



LONGLEAF POND

2112 HEBRON CHURCH RD
WILLACOOCHEE, GA 31650

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Property Overview



Sale Price **\$306,000**

OFFERING SUMMARY

Acreage: 34 Acres
Price / Acre: \$9,000
City: Willacoochee
County: Coffee
Property Type: Timber & Recreation

PROPERTY OVERVIEW

Located in rural Coffee County and only 10 minutes from town, Longleaf Pond is perfect for a future homesite! A home could be constructed overlooking one of the two ponds on the 34 ± acres. The tract also features 1318 ± feet of road frontage. Young longleaf pines provide excellent habitat for wildlife, and the two ponds could be stocked for fishing. A larger, contiguous tract of land is also available. The tract is currently in a 10-Year Conservation Use Valuation [CUVA].

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	• Hunting & Recreation Properties • Timberland
Uplands / Wetlands:	91% Uplands / 9% Wetlands
Soil Types:	Fuquay Loamy Sand [29.1%]; Kinston and Johnston [27.31%]; Bonifay Sand [17.83%]; Dothan Loamy Sand [14.51%]; Carnegie-Cowarts Complex [10.31%]; Ailey Loamy Course Sand [0.65%] ; Leefield Loamy Sand [0.29%]
Zoning / FLU:	AG
Lake Frontage / Water Features:	2 Ponds
Road Frontage:	1307 Feet
Nearest Point of Interest:	Douglas, Georgia Willacoochee, Georgia Fitzgerald, Georgia Douglas, Georgia
Land Cover:	Young Planted Pine; 2 Ponds

Location



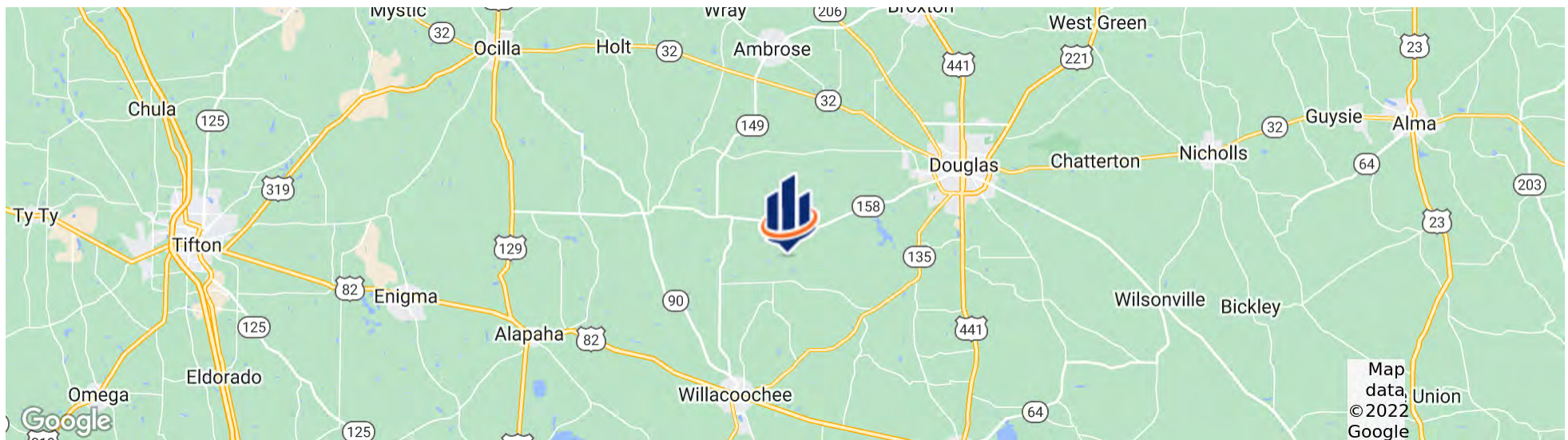
LOCATION & DRIVING DIRECTIONS

Parcel: 0047-016B

GPS: 31.4390189, -82.9986198

Driving Directions: From Douglas; Head South West on HWY 158 [7 miles]; Take a left onto Hebron Church Rd [2 miles]; Property will be on your right

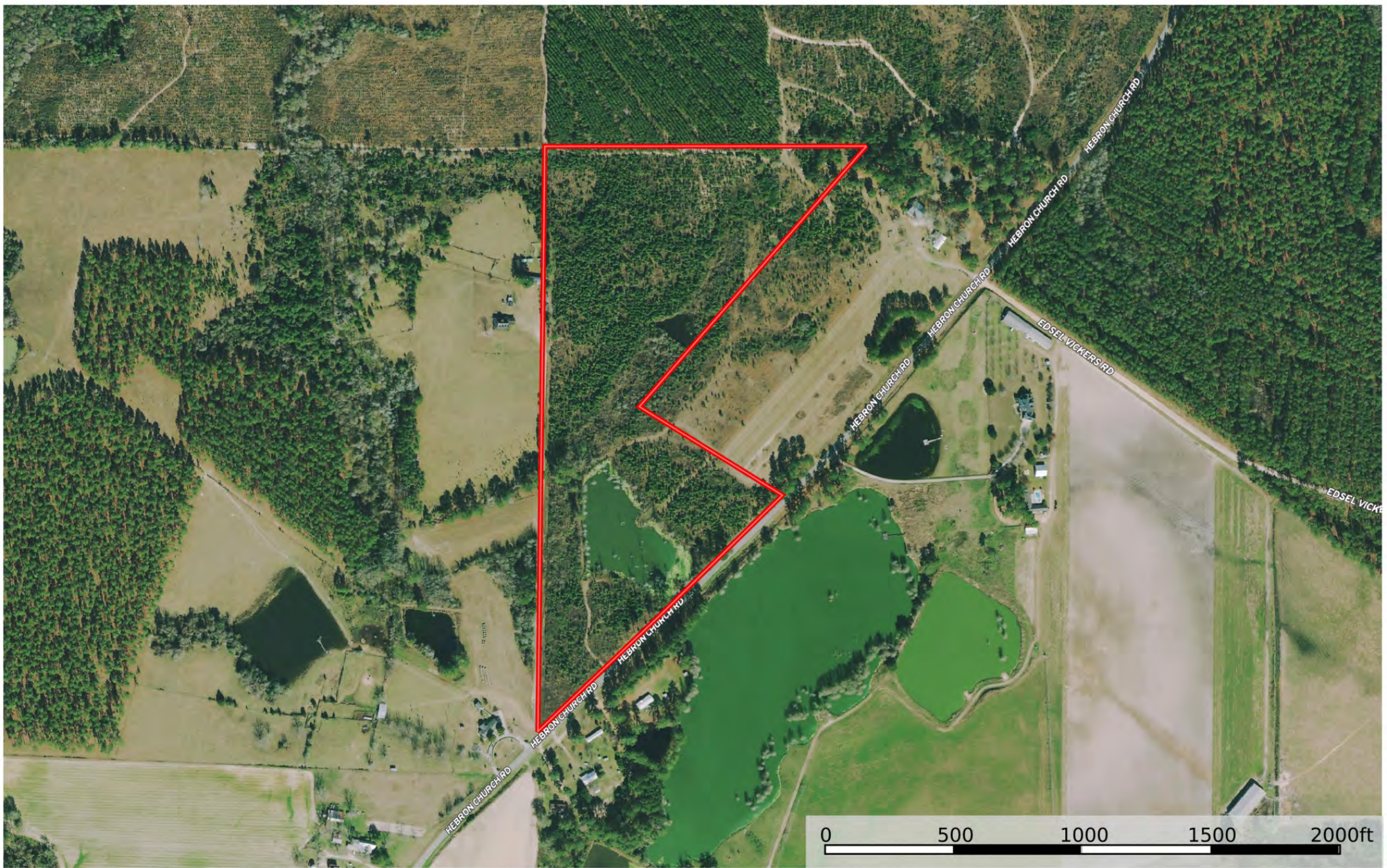
Showing Instructions: Contact Tom Tuggle



Additional Photos

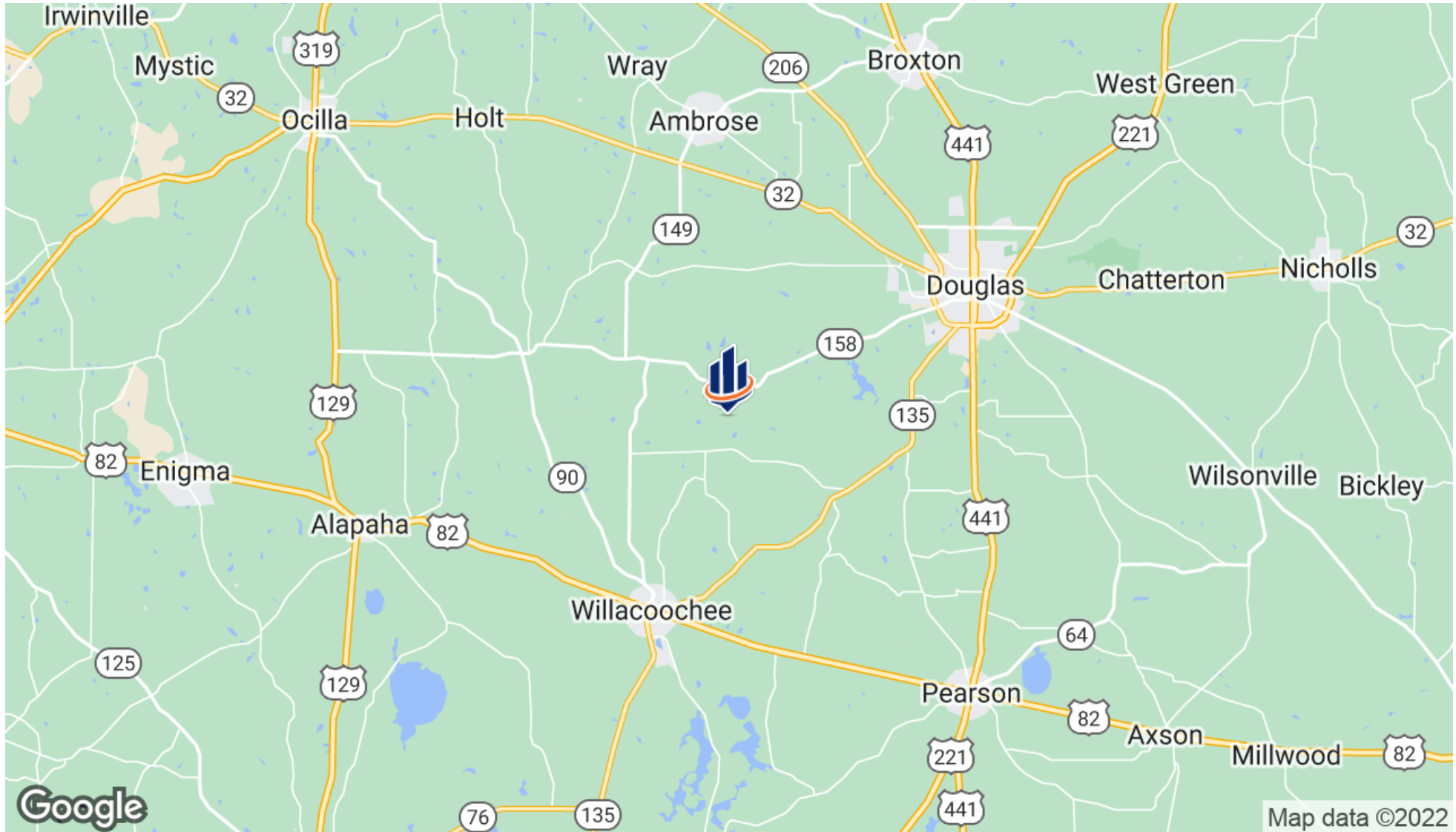


Vickers Tract 1
Coffee County, Georgia, 228 AC +/-



 Boundary

Location Map





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
386.438.5896

GEORGIA

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

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