

**Wooded Acreage with Spring Fed Creek**  
Lawdon Rd  
Butler, GA 31006

**\$214,500**  
33± Acres  
Taylor County



## Wooded Acreage with Spring Fed Creek Butler, GA / Taylor County

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### **SUMMARY**

#### **Address**

Lawdon Rd

#### **City, State Zip**

Butler, GA 31006

#### **County**

Taylor County

#### **Type**

Hunting Land, Undeveloped Land, Timberland

#### **Latitude / Longitude**

32.705867 / -84.291022

#### **Acreage**

33

#### **Price**

\$214,500

#### **Property Website**

<https://www.mossoakproperties.com/property/wooded-acreage-with-spring-fed-creek-taylor-georgia/107055/>



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### **PROPERTY DESCRIPTION**

Secluded, beautiful, and affordable recreational getaway located in north Taylor County less than 10 min to the Flint River boat ramp on Hwy 19. This property is available just in time to start making preparations for this year's hunting season. Located 5 min west of hwy 19, approx 20 min to Thomaston, and less than 20 min to Butler.

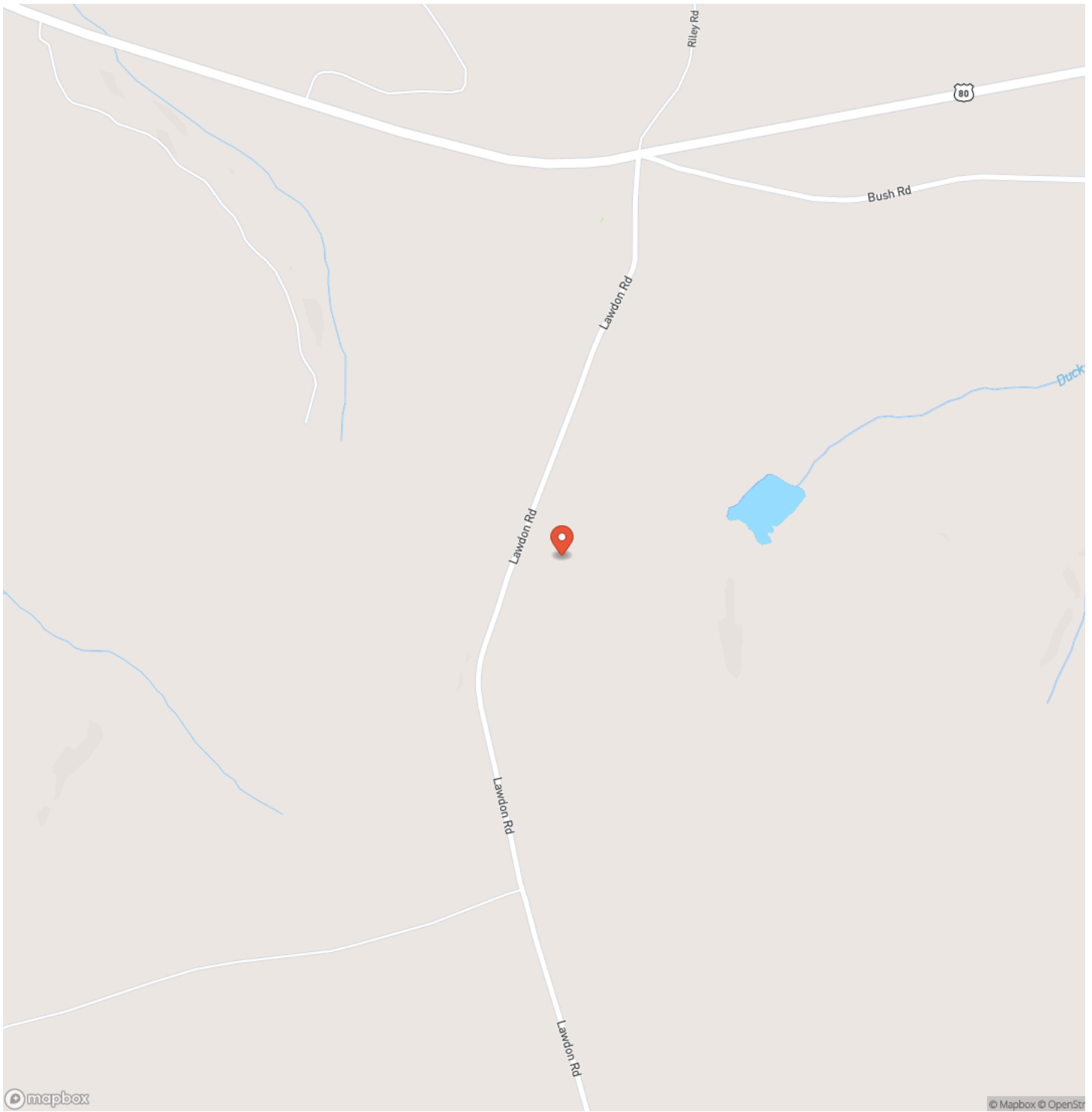
Features Include:

- 33 acres, Taylor County GA Lawdon Rd
- **Camper and tractor shown in pictures are NOT included in the sales price, but are available for purchase**
- Acreage consists of mature planted pines that have been thinned, and mixed hardwoods along the creek bottom
- The small creek is fed by a spring that is located on this property
- Interior trails that allow easy navigation of the property
- Over 2700' of dirt road frontage that allows easy access into the property
- Electricity is already ran into the property and serves the current camp area
- Deer and turkey hunting
- Property is enrolled in Conservation Use Valuation Assessment (CUVA) tax covenant for annual tax savings and will be assumed by buyer.

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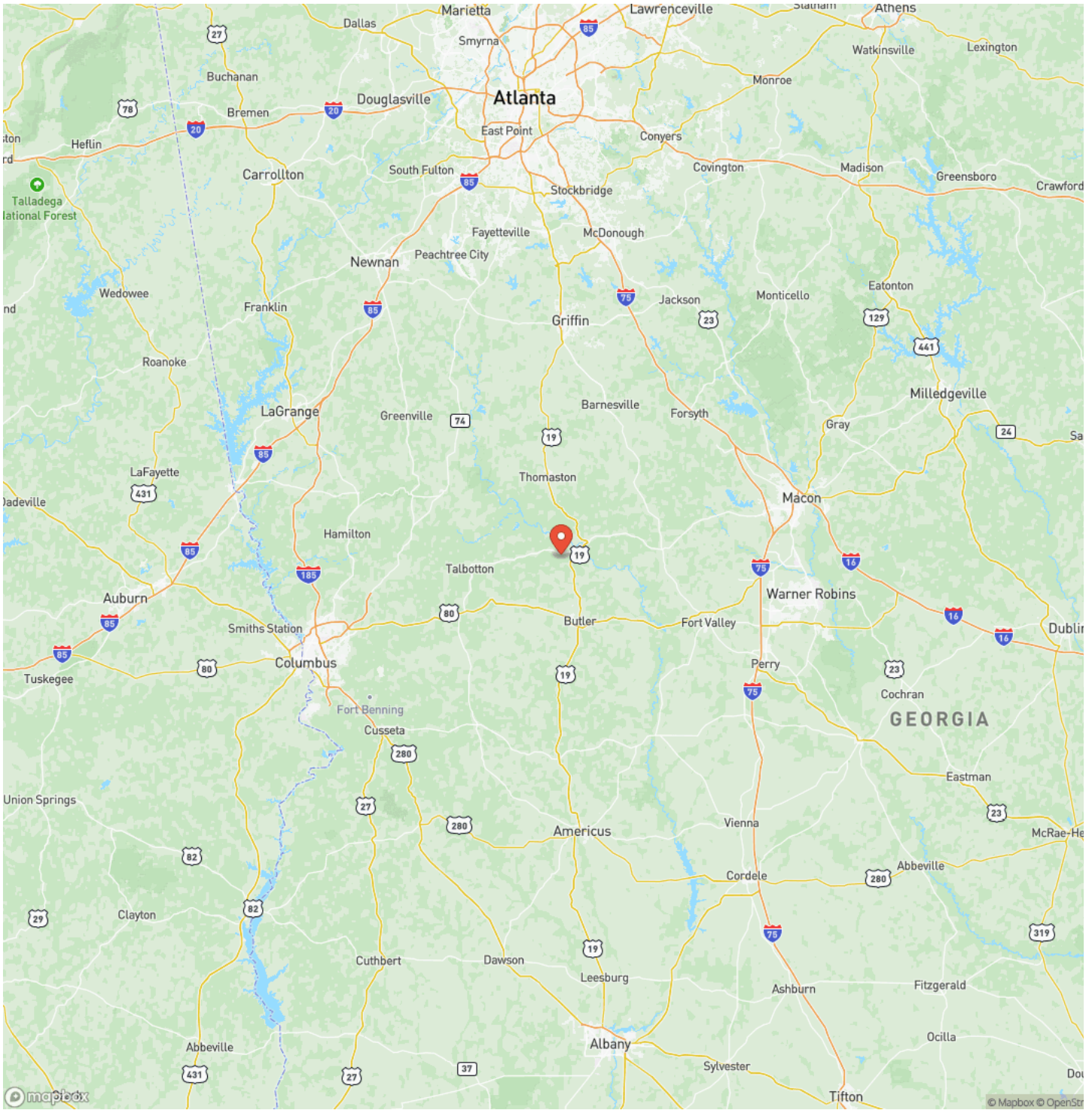
## Locator Map



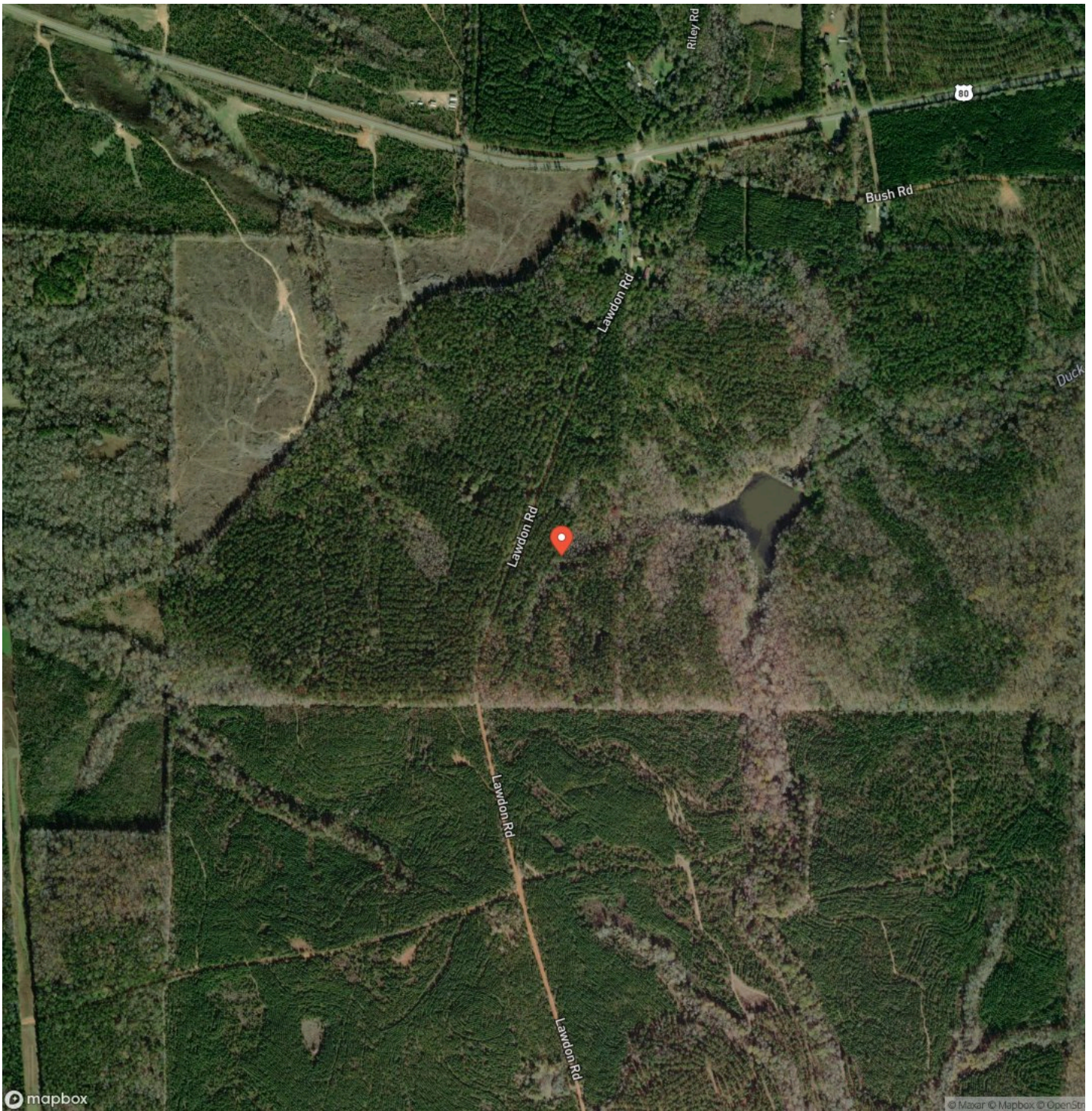
mapbox

© Mapbox © OpenStr

# Locator Map



## Satellite Map







## **DISCLAIMERS**

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