



### Crisp Pond Property

- Crisp Pond is a fantastic multi-use farm in sought-after Crisp County, Georgia. It will be hard to find a more diverse tract in this county for some time. The location & potential are off the charts.
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- A 5+/- acre spring-fed pond will be sure to catch one's eye off the bat. It is stocked with bass & brim, and will make an excellent swimming hole in the summertime. One could have a beautiful homesite back in the mature pines overlooking the pond in the future. The pond also provides a year-round water source for the wildlife here.
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- Known for producing giant deer, Crisp County is ranked top ten in the state from a deer hunting prospective, and should be no different on this tract. The adjoining property owners to the south have hundreds of acres of irrigated farmland, which will be sure to hold and grow big deer. A large group of turkeys were seen at the initial viewing of the property along the powerline. Roosting & brooding habitat is here, as well as strut zones. The half mile powerline runs through the property, and will make an excellent area for food plot(s) in the future.
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- The 45-acre row crop field, which is currently leased, has a lot of potential. The bird hunter could envision/implement one of the best dove fields around. Longleaf pine could be introduced to give additional bedding & income generation. Or leave it be and generate income off of the farm lease. The field consists of primarily Tifton soils.
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- The 100 +/- acres of mature pine plantation is well-managed, and could be second thinned soon. The understory is thick, but a prescribed fire could be implemented, and give this tract a plantation feel.
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- Whether you are looking for a fantastic year-round hunting tract or a large acreage homesite, you will be hard pressed to find a better opportunity than Crisp Pond Property. This farm will not last long in this market, so give us a call today to see it for yourself!

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**Price:** \$725,000

**Property Type:** Land

**Status:** For Sale

**Street/Address:** 0 Dorough Road

**City:** Cordele

**State:** Georgia

**Zip code:** 31015

**County:** Crisp

**Acreage:** 165

**Per Acre Price:** \$4,500.00

**Phone Number:** 478.972.9189

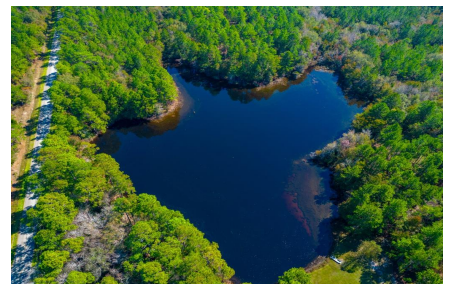
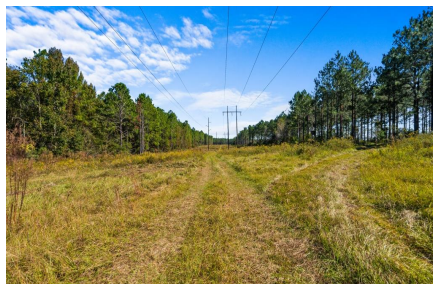
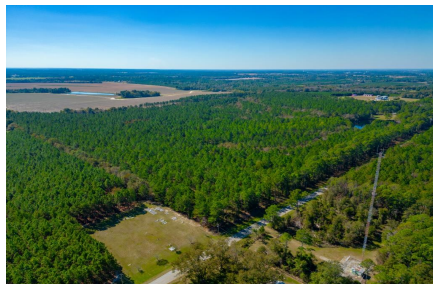
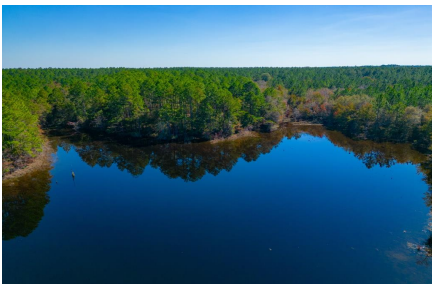
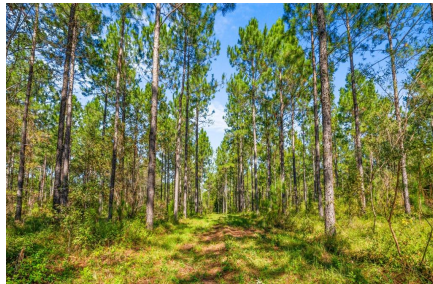
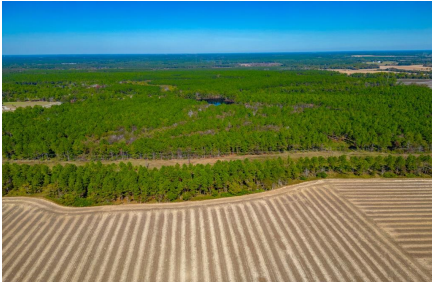
**Email:** [Cade@landandrivers.com](mailto:Cade@landandrivers.com)

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

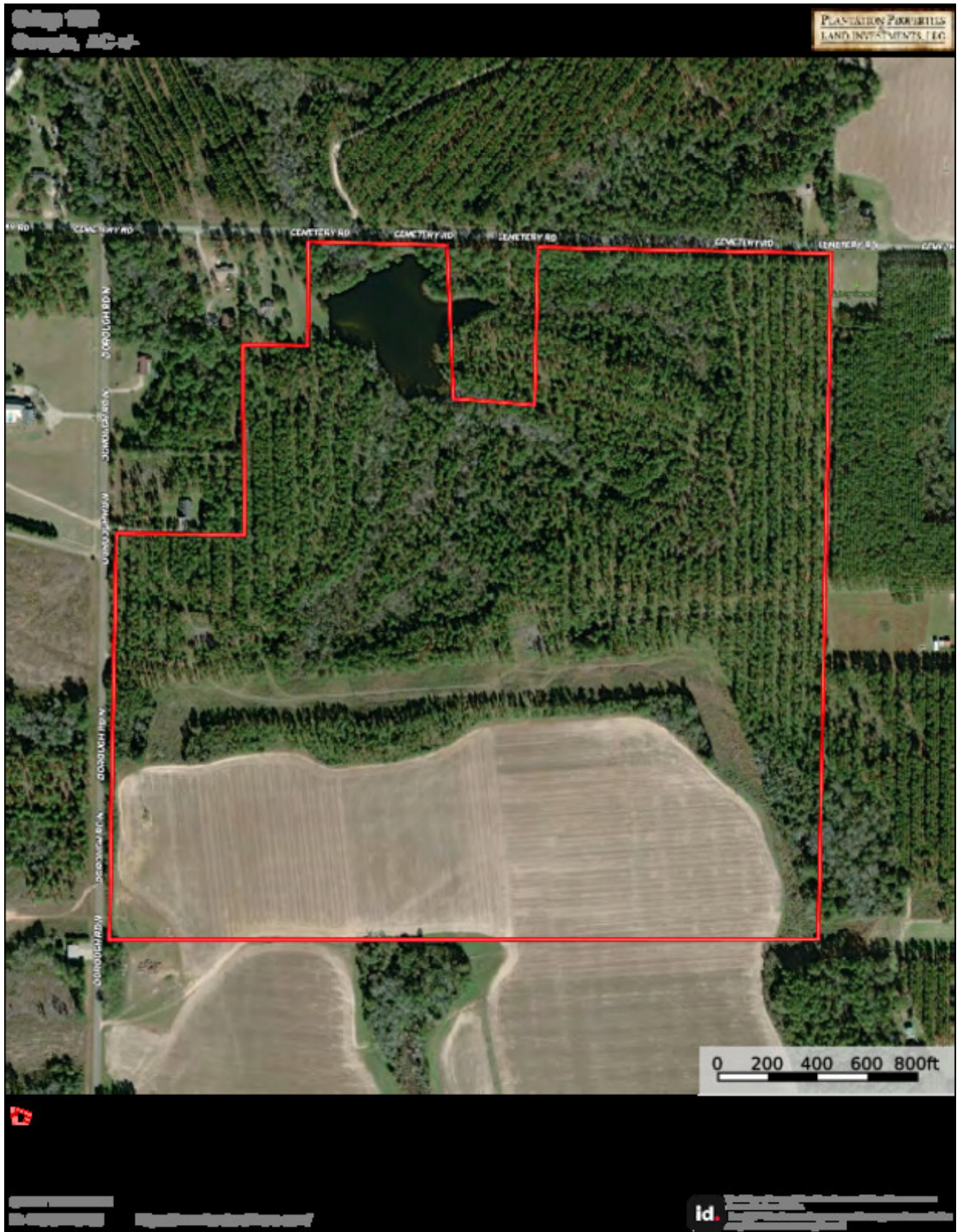


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## Aerial Map



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