



CONCE RANCH

\$230,000
17.41 SURVEYED
ACRES

Located just outside Montezuma, Georgia, **Conce Ranch** offers the ideal mix of recreation, comfort, and rural charm. With +/- 5.5 acres of fully fenced silvopasture and a working pen, you can easily manage cows, goats, or horses. A wet-weather creek bottom and upland pine forest create a wildlife haven on the property's northwestern side—perfect for deer and turkey hunting.

After a day outdoors, unwind at the fully furnished 14x48 Live Oak manufactured home. Move-in ready and well maintained, it features front and back porches, a metal roof, and a security system. The property also includes an 8x10 shed stocked with tools, along with established stands and feeders—everything you need to start enjoying right away.

Known for producing trophy game, this area of Dooly County is a sportsman's dream. Whether you're seeking a weekend escape, mini ranch, or small-scale hunting retreat, Conce Ranch delivers a versatile, turn-key setup with endless potential. Property shown by appointment only.



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