

## Big Hardwoods, Creek, & Hunting!



Here is an affordable tract that offers what seems to be harder to find these days, big rolling hardwood bottoms and a nice creek! This 72 acre property offers plenty of recreational opportunities and multiple home-sites to choose from if you are looking for a place to build. Located 30 min north of Reynolds, 10 min NW of Roberta, and less than one hour to Macon, Warner Robins, and Perry.

#### Features Include:

- \* 72.43 +/- acres, Musella, GA 31016, Crawford County
- \* Plenty of paved road frontage that allows access into this property. Approx 2800' of frontage on Taylor Rd that makes up the west boundary, and approx 1100' of frontage on Hopewell Rd that makes up the south boundary.
- \* This land consists of approx 30 acres of clear cut and the remaining acreage in hardwood mix including big mature White Oaks.
- \* The topography is gently rolling with nice views, and has gorgeous hardwood bottoms.
- \* Two creeks, one is Martin Branch and another small creek feeds into it.
- \* Great hunting for whitetail deer, turkey, and small game
- \* ATV trails
- \* Electricity is available from the source located along the road frontage
- \* Mixed use recreational, timberland
- \* Property is enrolled in the CUVA tax covenant for great tax savings, and this covenant must be assumed by buyer.

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

#### Property Details:

Price : \$153,000  
Acreage : 72.43  
MOPLS ID : 56354  
County : Crawford  
Address : Taylor Rd  
Musella, GA,



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