
177± ACRES
WASHINGTON COUNTY, GA
$689,900
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠
OFFICE (478) 382-2880 | WWW.SMALLTOWNPROPERTIES.COM

# THE WASHINGTON 177

## PROPERTY PROFILE

### LOCATION:

- Dixon Grove Road
  Tennille, GA 31089
- Washington County
- 11± Miles SW of Sandersville
- 27± Miles SE of Milledgeville
- 57± Miles E of Macon

### COORDINATES:

- 32.8797, -82.8966

### TAX INFORMATION:

- 2025 Taxes: $2,301

### PROPERTY USE:

- Hunting
- Recreational
- Potential Home/Cabin Site

### PROPERTY INFORMATION:

- 177± Secluded Acres
- Mature Hardwoods
- Producing Oaks
- Creek Frontage
- 3 Access Points
- Interior Road System
- Dual Road Frontage
- Deer/Duck/Turkey





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HUNTER BARGERON
*LAND SPECIALIST*
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hbargeron@smalltownproperties.com
125 Pine Brook Drive - Rocky Face, GA 30740
smalltownproperties.com


*Information is believed to be accurate but not guaranteed.*

# WELCOME TO THE WASHINGTON 177

**WELCOME TO THE WASHINGTON 177 IN TENNILLE, GEORGIA...177± ACRES OF ABSOLUTE HUNTING SANCTUARY.** Although this Washington County property hasn't been hunted in a couple of years, you can tell it was managed for deer when you walk it. You'll notice numerous openings for food plots, mature producing oaks, and persimmons at the end of the main food plot.

Walking the Washington 177, you'll find big antler sheds, fresh scrape after fresh scrape, numerous rubs, and bedding areas, building the anticipation of next year's hunt. This tract is loaded with deer and plenty of mature bucks. At the west portion of the property, there is a nice opening along the creek that could be a great duck hole. The creek runs east/west through the middle of the tract, through the hardwood bottom, where numerous trails and bedding areas were found. This tract has everything a deer population needs: food, water, and thick cover.

There is an established road system throughout, connecting every major point. The terrain ranges from 390' to 270' in elevation, and the tract is surrounded by other large, wooded parcels. The Washington 177 is the whitetail hunter's dream property.

**Call Hunter Bargeron today to schedule a private showing and experience #TheSmallTownWay!**






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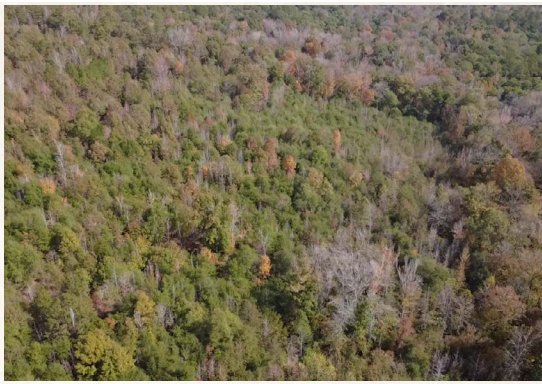


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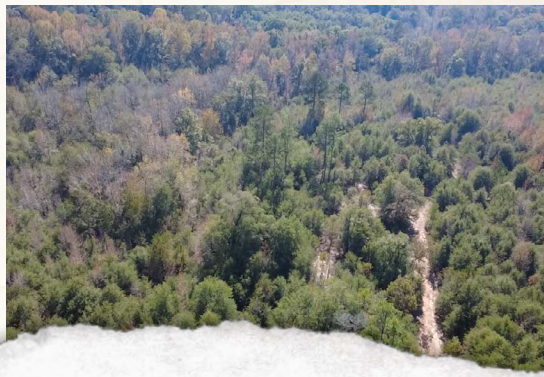

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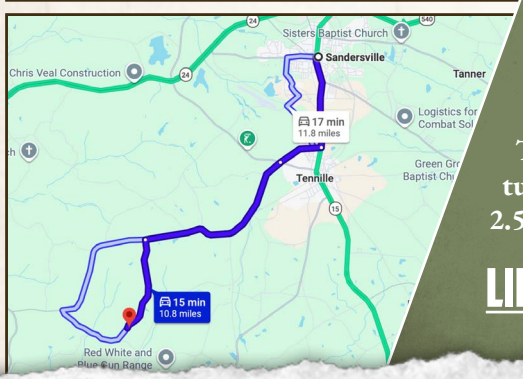

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land id. LINK




Directions From Sandersville, GA: Travel south on GA-15 for 2.4 miles. Turn right onto Matthews Road and continue for 1.2 miles. Continue onto Tenille Oconee Road for 4.6 miles, and then turn left onto Dixon Grove Road. Proceed 2.5 miles to the property on the right.

## LINK TO GOOGLE MAP DIRECTIONS



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