

Sold

HEART POND FARM

Dodge County | \$297,500 | 50 acres



Property Details

Heart Pond Farm is acre for acre one of the most appealing tracts under 100 acres to hit the market in some time. It is set up for year-round enjoyment & ready for your cabin/home.

Address

Bowman Rd
Cochran, Georgia 31014
Dodge County

The roughly 3 acre private & stocked pond is a key highlight of this property. Spring fed, dark-water, stocked ponds are a rarity in this market. A homesite overlooking the pond is a given. The grounds surrounding the pond are pristine, and will take minimal effort to sustain. There is a year-round branch that flows out of the backside of the pond through the mature hardwoods, which offers further water feature to this great tract.

The timber present is excellent. There are 24 +/- acres of pre merch & merchantable planted pines. The planted pines are in great shape, and have been maintained in the best possible way over the years. The 17 +/- acres of old growth hardwood are full of white & red oaks, and some of the prettiest bottoms you will find.

A well-established internal road system allows one to access the entire tract with ease.

The wildlife on this tract is off the charts for a smaller farm. On our first visit to the property a large group of turkeys were seen amidst the planted pines. The mature hardwoods offer excellent roosting habitat & brooding areas. The whitetail deer population in Dodge County is strong, and will be no different on this tract. Lots of natural forage are available, and covered in fawning areas. The large adjoining landowners, which is primarily farmland, is sure to hold & supply food to your deer herd. Duck hunting & fishing in the pond will offer further year-round enjoyment for the new owner.

Located just off the county paved road, the access is excellent, and gives the country feel a lot of people are looking for these days. It should be noted that this

tract is just 10 minutes from Cochran, and sits just off the Dodge-Bleckley County line.
Plantation Properties & Land Investments · 1207 Merchants Way, Suite 101 · Statesboro, GA 30458 · 912-764-LAND (5263)

If you are in the market for a top-notch recreational home place in Middle Georgia, give us a call today before it is to late!

Property Photos



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