



## Live Oak Pond

Live Oak Pond is 74.89± acres located in southern Laurens county. If you are in the market for a midsize retreat, you owe it to yourself to take a look at this one. This property offers diversity and features that are rarely seen on a property of its size. 13± acres of the property is a cultivated field that is custom made for a dove field. The soils are good and the gently sloped land resists erosion. Surrounding the cultivated land is a mature stand of hardwoods that make up the majority of the tract's acreage. Oaks, sweetgums, and the occasional live oak make up the majority of the species in these areas. On the east end of the property is a pond that is 1+/- acres. A solar powered well supplies a steady water supply to ensure that the pond maintains a constant level. Solar panels on the south side of the pond power the well. On the west end of the property is 17+/- acres where planted pine have been harvested. This area could be reforested or converted to farmland. With over a half mile of paved county road frontage, this property will be a prime candidate for later division. It is conveniently located approximately 2 hours to both Atlanta and Savannah. It is approximately 15 minutes into Dublin and around an hour to Macon. The property's wildlife potential is great. Turkey, deer and small game are abundant. Trophy quality for deer is great in the area. Please give us a call to see a property that will be hard to match in today's market.



**Price:** \$243,393

**Property Type:** Land

**Status:** Sold

**Street/Address:** Cole Road

**City:** Dublin

**State:** Georgia

**Zip code:** 31021

**County:** laurens

**Acreage:** 74

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**Per Acre Price:** \$3,250.00

**Phone Number:** (478) 279-2148

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**Google Maps link:** [View Larger Map](#)



## Aerial Map



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Plat

