

# Ducks, Big Bucks, Great Fishing!



Rare find for the avid duck hunter with excellent deer hunting as well! This Pulaski County getaway offers a place to stay, great hunting and fishing, and plenty of land to ride ATV's or just enjoy nature! This property is located 5 min SW of Hawkinsville, and less than 30 min from Perry/I-75.

#### Features Include:

- \* 91 acre property, Hawkinsville, GA 31036
- \* 14+ acres of prime waterfowl habitat and good freshwater fishing
- \* Pond/duck pond fed by Long Branch creek, which flows through this property
- \* 864 Sq. Ft. house built in 1959, 3 bedrooms, 1 bathroom, 200 sq ft unfinished addition
- \* New well pump
- \* Complete new septic system installed 2018
- \* New vinyl siding
- \* Approx 35 acres recent clear-cut, and approx 20-22 acres of 17 yr old thinned planted pines
- \* Remaining acreage consists of pine/hardwood mix, 15+ pecan trees
- \* Excellent duck, whitetail deer, turkey, hog, and small game hunting
- \* ATV trails
- \* Mixed use residential, recreational, timberland

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

#### Property Details:

Price : \$290,000

Acreage : 90.75

MOPLS ID : 50163

County : Pulaski

Address : 902 Vienna Hwy  
Hawkinsville, GA,



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