

77± ACRES WITH A HOME BLECKLEY COUNTY, GA

\$997,500



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

OFFICE (769) 888-2522

THE BLECKLEY 77

PROPERTY PROFILE

LOCATION:

- 276 Roddy Road
Cochran, Georgia 31014
- Bleckley County
- 5± Miles to Cochran
- 22± Miles to Interstate-16
- 28± Miles to Dublin
- 31± Miles to Warner Robins
- 40± Miles to Macon

COORDINATES:

- 32.37091, -83.27551

PROPERTY USE:

- Farm/Ranch
- Residential
- Livestock
- Investment

PROPERTY INFORMATION:

- 77± Total Acres
- 2006 Town Homes
32x70 Mobile-Home
- 3 Car Garage
- In-Law Suite
- Barndominium: 1 Bed/1 Bath
- Stocked Pond
- 40'x65' Steel Truss Pole Barn
- 35'x35' Shelter with 14' Lean-To
- 10'x70' Covered Chicken Coop
- Outdoor Swimming Pool
- Fenced and Cross-Fenced
- RV Hook-Up Ready
- Generac System
- 12 Person Tornado Bunker

TAX INFORMATION:

- \$802.50 for Tract 1
- \$1,258.59 for Tract 2
- \$2,061.09 Total FY-2023



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GREYSON FARROW
LAND SPECIALIST

C: 229-406-3833

O: 769-888-2522

greyson@smalltownproperties.com

176 Watson Rd. - Pitts, GA 31072

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE BLECKLEY 77

DISCOVER YOUR DREAM PROPERTY IN BLECKLEY COUNTY, GEORGIA! Situated off Roddy Road approximately five miles from Cochran, you will find yourself among 77± beautiful acres with everything you could possibly ask for!

As you make your way up the driveway from the main entrance, you are greeted by large oak trees. A three bedroom, two bath home mobile home features picturesque views overlooking a stocked pond and fenced pasture area. A 3-car garage and in-law suite have been added to the mobile home. Currently, the garage is set up for entertainment purposes, but it can be utilized for automobiles if desired. Just outside of the in-law suite, you will find an in-ground swimming pool which is sure to impress on those hot summer days! A barndominium, featuring one bedroom and one bathroom, is adjacent to the main home providing a perfect space for guests or rental income.



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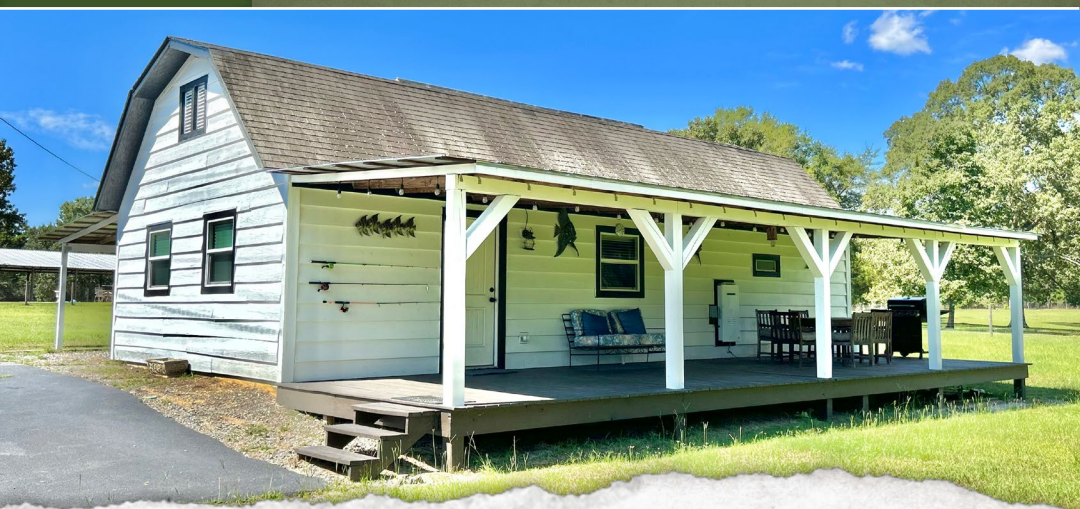
MORE ABOUT THE BLECKLEY 77

A portion of the 77± acre property consists of fenced and cross-fenced areas for livestock grazing. There are numerous structures throughout the fenced area including a three-stall horse stable, enclosed barn, and small hay shelter for keeping hay/feed dry and out of the weather. Outside of the fenced area, you will find a 40'x65' pole barn for equipment and hay storage. The property also includes a 35'x35' barn with 14' lean-to and a large covered chicken-coop.

The remainder of this tract primarily consists of beautiful hardwood/pine timber. Along the northwest edge of the property is a portion of mature planted cedar trees. The southern portion provides excellent habitat for wildlife and offers great hunting opportunities. There are multiple openings in the woods for potential food plots, and creek bottoms which provide travel corridors for wildlife. Mature oak trees provide roost areas for turkeys as well as hard mast food sources for wildlife throughout the fall and winter.

Whether you're looking to raise livestock, hunt, or enjoy country living, this property has it all.

Contact Greyson Farrow today to schedule your showing and start making memories in south Georgia!



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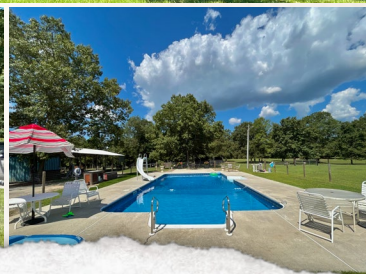
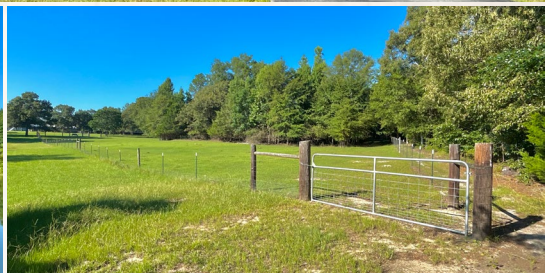
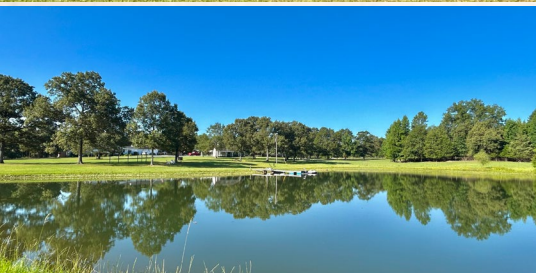
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77 ± ACRES WITH A HOME

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MAIN HOME



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BARNDOMINIUM



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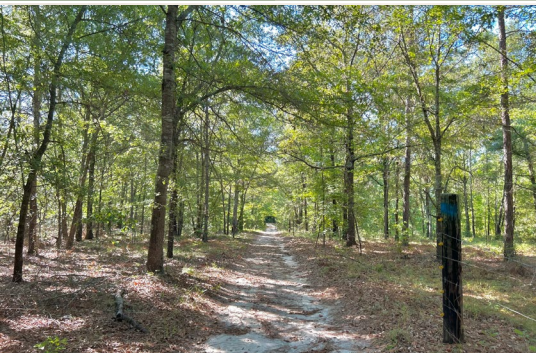
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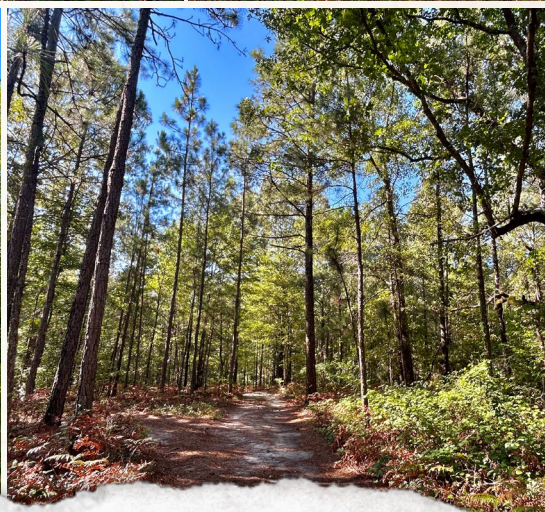
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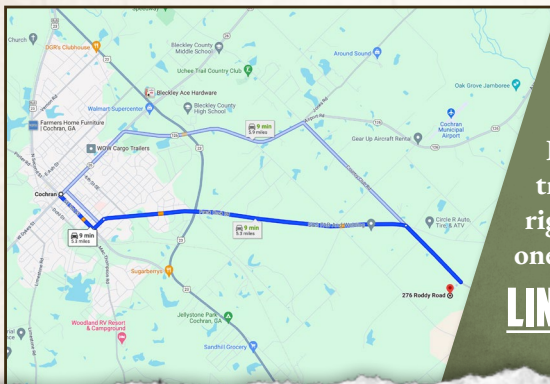
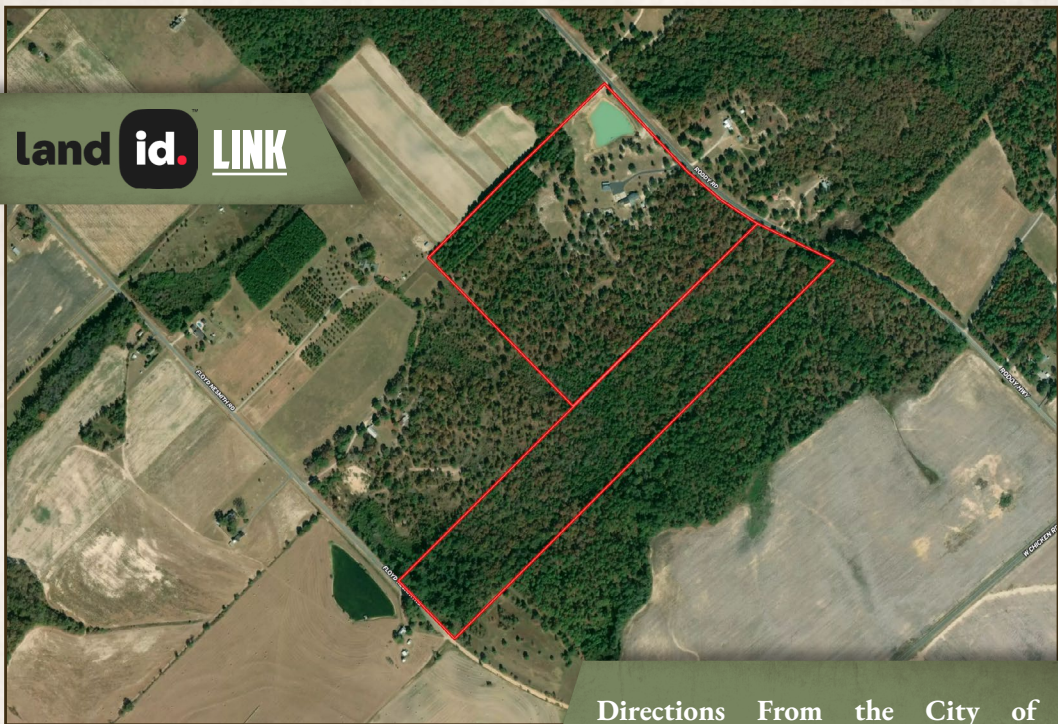
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land id. LINK



Directions From the City of Cochran, GA: Travel southeast on South Second Street for approximately 1 mile. Turn left onto Ann Street and continue for approximately 1/2 mile. Keep right onto Frank Cook Road and travel approximately 3.5 miles. Turn right onto Roddy Road and in roughly one mile you will arrive at the destination.

LINK TO GOOGLE MAP DIRECTIONS



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