

# SOLD!! Income producing farm & hunting



## Property Details:

Price : \$950,700

Acreage : 249.76

MOPLS ID : 37065

County : Macon

Address : Coogle Rd

Oglethorpe, Georgia,



This Macon County farm features ag-land, an irrigated pecan orchard, a duck pond, paved road frontage, and excellent hunting. Macon County is well known for deer hunting, and this property is located in a prime location for quality bucks. Property is located just west of Oglethorpe, and approximately 30 min from I-75.

## Features Include:

- \* 249.76 acres
- \* Many building/home-site location choices
- \* Approx 4200? of paved road frontage, electricity can be accessed from this road frontage
- \* 10+ acres of duck pond area, spring fed
- \* 31+/- acre irrigated pecan orchard with well. There is a 20 acre portion to the south that would allow future expansion of this orchard.
- \* 14+/- acres of 2+ year old planted Longleaf pines
- \* 47+/- acres of non-irrigated farm land
- \* The mature pine timber is scheduled to be harvested and will not be conveyed with this property sale. Approx 75+/- acres of pines will be harvested
- \* Future possibilities include: option to continue to lease-out the ag land and orchard, CRP conversion of the ag land areas with annual payments and Longleaf pine establishment, future pine reforestation assistance through the NRCS for the areas that will be harvested, orchard and ag land area expansion.
- \* Excellent waterfowl habitat, deer and turkey hunting

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

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