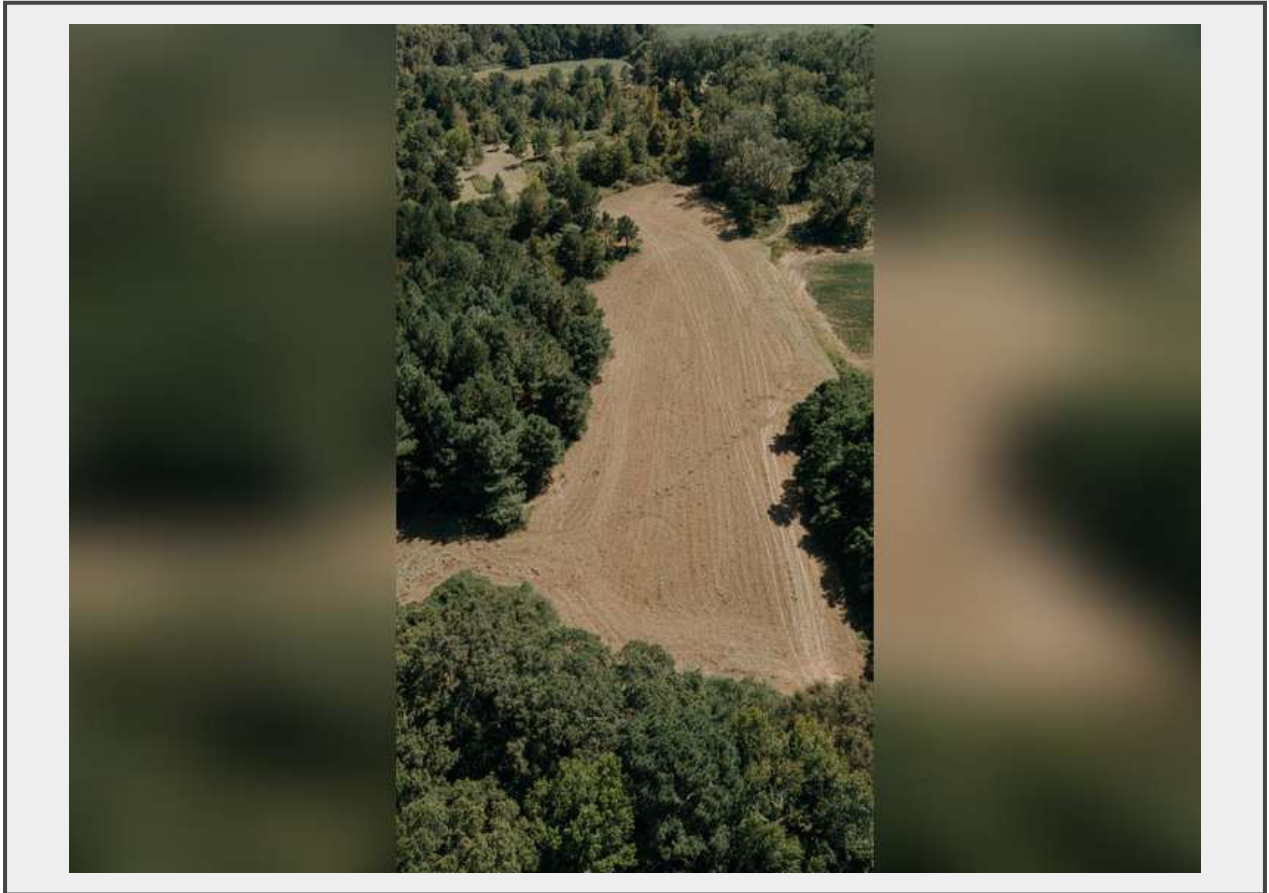


Sale Name: 77.2 +/- Acre Sumter County Retreat: Restored Farmhouse, Hunting Land, and Timber Offered in Four Tracts

LOT 2 - 17.461+/- Acres of Versatile Land



Description

Tract 2: 17.461 Acres of Versatile Land

Tract 2 features open areas that could be easily improved for cropland, dove fields, or game feed plots. This tract strikes a perfect balance with woodland areas that attract big bucks and trophy turkeys, making it an ideal location for hunting enthusiasts. With 500 feet of frontage on GA-195, this tract is both accessible and secluded, offering a blend of cleared and wooded land for various uses.

Property Address: 548 GA-195, Leslie, GA 31764

Auction Date: Tuesday, October 1, 2024, at 2:00 PM

Property Inspection:

Friday, September 20, 2024 from 3:00 – 6:00 PM

Monday, September 30, 2024 from 3:00 – 6:00 PM

County: Sumter

Assessor's Parcel Numbers: Sumter County: Tract 1 - 1514-82-7

Important Selling Features:

- **77.2-acre country retreat** in Sumter County, GA
- **Available in four tracts** – Purchase one, a combination, or the entire property
- **Restored 3,000+ sq. ft. farmhouse** on Tract 1 with original heart pine walls and floors
 - **Spacious and modernized** with 3 bedrooms, 3 1/2 baths, large country kitchen, and glassed-in front porch
 - **Multiple living spaces** including a large den, dining room, and office
 - **Outdoor amenities:** Brick patio, two-car garage, and several additional outbuildings
- **30' x 100' metal pole barn** with enclosed shop and concrete floor on Tract 1
- **Well-maintained planted pines** and mature pecan trees throughout the property
- **Open fields** suitable for cropland, dove fields, or game feed plots
- **Fantastic hunting opportunities** with abundant wildlife including deer and turkey
- **1996 Fleetwood mobile home** on Tract 4 – Renovation project with well and septic tank
- **Convenient access** – Located just 25 minutes west of Cordele, GA, and I-75

Discover this serene 77.2-acre country retreat in Sumter County, GA, blending the charm of a restored farmhouse with modern conveniences. The property includes a spacious farmhouse with original heart pine details, multiple outbuildings, a large pole barn, and well-maintained planted pines and mature pecan trees. Ideal for hunting, outdoor recreation, or creating a family legacy, this versatile property will be offered in four tracts, allowing buyers to choose the perfect piece of rural paradise. Conveniently located just 25 minutes west of Cordele, GA, it provides the perfect escape with easy access to nearby cities.

Offered in Four Tracts, Combination of Tracts, or as a Whole

Whether you're looking for a personal retreat, a hunting haven, or a long-term investment, this property caters to your needs. Available through the Wiregrass Auction Group Multi Parcel Bidding Platform, you can purchase one tract, a combination of tracts, or the entire property.

Perfect for the Outdoor Enthusiast or Legacy Property Buyer

This property's location makes it an ideal getaway for outdoor enthusiasts and hunters, with abundant wildlife and well-maintained land. It's also a great opportunity for those looking to invest in a legacy property to enjoy with family for generations to come.

Location and Access

Situated at 548 GA-195 in Leslie, GA 31764, this property offers the perfect blend of seclusion and convenience. It's easily accessible from major cities, including those in the Atlanta area and throughout Florida. Just 25 minutes west of Cordele, Georgia, and Interstate 75, this retreat provides an ideal escape from city life while remaining close enough for easy travel. Follow the Wiregrass Auction Group signs from US Hwy 280 or GA-195 to arrive at this peaceful country haven.

Property Taxes: Tract 2 - Parcel 1514-82-8 \$278.31

GPS Coordinates: 31.927763° -84.086212°

Google Map Link: <https://maps.app.goo.gl/7Hbw2tWwhtuYkavw5>

Driving Directions:

In Leslie: From the intersection of US Hwy 280 and N Bailey Avenue / GA-195, travel south on N. Bailey Avenue / GA-195 for 2.2 miles to the property on the right.

Watch for Wiregrass Auction Group Signs!

In Downtown Leesburg: Travel north on GA-195N for 15.4 miles to the property on the left. ***Watch for Wiregrass Auction Group Signs!***

For More Information Contact:

Wiregrass Auction Group

(229) 890 – 2437 - Office

Info@BidWiregrass.com

Quantity: 1



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