



**Tippettville Road
+/- 21 Acres**

Pulaski County, GA

\$139,100

\$6,624/Acre

Asking Price

- 1,540 Road Frontage
- Current use is Agriculture
- Excellent Soil
- 3 Phase Power
- Mini-Farm Opportunity

ABOUT THE PROERTY

~21 Acres located in South Pulaski County is a level site with excellent soils currently utilized for row crops. Presents opportunity for development, mini-farm, livestock, home-place or farming.

The property offers over 1,500 feet of road frontage with access to 3 Phase power along the Tippettville road, a county paved road. Property is in a rural area surrounded by large



A Land Brokerage &
Forestry Services Company

2044 Northside Road
Perry, Georgia 31069

Phone: 912-678-5920

Email: jack.frankhouser@ghland.com

agricultural farms.

Destination	Distance
Perry	39 min
Warner Robins	51 min
Hawkinsville	18 min
Cordele	21 min
Macon	1 hr
Atlanta	2 hr 15 min
Jacksonville FL	3 hrs 30 min



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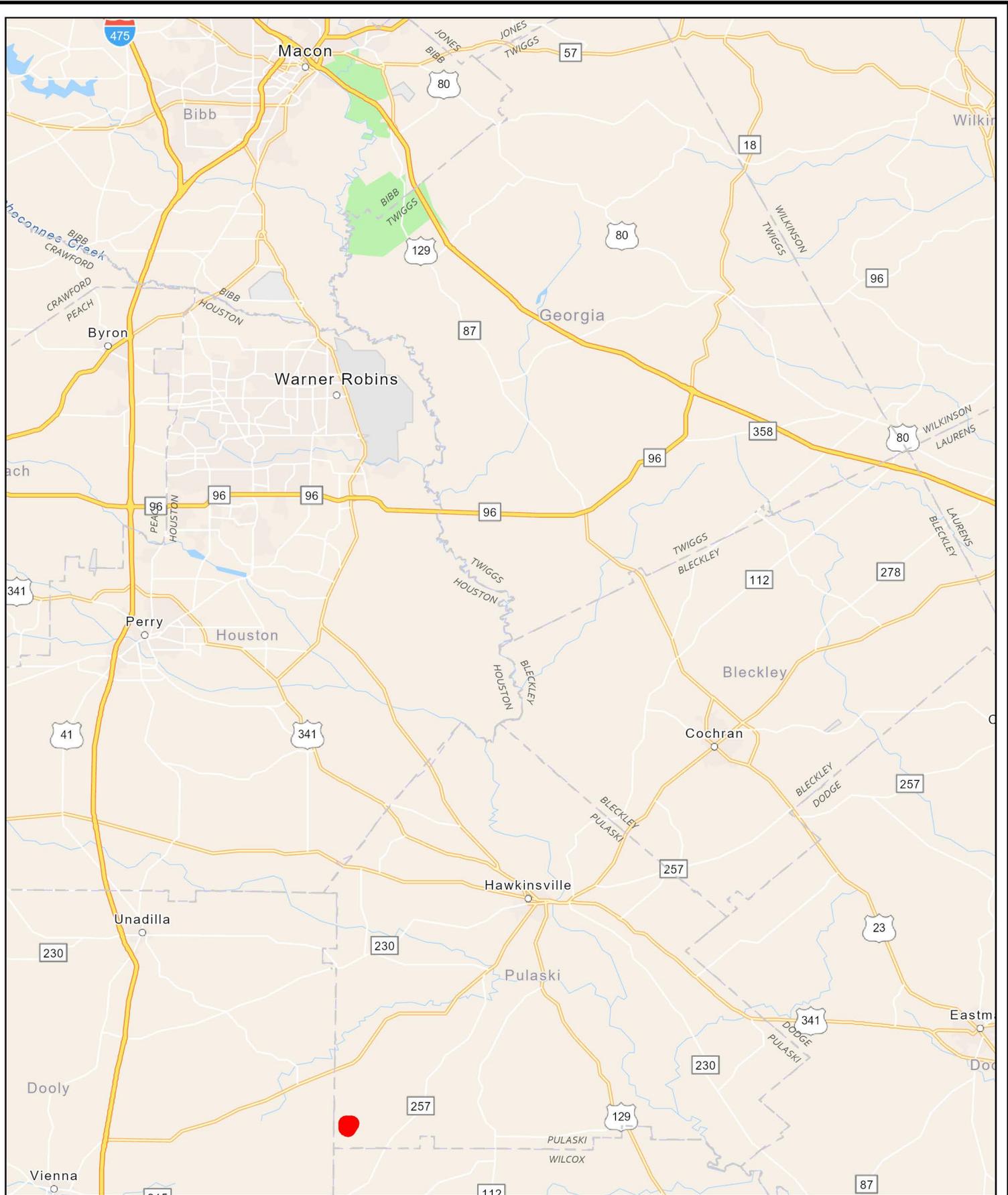
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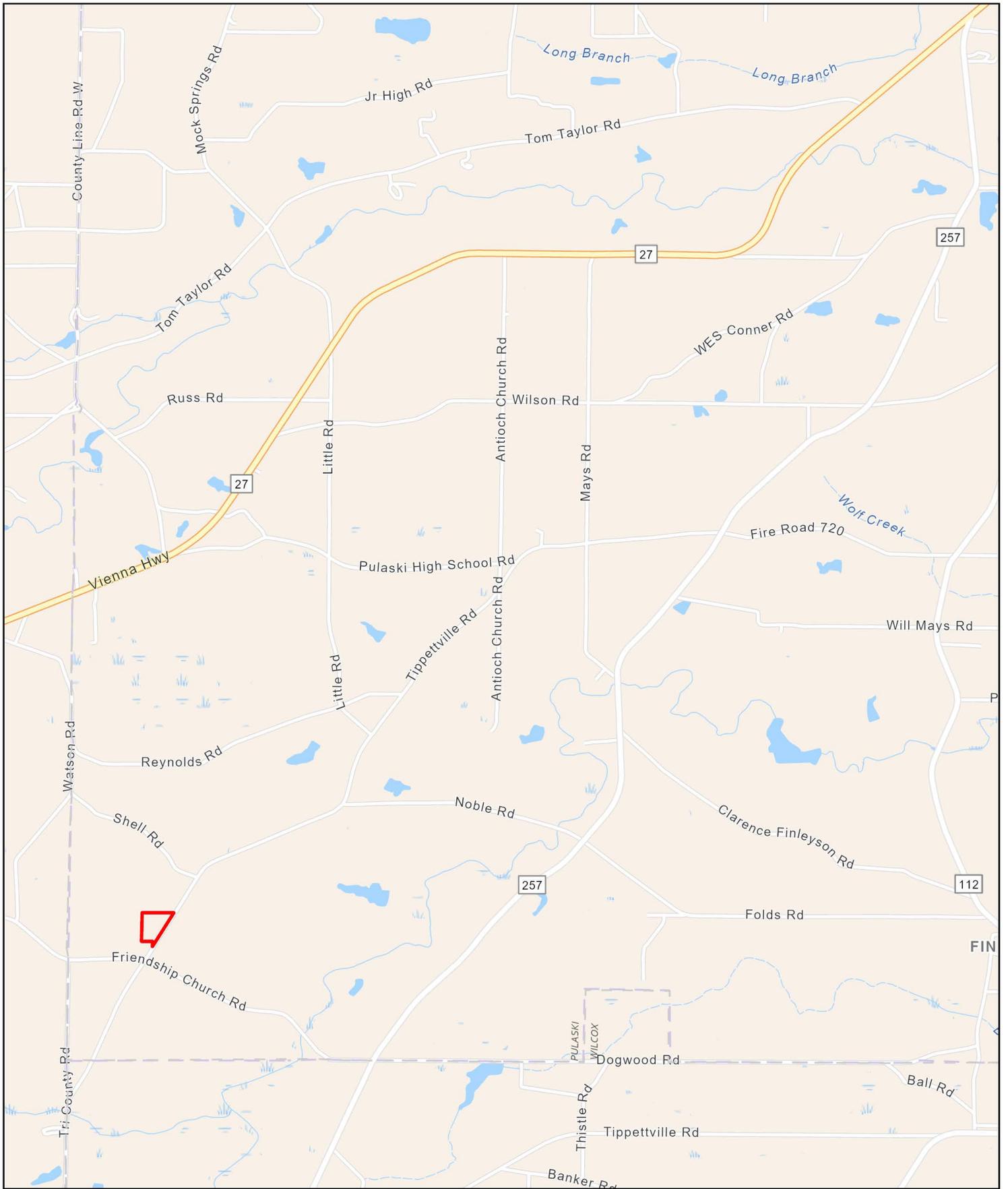


0 4.22 8.45
 Miles

JACK R FRANKHOUSER, ALC
 912 - 678-5920
 JACK.FRANKHOUSER@GHAND.COM
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Parcel: 1T210630003
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Legend

 Subject Property



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 Pulaski County, GA | 20.78 Acres +/-

GREEN HILL
 LAND AND TIMBER
 Foresters/Realtors

JACK R FRANKHOUSER, ALC
 REALTOR/FORESTER
 ACCREDITED LAND CONSULTANT
 912-678-5920 | GH.LAND.COM

2023

N



1 inch equals 211 feet



0 145 290 Feet

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.5987°W 32.133°N



Legend

- Stand Type
- Subject Property



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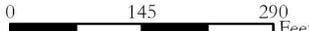

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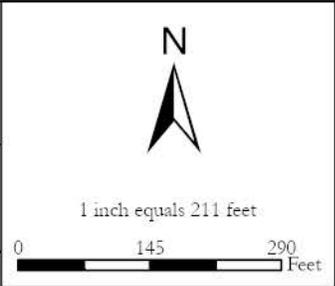
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Legend

- Subject Property

USA NAIP Imagery: Color Infrared
RGB

- Red: NearInfrared
- Green: Red
- Blue: Green

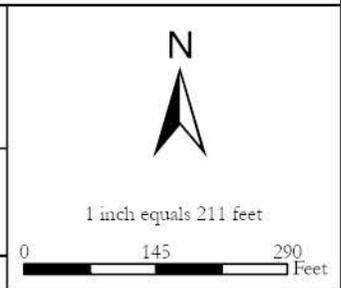


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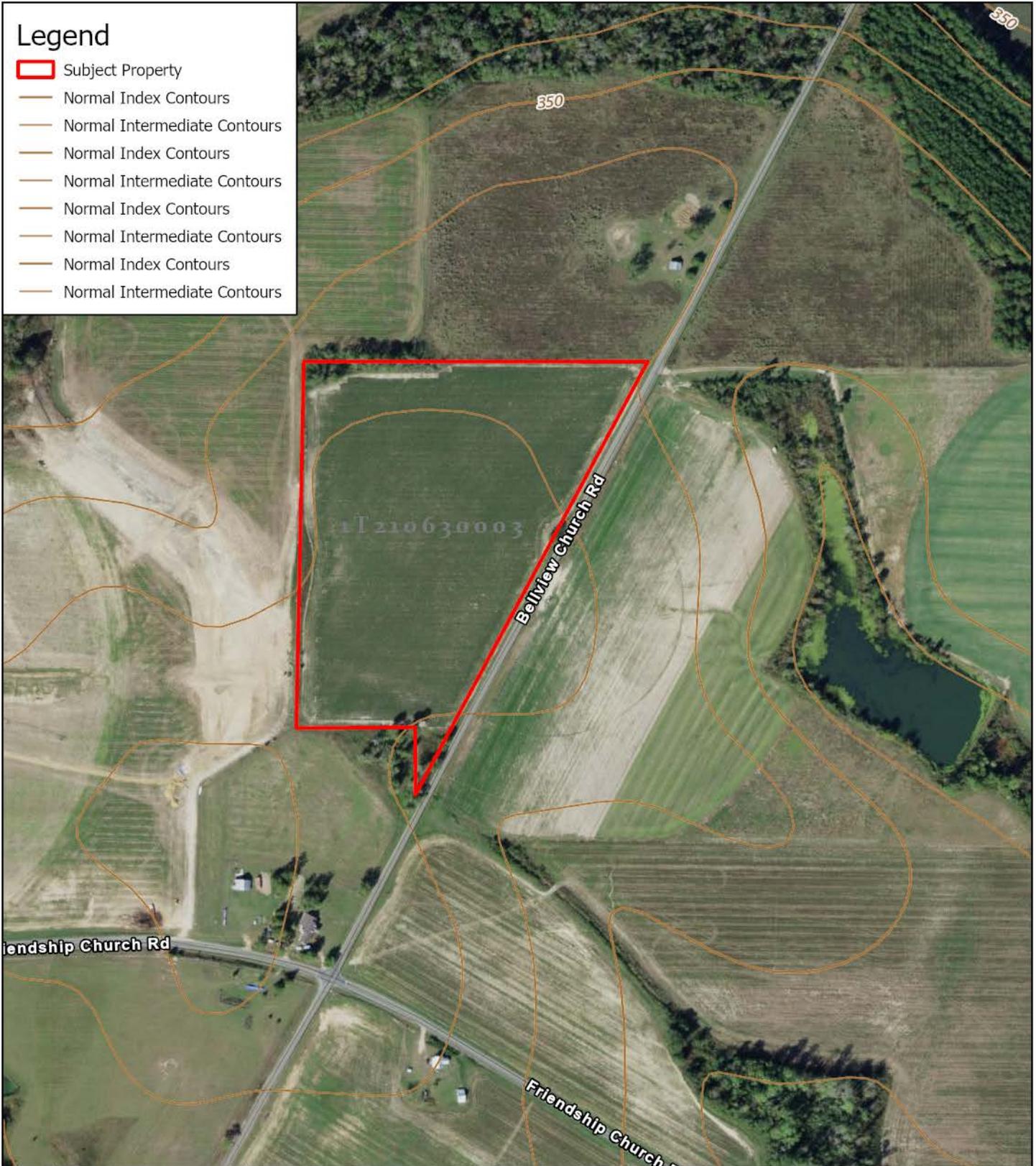
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Legend

- Subject Property
- Normal Index Contours
- Normal Intermediate Contours



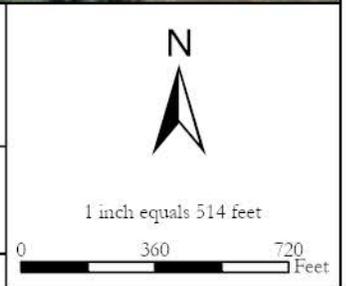
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Legend

GeorgiaGriddedSoilSurvey

DrainageClass

Well drained

Subject Property



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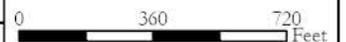
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1 inch equals 514 feet

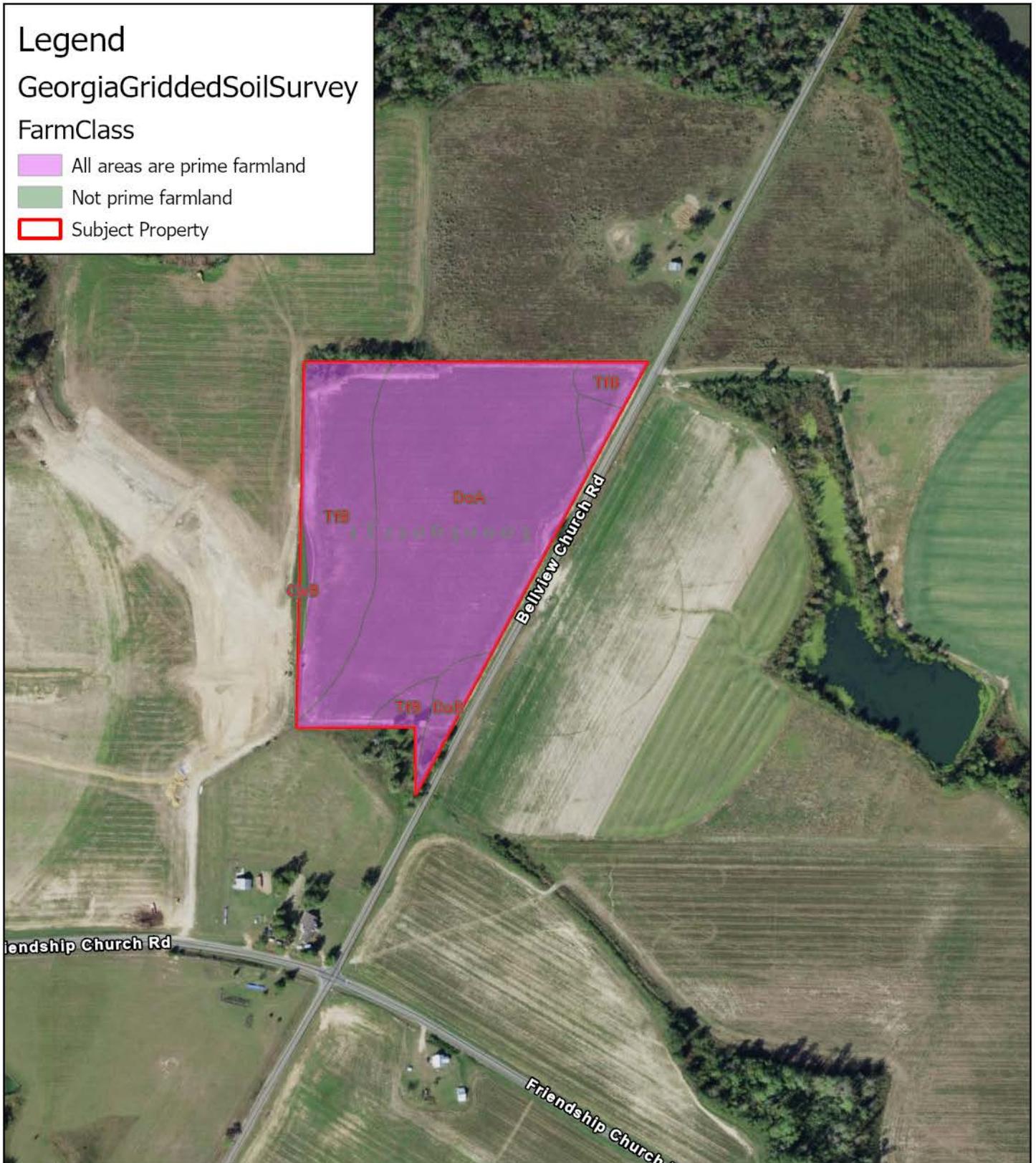


Legend

Georgia Gridded Soil Survey

Farm Class

-  All areas are prime farmland
-  Not prime farmland
-  Subject Property



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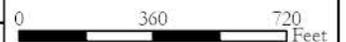
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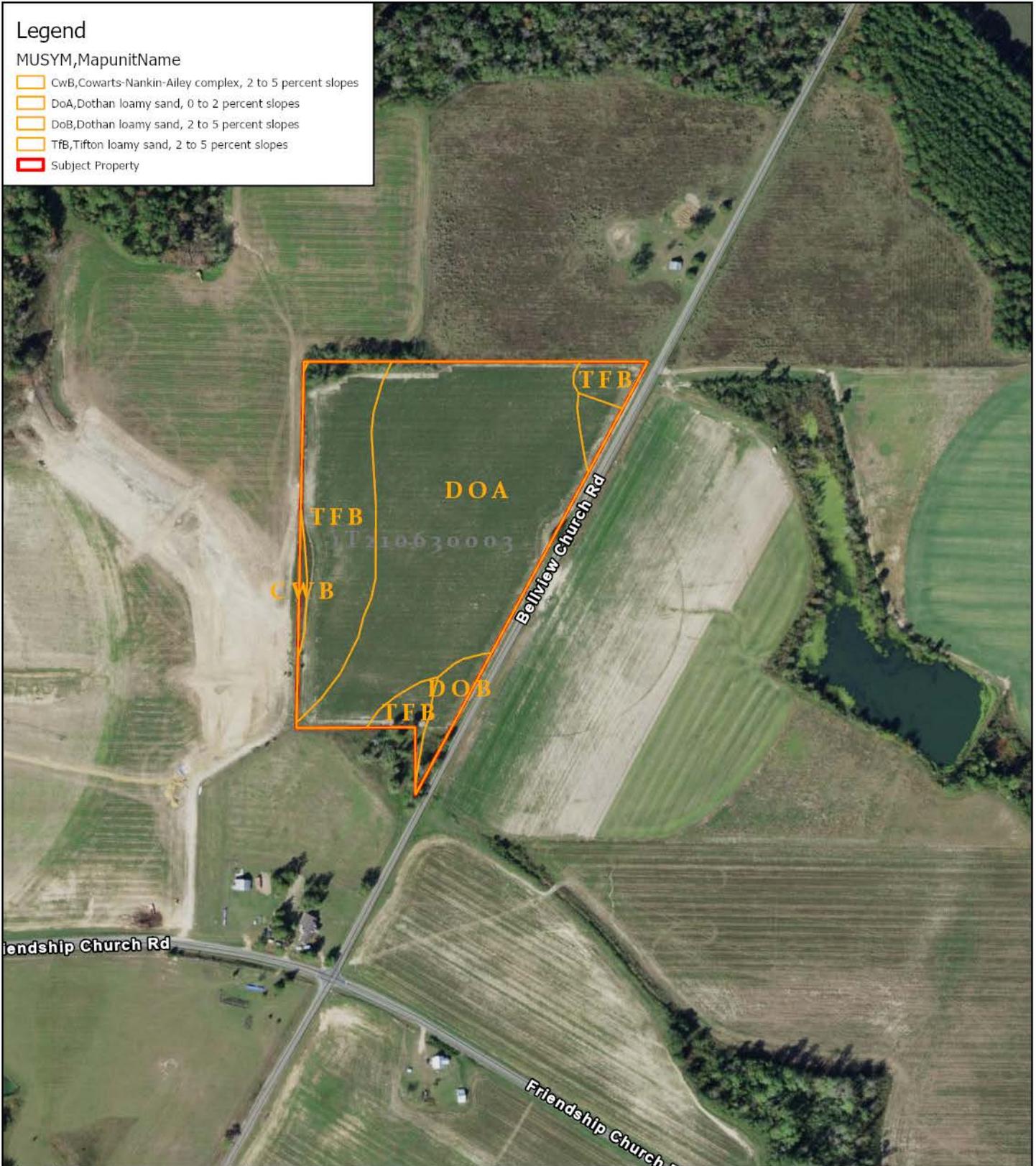
1 inch equals 514 feet



Legend

MUSYM,MapunitName

- CwB,Cowarts-Nankin-Ailey complex, 2 to 5 percent slopes
- DoA,Dothan loamy sand, 0 to 2 percent slopes
- DoB,Dothan loamy sand, 2 to 5 percent slopes
- TfB,Tifton loamy sand, 2 to 5 percent slopes
- Subject Property

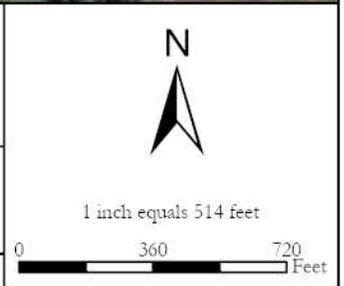


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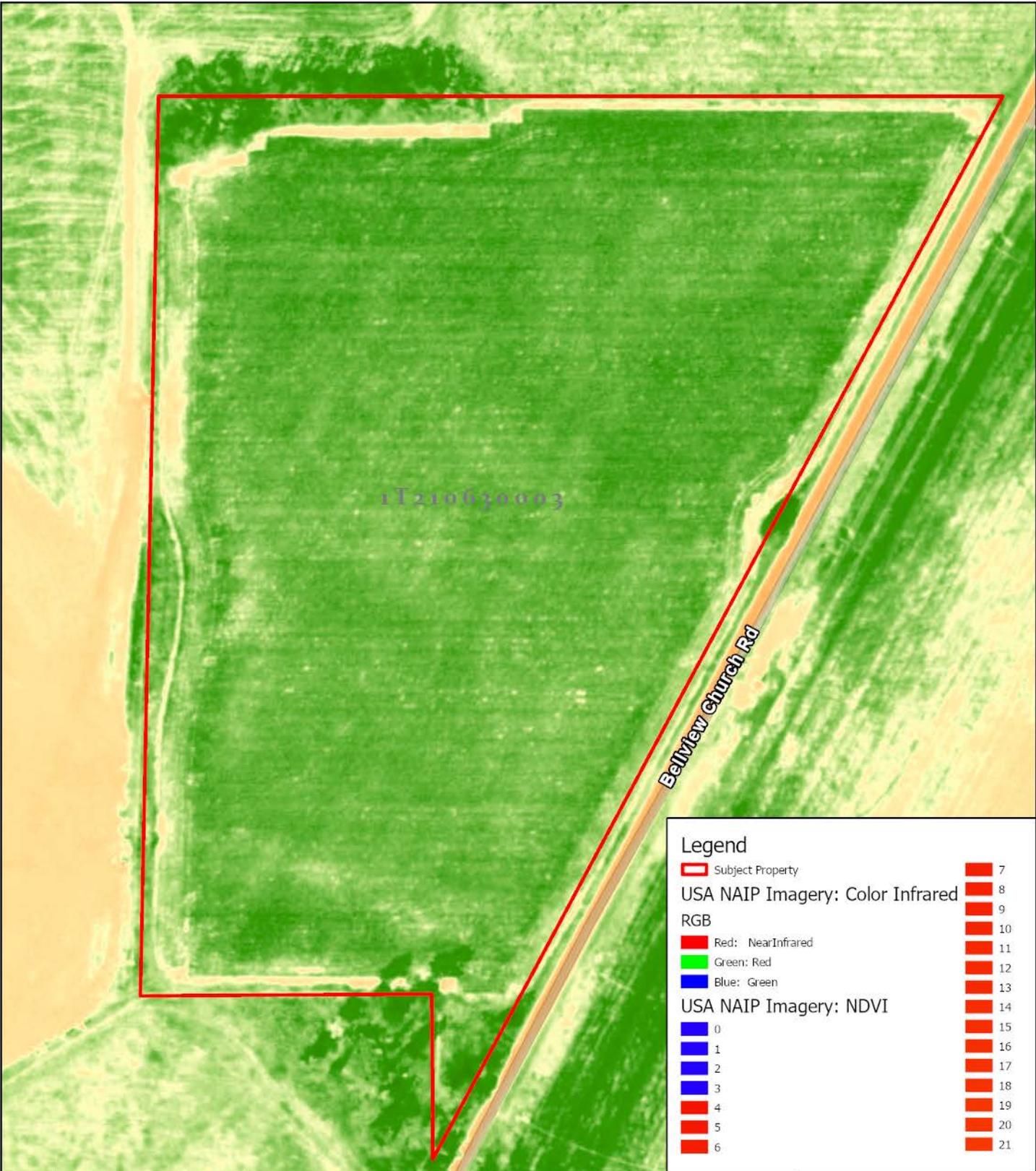
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- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
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- 11
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- 14
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- 16
- 17
- 18
- 19
- 20
- 21



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GeorgiaGriddedSoilSurvey

LoblollySiteIndex

80

86

88

Subject Property



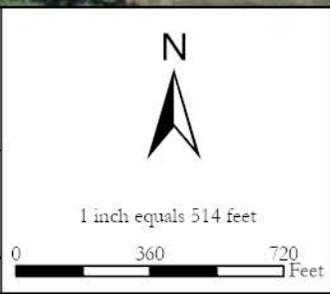
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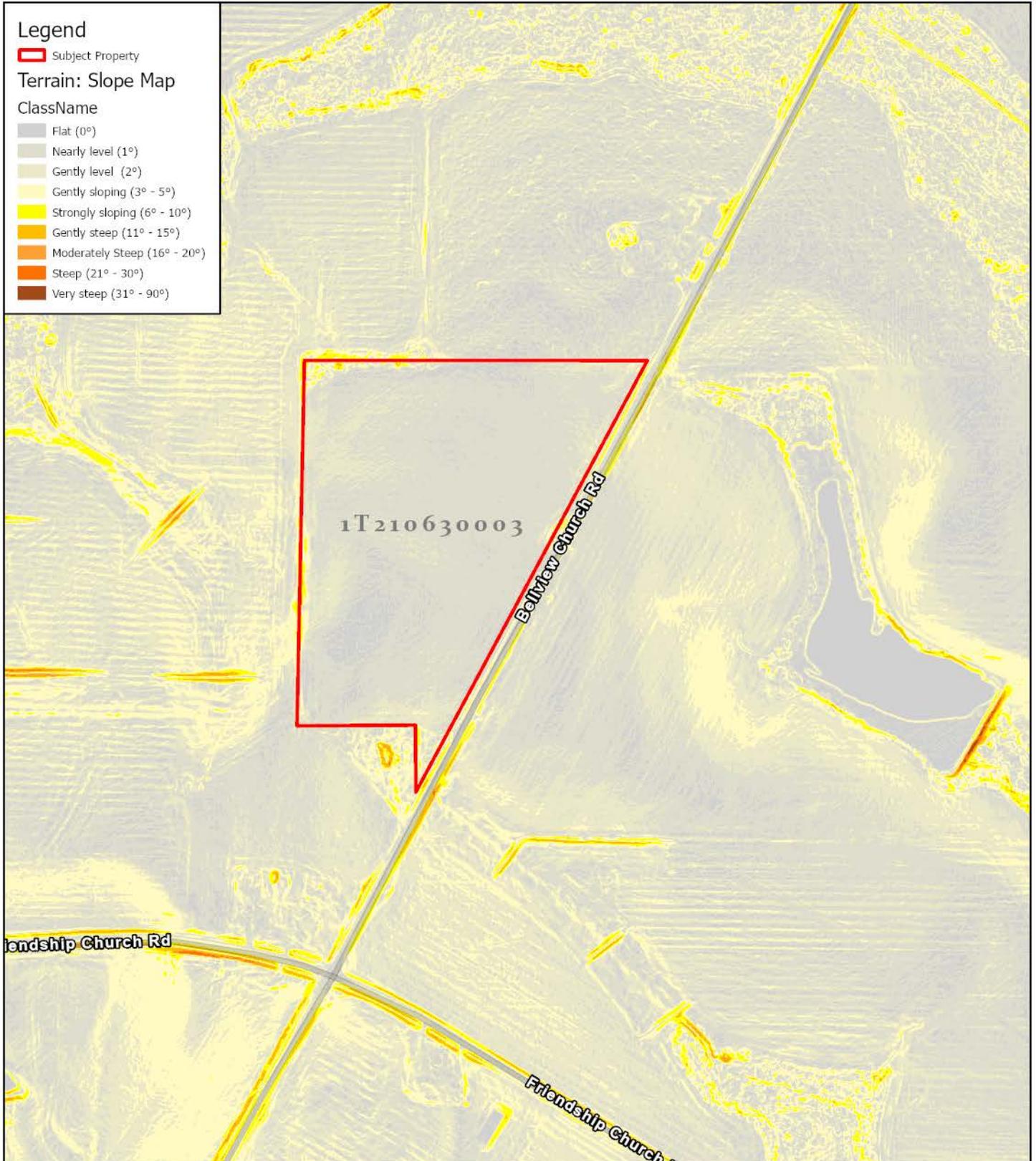
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 Subject Property

Terrain: Slope Map

ClassName

-  Flat (0°)
-  Nearly level (1°)
-  Gently level (2°)
-  Gently sloping (3° - 5°)
-  Strongly sloping (6° - 10°)
-  Gently steep (11° - 15°)
-  Moderately Steep (16° - 20°)
-  Steep (21° - 30°)
-  Very steep (31° - 90°)



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1T210630003

BelView Church Rd

Legend

- Subject Property

Terrain: Hillshade

Value

255

0



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- USA Topo Maps

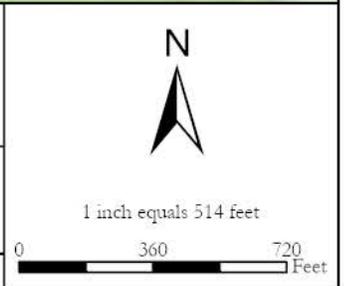


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