

Cattle Farm, Hunting, and Pecans!



****Sale Pending****

This beautiful Dooly County cattle farm has the perfect combination of rolling pastures, gorgeous home-sites, natural timber, a flowing creek, and excellent hunting. If you are seeking the peaceful serenity of country life, bring your horses or cattle home to the farm! Conveniently located 9 miles east of I-75 just off GA-27 on Air Strip Rd. 20 minutes to Cordele, Hawkinsville, and Perry (GA National Fairgrounds). Additional acreage available

Features Include:

- * 131 acre property, Unadilla, GA 31091
- * Excellent home-site near front pecan orchard, electricity and well on site.
- * Barnyard has 32x48 livestock-working shed with corral, cattle sweep, squeeze chute, palpation cage and head catch.
- * Eight large pastures with tree shading loafing areas for livestock planted with Coastal Bermuda over seeded with Rye/Red Clover.
- * Central alley for easy livestock movement.
- * Livestock areas have automatic water system with concrete water troughs with float valves for year-round water supply.
- * Natural Resources Conservation Service (NRCS) Environmental Quality Incentives Program (EQIP) utilized in 2008 to install well, pipeline, water tanks, heavy use areas around tanks (geotextile barrier and 6" gravel), 200 amp electric service and fences. EQIP program must be assumed, fences and water system must be maintained until 2028.
- * Well: 4.5" installed May 2008 with concrete pad, 120 gallon tank, and 1.5 hp pump installed May 2018. 225" deep water well with 155" of casing.
- * Waterline: 36" deep, 2" main line (pvc) 3/4" water line running to concrete water troughs. Over 4k ft of waterlines installed. Water line installed at future barn site also.
- * Fence: 6" corner posts, 4" line and cross posts, 2-way gate latches, 14" and 16" heavy duty gates, 6 strand high tensile smooth wire 12.5 gauge galvanized class 3 (200kpsi), electrified on 3 strands. Over 22k ft of fence installed.
- * Pump house for well and electric fence charger
- * 1700 ft of dirt road frontage on Air Strip Rd that allows easy access into this property
- * 12+/- acre Pecan orchard

Property Details:

Price : \$425,000
Acreage : 130.85
MOPLS ID : 48619
County : Dooly
Address : Air Strip Road
Unadilla, GA,



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