

For-sale

HOXIE FARM

Taylor County | \$995,000 | 85 acres



Property Details

The Hoxie Farm is a true turn-key recreational retreat in sought-after Taylor County, GA. All is currently in place for a buyer to come here and start enjoying on day one with little to no additional efforts.

Address

367 E. Hwy 127
Rupert, Georgia 31006
Taylor County

The property features an 1800 square foot, 3 Bed/2 Bath Barndominium sits amongst the pines at the front of the property. A gravel drive comes off of HWY 127, and leads you back to the living quarters. The Barndominium boasts LVP flooring, stainless steel appliances, granite countertops, tile showers, flat screen televisions, as well as modernized lighting & fixtures throughout. All furnishings will be included in the sale, making it as smooth a transition as possible for the new owner. Covered front and back porches allow you to stay out of the elements, while enjoying the scenery with family & friends.

A 30×40 two-bay barn is located just off to the side of the Barndominium. The barn has a concrete floor & LED lighting in place. A large covered area extends off the side of the barn. The ability to store ATV's, Tractors, attachments, deer feed, etc. is what this barn provides.

The Land consists of 85 turn-key acres. The current owner has put in place 6 planted food plots in addition to an interior road system that leads you throughout the property with ease. Each food plots boasts trough feeders, water troughs w filtration, and "Fat Boy Box Blinds" all professionally constructed by a local builder. Pre merch planted pine makes up a majority of the tract, offering excellent bedding area. Mature hardwoods line the southern part of the tract, as well as the far west portion.

The wildlife here is abundant. A healthy deer population has been the primary focus. The current owner has fed protein & corn year-round. Sign is evident with one loop through the tract. Mature bucks plus doe are frequently seen in person & on trail camera at the feeder located 25 yards from the barndominium. Turkey, dove, and wild hogs can also be pursued here.

Turn-key hunting tracts are hard to find, but when you add a furnished Barndominium to it, it is almost impossible in this market. Don't miss your chance at this one-of-a-kind farm today!

Property Photos



LAND SPECIALIST

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