

Mobile home, barns, timber, hay, and great hunting in Dooly County



This peaceful country homestead offers a mobile home, planted pines, open hay fields, barns, and excellent recreational opportunities. The mobile home sits at the end of a 3/4 mile gravel drive nestled among the trees with great seclusion. Conveniently located 9 miles east of I-75 just on GA-27. 20 minutes to Cordele, Hawkinsville, and Perry. Additional acreage is available

Features Include:

- * 129 acre property, Unadilla, GA 31092, Dooly County, mixed use recreational, farmland, timberland
- * 1216 Sq. Ft. mobile home built in 2000, 3 bedrooms, 2 bathrooms. Septic inst. in 2000 and was sized with 1000 gal tank for future home.
- * Home has 3-ton A/C, elec. furnace and incl. kitchen appliances.
- * Over 2400? of paved road frontage that allows easy access into the property
- * Nice 36x36 metal outbuilding/shop with concrete floor, Atlas 15k lb auto-lift. Well-lit fluorescent lighting, multiple electric outlets, insulated walls/ceiling, 5-ton heat and A/C. 3 large roll up doors as well as a side entrance door.
- * 15x20 lawn and garden storage building with concrete floor, interior shelves, large workbench, electric, and shop lights. Roll up door and entrance door
- * 10x10 concrete block well house with interior shelves, electricity, and 82 gal water tank.
- * Well inst. in 2000, 220? deep, with 150? of 4.5? casing, concrete pad, 1.5 hp 20 gal per min pump. Water level at 45?
- * 70 ac of 2004 planted pines. Fut. income from thinning due next couple of years. Pines are currently producing an annual average of \$7k in pine straw income.
- * 40 ac of Improved Coastal Bermuda and Tift 85 currently producing an average of 5-6 tons of quality hay per acre per year.
- * Could be fenced and used for horses, cattle, or other livestock. Other options include orchard potential, timber production, row crops, or crop lease.
- * Garden, orchard area and large Muscadine arbor enclosed with 7? perimeter deer fence. Planted trees include multiple fruit/nut varieties. peach, asian pear, plum,
- * Excellent hunting

Property Details:

Price : \$389,000

Acreage : 128.87

MOPLS ID : 48620

County : Dooly

Address : 975 GA Highway 27

Unadilla, GA,



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