

75± ACRES
TREUTLEN COUNTY, GA
\$329,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE TREUTLEN 75

PROPERTY PROFILE

LOCATION:

- Soperton, GA
- Treutlen County
- Red Bluff Church Road
- 1± Mile to State-Route 29
- 4± Miles from Interstate-16
- 6± Miles to the City of Soperton
- 20± Miles to Dublin
- 23± Miles to Vidalia
- 65± Miles to Warner Robins

PROPERTY USE:

- Recreation
- Timber
- RV Site
- Investment
- Hunting

COORDINATES:

- 32.40702, -82.67412

PROPERTY INFORMATION:

- 75± Acres
- Road Frontage
- 6± Year-old Loblolly Pines
- Food Plots
- Established Road System
- Cable Front Entrance with Additional Posts Added
- Power Available
- Big Branch - Seasonally
- Features Elevation Changes

TAX INFORMATION:

2023 - \$789.56



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GREYSON FARROW
LAND SPECIALIST

C: 229-406-3833

O: 478-382-2880

greyson@smalltownproperties.com

176 Watson Rd. - Pitts, GA 31072

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

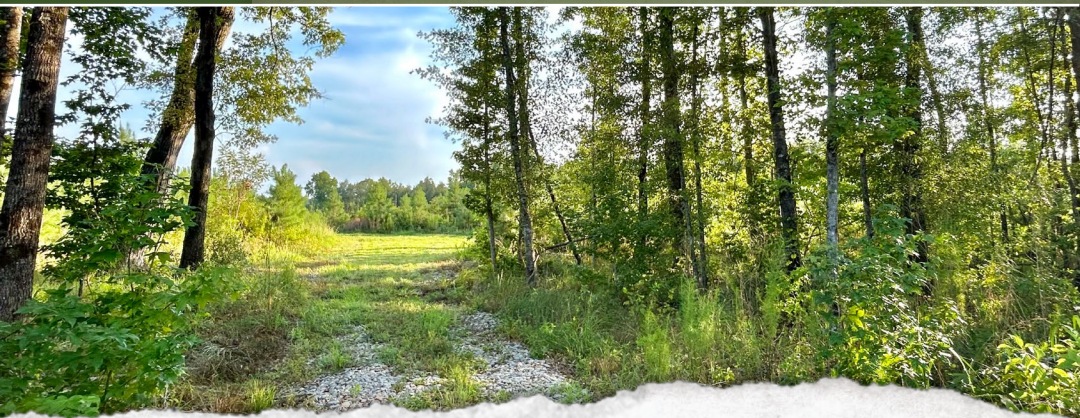
WELCOME TO THE TREUTLEN 75

DISCOVER A 75± ACRE VERSATILE PROPERTY IN TREUTLEN COUNTY, GEORGIA TODAY! Situated off Red Bluff Church Road in Soperton, this prime recreational and timber tract is a must see for hunters and investors alike. A stand of 6± year-old loblolly pines offer future income while mature hardwoods are scattered throughout. Wildlife enthusiasts will appreciate the abundance of deer, turkey, small game, and quail who call this place home. A small portion of this property also features Big Branch which is a seasonal water flow enhancing the scenery and habitat diversity. This branch also provides travel routes for deer which make for great stand locations during the fall and winter hunting season. The property used to be farmed and still has existing terraces in place where the pines were planted. It also goes up in elevation on either side of the branch.

With a well-established road system and gravel added in the lower areas, accessing all areas of the property is convenient. A dirt pad is already in place, ready for camper use or the construction of a pole barn or shelter. Power is also available for immediate setup.

This property combines recreational enjoyment with investment potential, offering a unique opportunity to own a piece of Georgia's natural landscape.

To secure your own piece of south Georgia land, call Greyson Farrow today to schedule a private showing.



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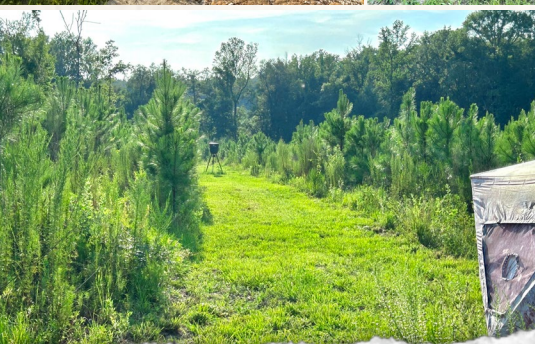
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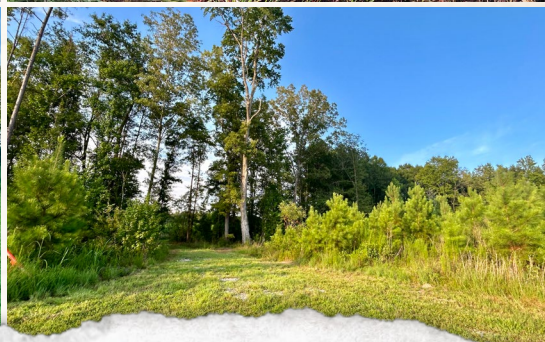
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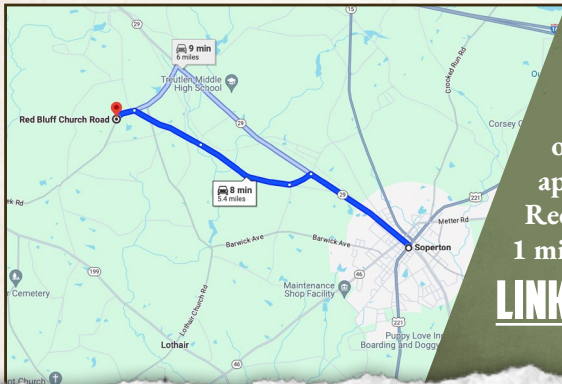
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TREUTLEN COUNTY, GEORGIA

land id. LINK



From the city of Soperton, GA:
Travel west on Main Street for
approximately 2 miles. Turn left
on Knox Mill Road and travel
approximately 3 miles. Turn left onto
Red Bluff Road and drive approximately
1 mile to the destination on your right.

LINK TO GOOGLE MAP DIRECTIONS



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