*Sold*

# SHILOH FARMS – TRACT A

Berrien County | $318,500 | 49 acres



## Property Details

Shiloh Farms Tract A is an excellent mini farm opportunity located just east of Tifton in Berrien County, GA. The property sits just one mile from HWY 82!

The 4 acre spring fed pond is an immediate feature. Located in the center of the property, it would make an excellent fishing spot or cattle pond. A beautiful home site has been implemented overlooking the pond towards the back. The dam is in excellent condition, and can be traveled by foot or vehicle.

28 acres of pasture land has been recently converted. It would be an great opportunity for a small livestock and/or horse farm. Fertile soils are located on this property and all over this area of Southwest Georgia. Blueberries could also be grown here.

Brand new improved fence has been installed on the property with several gates in place.

The hunting here is off the charts. There are deer tracts all over the property. During the initial viewing, a flock of nearly 20 turkeys were spotted on site. Duck hunting could also be enjoyed in the back of the pond.

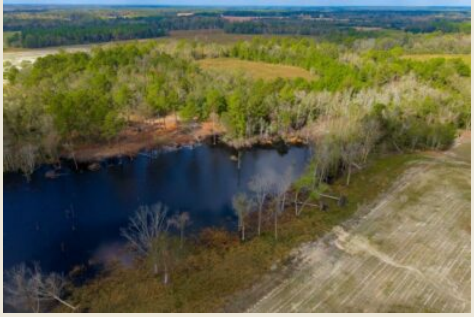
If you are looking for a home site on your own farm, there is not a better location or property to do so in this area. Give us a call today to see for yourself!

*There is an additional 50 acres that can be purchased*

*Address*
0 Wood Williams Road
Enigma, Georgia 31749
Berrien County

## Property Photos






ASSOCIATE BROKER & LAND SPECIALIST

# CADE WINDHAM

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