

# Middlebrook Pond Road Tract



Offered for \$89,000



+/- 25 Acres | Middlebrook Pond Road | Jasper County, GA | 31064

Southern Land Exchange is proud to present this 25 acre recreational tract in Jasper County. The property is only 6 miles (less than 10 minutes) from Monticello, GA. The property is located off Middlebrook Pond Road. There is no road frontage, but access has historically been via a 2,000 ft unnamed road. That being said, there is currently no deeded access so the property is landlocked. The property is all wooded with a mix of mature pines and hardwoods, as well as some natural regeneration. Though the property is only 25 acres, it adjoins over 1,100 acres, increasing the hunting potential tremendously. Create a good food source for the deer and some of those big bucks next door will make their way over, plus we've found evidence of decent buck action already on the property. This property is priced to sell at only \$89K (\$3,560 per acre). The access is in decent condition. Currently no power to the property, but underground power can be run for around \$9k. Bring your RV or mobile home and set up hunt camp. Call Travis Ebbert for more information at 706-614-8840.

**Travis Ebbert**

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Land Exchange**