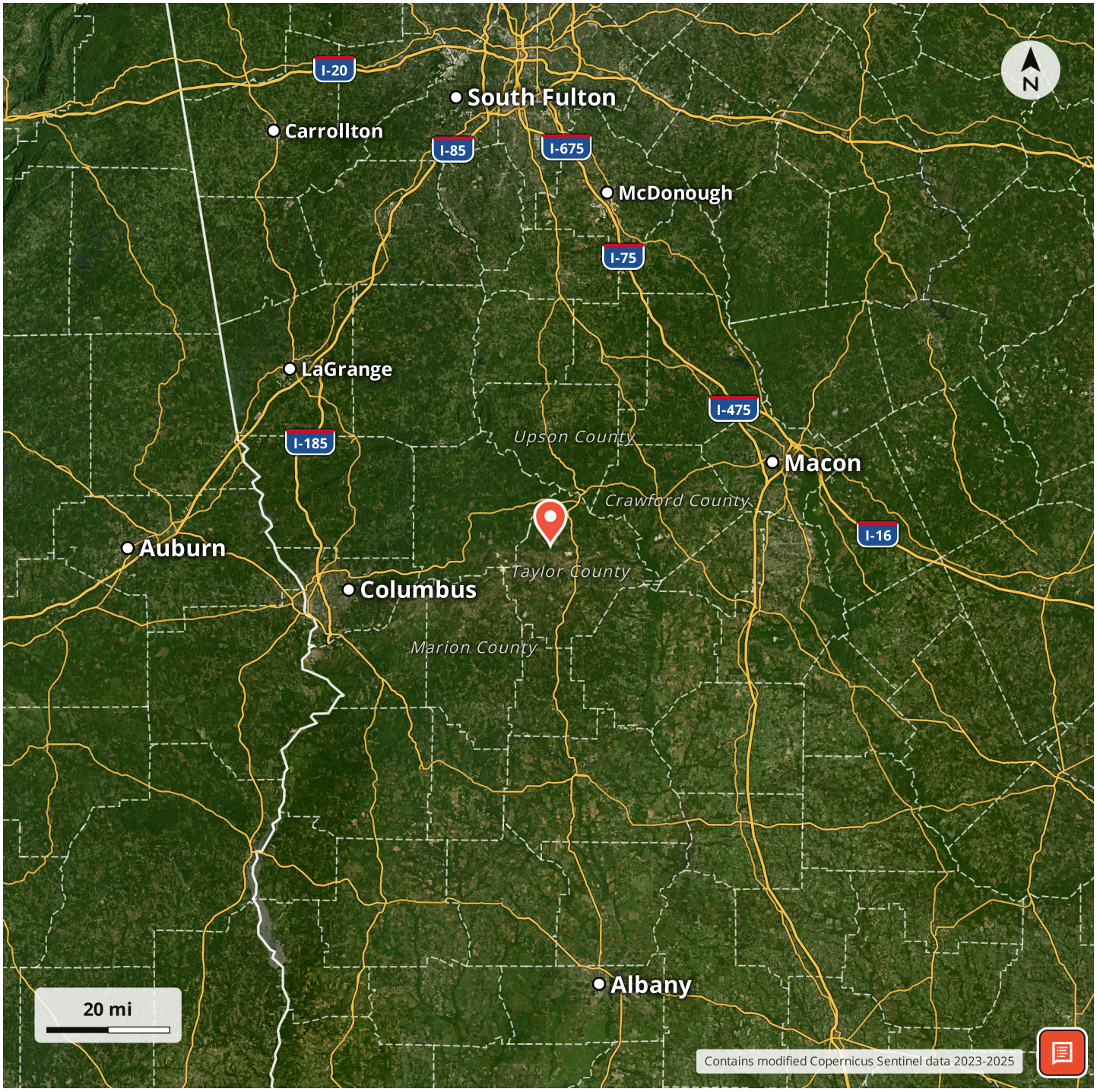








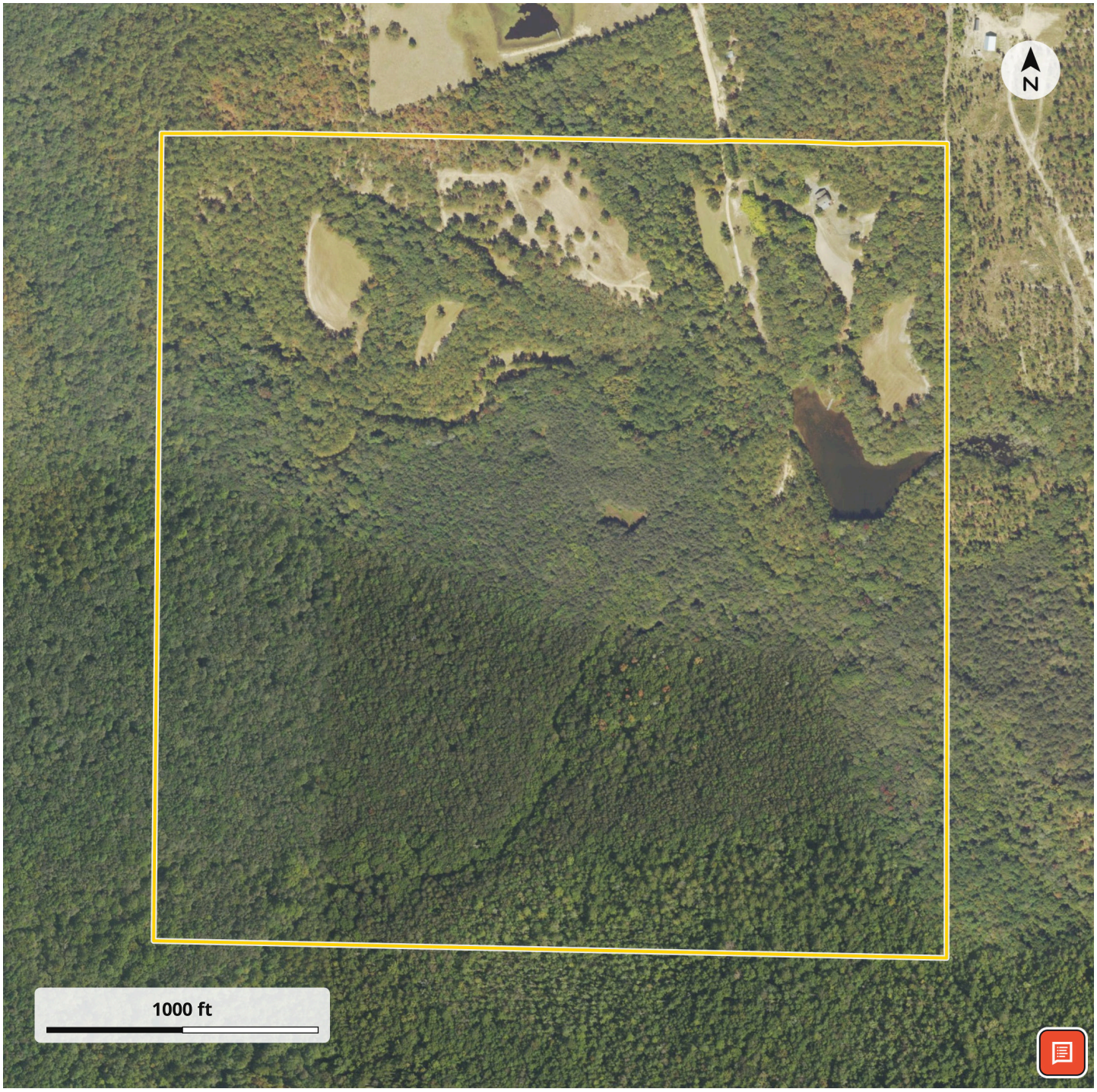
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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Henry Epps

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City / State / Zip
Perry, GA 31069

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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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