



160 OLD NESBITT ROAD

160 OLD NESBITT ROAD
CORDELE, GA 31015

Tom Tuggle
O: 478.297.5471
tom.tuggle@svn.com

Property Overview



Sale Price

\$395,000

OFFERING SUMMARY

Acreage: 56 Acres
Price / Acre: \$7,054
City: Cordele
County: Crisp
Property Type: Recreation

PROPERTY OVERVIEW

This property is situated in Crisp County, Georgia, and is an ideal location for hunting and recreational activities. Despite being in a rural setting, it is conveniently close to I-75, making it easily accessible for those traveling from other areas.

The property itself is comprised of a mix of natural pine and hardwood timber spread over an area of approximately 27 acres. There is also a small wet weather creek on the property, which adds to the overall appeal of the land. In addition to this, there are around 27 acres of open old field, with natural field pines adding to the natural beauty of the area.

A 2-acre house site is also included in the property, and there is a 960 ± square foot manufactured home on the site with 3 bedrooms and 2 bathrooms. The home provides comfortable accommodations for those looking to stay on the property for an extended period.

The property is surrounded by agriculture fields on two sides, making it an ideal location for those looking to enjoy nature and wildlife in a rural setting. With its natural beauty and convenient location, this property is perfect for anyone seeking a peaceful retreat away from the hustle and bustle of the city.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Hunting & Recreation Properties
- Land Investment
- Timberland

Uplands / Wetlands:

99% Uplands

Soil Types:

Sandy Loam

Zoning / FLU:

AG

Lake Frontage / Water Features:

Wet Weather Creek

Water Source & Utilities:

2 Wells

Road Frontage:

1768 FT on Old Nesbitt Rd.

Nearest Point of Interest:

Cordele, Georgia

Current Use:

Recreation

Land Cover:

The property consists of 27 ± acres of natural pine and hardwood, 2 ± acre house site, 27 ± acres of open field with natural field pines growing up

Structures & Year Built:

1997 Fleetwood Manufactured Home [3 bed / 2 bath; 960 ± SQ FT]

Game Population Information:

Deer & Turkey

Crisp County Recreation Tract
Crisp County, Georgia, 56 AC +/-



Boundary

Wetlands

Riparian

Photos

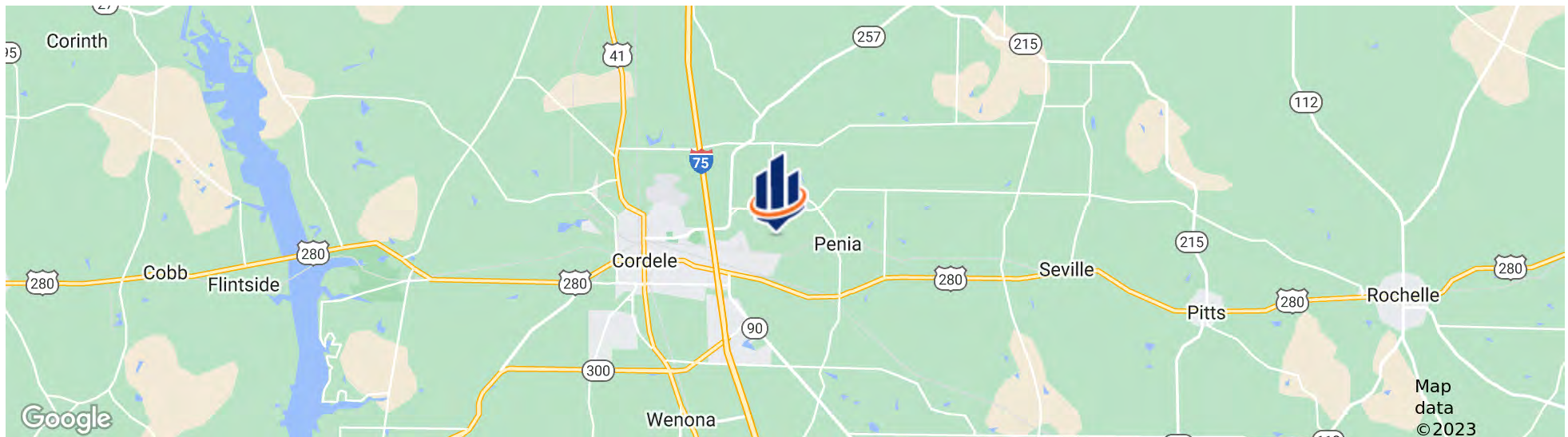


Location



LOCATION & DRIVING DIRECTIONS

Parcel: 039 060
GPS: 31.97153359999999, -83.7248901000000
Driving Directions: Contact Tom Tuggle
Showing Instructions: Contact Tom Tuggle



Advisor Biography



TOM TUGGLE

Advisor

tom.tuggle@svn.com

Direct: 478.297.5471 | Cell: 478.297.5471

PROFESSIONAL BACKGROUND

Tom Tuggle is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia

Tom lives in Perry, Georgia, and works with buyers and sellers of agriculture, recreational, and timberland in the Middle and South Georgia areas. Tom worked with a full-service timber company for more than eight years. With experience in the timber industry, he provides his clients valuable insights into the local timberland and recreational land markets.

He graduated from Georgia Southern University with a bachelor's degree in Business Management and was an active member of Sigma Chi Fraternity. He now serves on the administration board for Perry United Methodist Church. Tom is a lifelong conservationist and enjoys hunting and fishing in his spare time.

Tom specializes in:

- Timberland
- Recreational land
- Agricultural land

SVN | Saunders Ralston Dantzler
125 N. Broad Street Suite 210
Thomasville, GA 31792



For more information visit SVNsaunders.com

HEADQUARTERS

1723 Bartow Road
Lakeland, Florida 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

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