

# Hwy Frontage, AgLand, & Great Hunting



Double paved road frontage, tillable farm land, and plenty of wooded areas for hunting. This property would make a great place to call home with multiple future land use possibilities. Located on US Hwy 280 less than 10 minutes east of Cordele and I-75. Veteran's Memorial State Park is approximately 25 minutes away, which offers golf, campsites, lodging, and boat ramps on Lake Blackshear.

## Features Include:

134.37+/- acres Crisp County, GA

Double paved road frontage with approx. 2700' on Hwy 280, and approx. 2900' on Arabi Williford Rd.

Electricity is available at the source located along the road frontage

Multiple home-site locations

Approx. 55 acres in tillable farm land, and the remaining acreage consists of mixed pines and hardwoods

There are a couple of wet weather drain areas located in the wooded portions that provide water for the wildlife

Open areas suitable for wildlife food plots

Great deer and turkey hunting

Interior roads and ATV trails

Land use possibilities include continued farm use, pastureland conversion, CRP enrollment for the farm land areas which would provide future payments and Longleaf Pine establishment assistance

Gently rolling topography

Some of the wooded areas could also be converted to add more farming or future pastureland acreage

To schedule a showing, please contact Jarrett Lastinger-broker at 478-342-4133

## Property Details:

Price : \$576,500

Acreage : 134.37

MOPLS ID : 53493

County : Crisp

Address : US-280

Cordele, Georgia,



Scan the code above with your mobile device or click it to go directly to the Hwy Frontage, AgLand, & Great Hunting



# Hwy Frontage, AgLand, & Great Hunting

