



Property Information Packet

110 AC, LODGE, & CABIN
Pond, Timber, Excellent Wildlife!
DECATUR CTY., GA
Next to SouthWind Plantation

Offered @ \$649,000.00

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All Property Line Drawings are Approximate and taken from County Tax Assessor Website.

Topo Map



MLS FACT SHEET



MLS #: S914527A (Active) List Price: \$649,000 (17 Hits)

174 Smith Miller Road (110 ACRES) Attapulgus, GA 39815

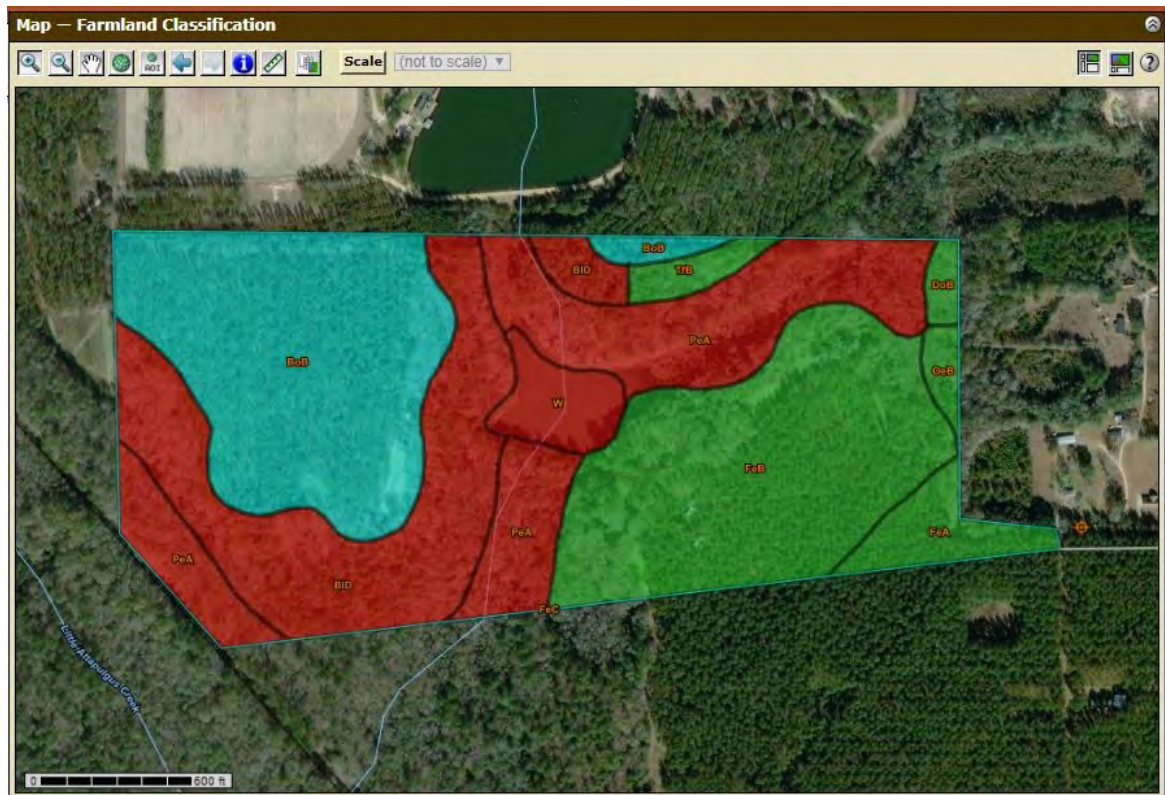
Listing Tools	Request Showing	Edit Listing	Reset Hit Count
	Style: Cabin	Unit #:	
	Stories/Levels: One and One Half	Main Area: Decatur County	
	Bedrooms: 2	Subdivision: No Recorded	
	Full Baths: 1	Subdivision	
	Half Baths: 1	County: Decatur	
	Apx SqFt: 1540	Zoning:	
	Source SqFt: Tax Record		
	Apx Year Built: 2014		
	Handicap Accessible:		
	Apx Roof Age: 6+/-		
Lot Dimensions: Apx Total Acreage: 110 Deed Book/Page: Restrictive Covenants: HOA: No Assoc Fee: Assoc Fee Pd: City Taxes: County Taxes: Tax Year: Average Utilities: Elec Co: Wtr Co: Cbl Prov: Utilities: Mechanical Features: Ceiling Fan(s), Central Heat/Air Energy Saving Features: Appliances: Dishwasher, Microwave, Range/Oven, Refrigerator Interior Features: Fireplace, Security System General Features: Underground Utilities Special Rooms: Bedroom Features: Bath Features: Laundry Features: Laundry Room Kitchen Dining Features: Exterior Finish: Composition Wood Board Foundation: Crawl Space Roof: Architectural, Shingle Wall Features: Sheetrock Flooring Features: Laminate Wood, Pine, Tile Ceiling Features: High Window Features: Driveway: Dirt Drive, Gravel Drive Parking: Settings: Pond View, Water Front/Pond, Woodland, Other-See Remarks Exterior Features: Deck, Porch, Storage Building Guest House: Yes Pool: Rural Amenities: Barn, Out Buildings Outdoor Leisure: Fishing Landscaped: Complex Amenities: Community Amenities: Condition: Well-Kept Directions: From Bainbridge Hwy 27 South about 9 miles to Right on Business 27 (towards Attapulgus) Smith Miller Immediately on Right. Property entrance at end of Smith Miller Road to your left then right. Gated. Security System. (See Maps) Try to give a days notice to show. Public Remarks: Well appointed cabin! Very Clean, Very Nice! Lots of Windows! 5+/- Acre managed fish pond with dock and wood duck boxes, Big Pine Timber, Hardwood Bottoms with Hickory and White Oaks. You like to quail hunt? This property is next to SouthWind Plantation...be their guest! Multiple stands and numerous feed plot areas. Good neighbors with big woods. Main cabin has stone fireplace, spacious kitchen with stainless steel appliances, two bedrooms(1 up) , 1.5 baths and a big open great room with lots of windows! Need a little more privacy? Try the guest cabin with full Bed and Bath. This cabin is wonderfully detailed from the antler chandelier to the out door shower! With 110 acres of Hardwood and Pine Timber, pond and creeks, there is plenty of room to roam and explore. Excellent Value in the timber!			

Aerial Map


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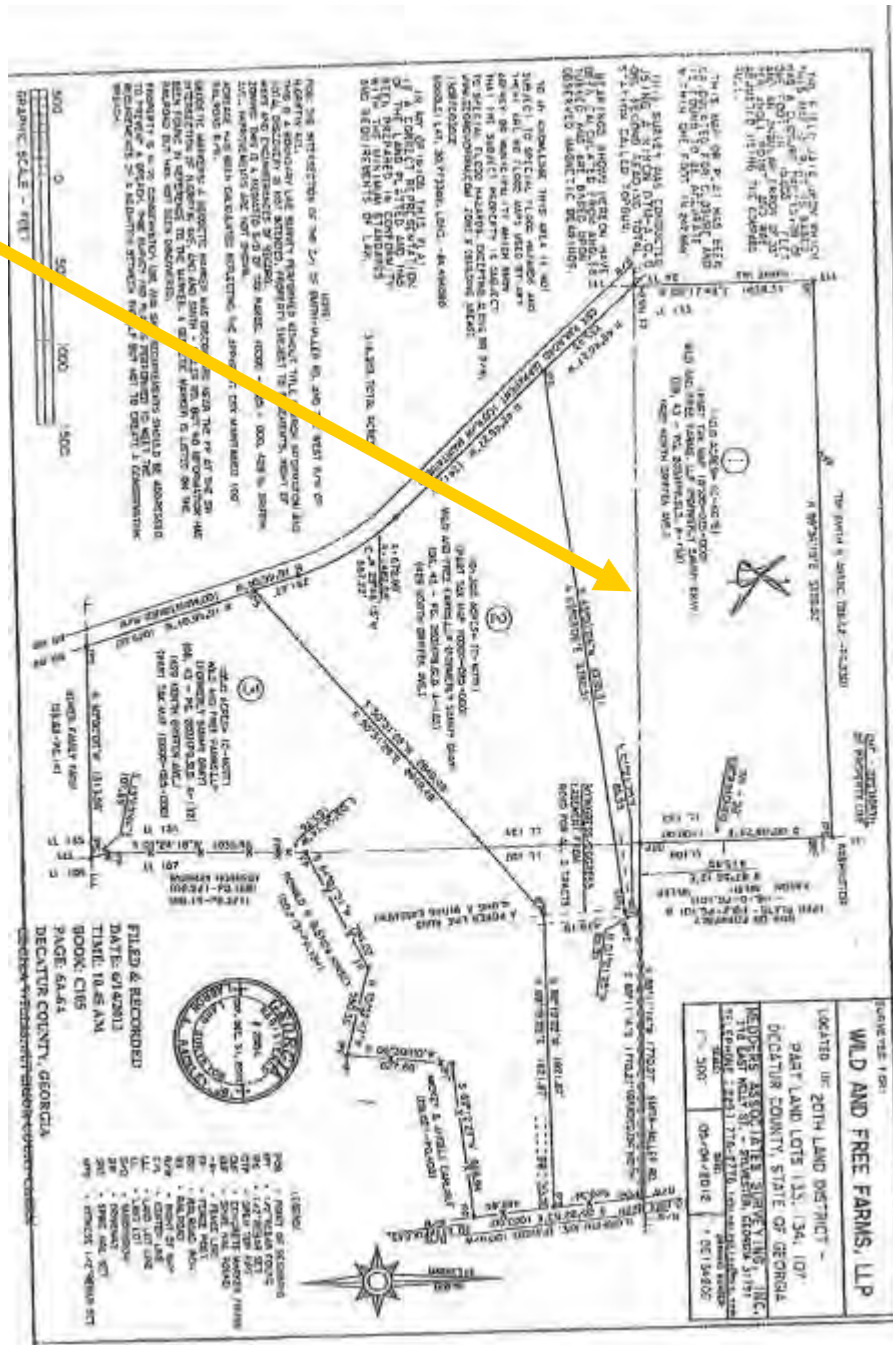
Soil Map



Green = Prime Farm Land
Blue = Farmland of Statewide Importance
Red = Not Prime Farm Land

Property lines are not exact . Seer Survey

**Blue and Green Shaded Areas make up most of the Upland Pine Areas.
The Red Shaded Area is mostly Hardwood and Creek Bottoms.**



Drone Photos



Top Photo: Facing North, West Side of Property
Bottom Photo: Lodge and Cabin on East Side of Property



Drone Photos



Tope Photo: Facing NW, Pond View

**Bottom Photo:
North Property Line Overlooking SouthWind Plantation**



Building Pics


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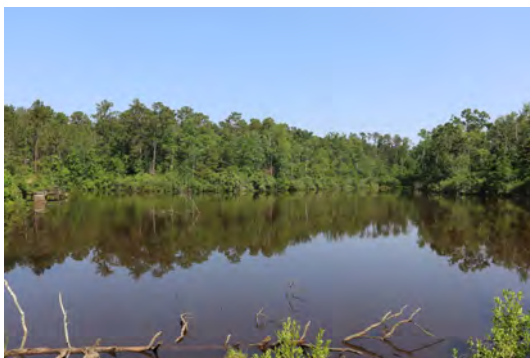


Interior Pics


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Ground Pics

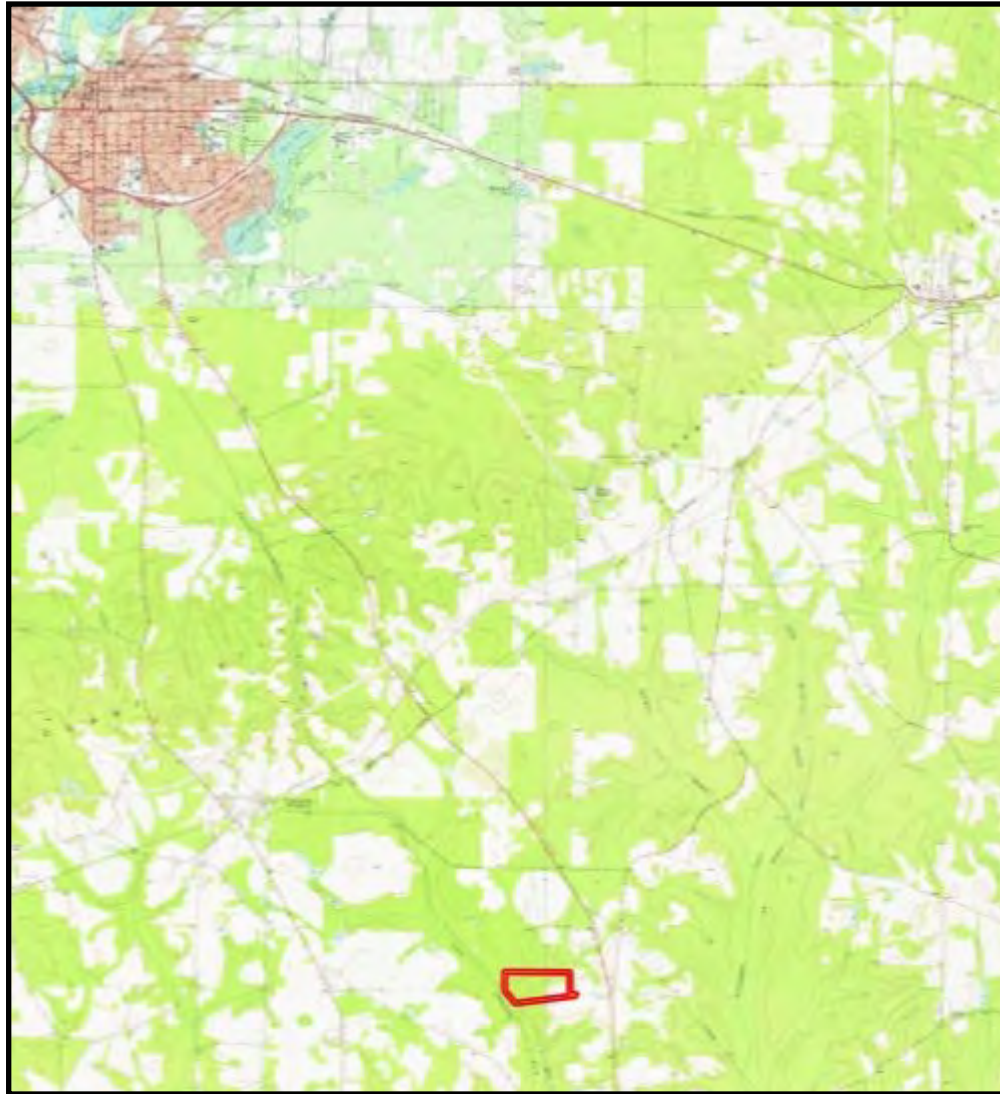


Ground Pics


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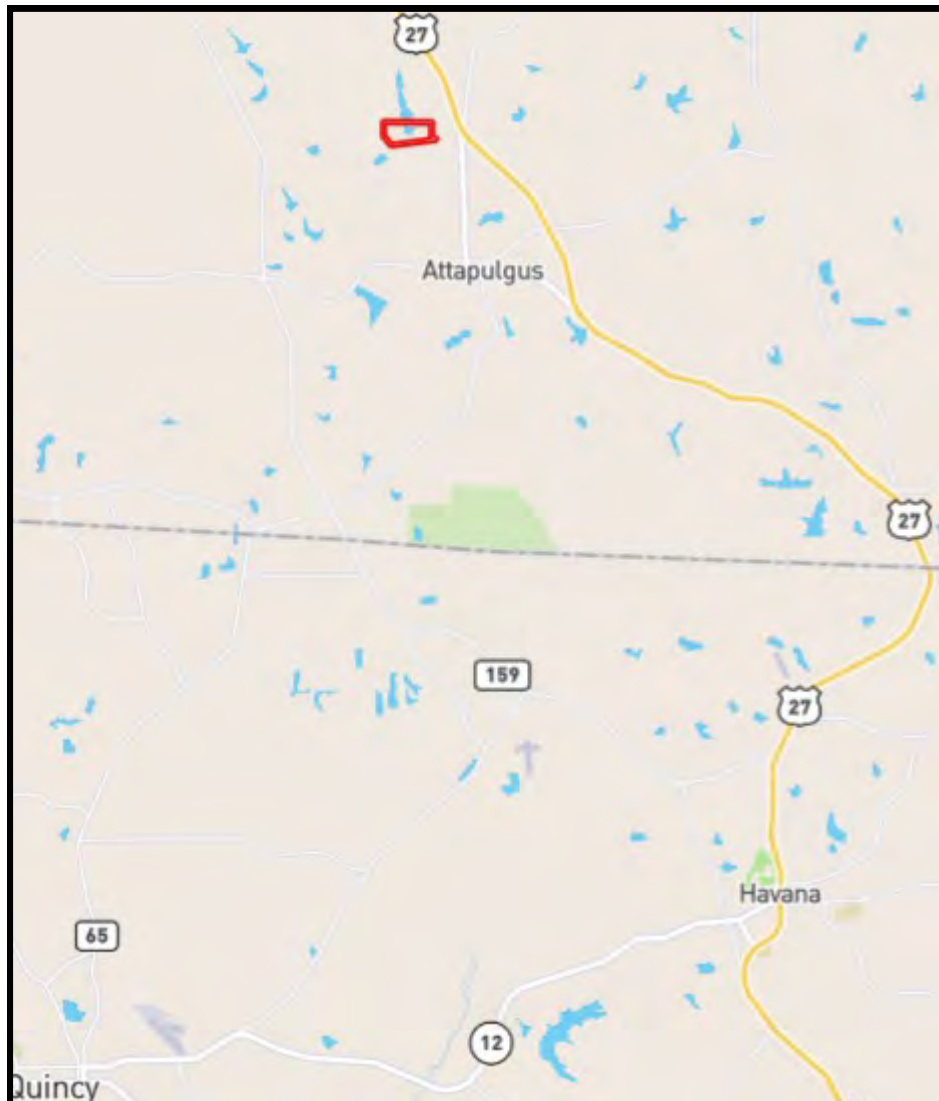
Locator Map



10+/- Miles South of Bainbridge, GA

Locator Map


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15+/- Miles North of Havana Florida