

77.6 +/- Acres in Schley County, Georgia

\$425,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

769-888-2522 office

Property Profile

The Schley 77.6

Location:

- Schley County, GA
- Frontage on Albritton Rd.
- 23± Miles North of Americus
- 55± Miles West of Warner Robins

Coordinates:

- 32.3484098 N, -84.2550667 W

Property Information:

- 77.6 +/- Acres
- Established Interior Road System
- Spring Fed Pond
- 14 +/- Acres Agriculture Field
- Mixture of Pine and Hardwood Timber
- Great Duck, Whitetail Deer and Turkey Population
- Flooded Timber and Swamp Area
- Small Fixer Upper Camp House

Property Use:

- Hunting
- Recreation
- Investment
- ATV/Horse Riding
- Farming

Tax Information:

- Estimated Taxes: \$983 for 2023



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PHILLIP VOGLER

LAND SPECIALIST

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P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

Information is believed to be accurate but not guaranteed.



Introducing the Schley 77.6, a duck hunter's paradise situated in northeast Schley County between the towns of Ideal and Ellaville, Georgia just about 30 minutes north of Americus. This 77.6+/- acre property offers a wide range of opportunity, from a small agriculture field for farming, to wooded areas housing whitetail, turkey and small game to the one acre pond offering a very serene view for family fishing fun.



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On the back side of the property, you will have some of the best looking duck habitat with a secluded, flooded marsh to keep ducks comfortable and happy. An internal road system is in place allowing you to comfortably navigate the property to set it up for hunting some of the large whitetail bucks this part of Schley County offers.



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As you enter the tract off Albritton Road, you will see a great little "fixer-upper" cabin that could be used for a weekend getaway or rented for income. The exterior of the home needs some TLC, but the interior was remodeled several years ago. With a little work, this could be a great camp to warm up in, after a chilly morning hunt.



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The Schley 77.6 is a great place to build a home as it offers the best country views possible. With 14+/- acres of agriculture fields and a great hunting habitat, you can create all sorts of memories here, in addition to potential income. If you are looking for a great piece of property offering a tremendous amount of versatility, call Phillip Vogler to schedule a private showing today!



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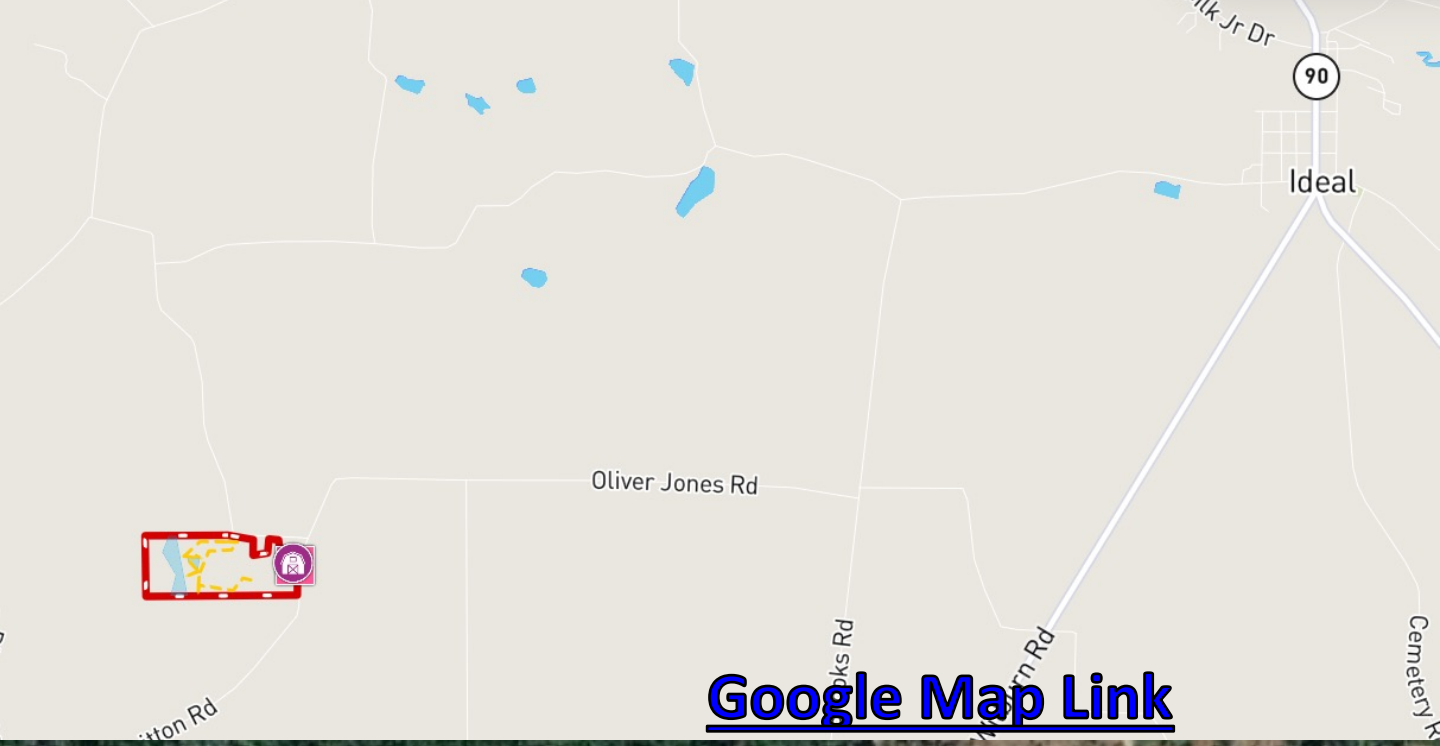
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[Google Map Link](#)



[Mapright Interactive Map](#)



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