



Edwards Road Farms Dooly County, GA.

Edwards Rd Farm

99 Acres

\$420,750 or \$4250/Ac
Dooly County, GA.

The Offering:

AFM Real Estate is pleased to offer the Edwards Rd. Farm located in the highly desirable Dooly County, Georgia. Edwards Rd Farms is an excellent combination of both upland convertible lands and recreational potential. The tract consists of ± 99 acres of upland land in a highly desirable area of north Dooly. Strategically located near Perry and Vienna, with seamless access to I-75, this exceptional property offers both recreational and long-term growth opportunities. Whether you're an investor seeking financial returns or an outdoor enthusiast looking for a lifestyle retreat, this property uniquely matches both objectives.

Located within a county renowned for strong deer genetics, it offers excellent hunting opportunities for both deer and turkey. Surrounded by large agricultural farms and timber properties, the settings are picturesque and serene. The property's extensive double frontage along Edwards Road offering over 2500 feet of county-maintained road frontage provides excellent division scenarios, making it versatile for various uses.

Investment Highlights

- 100 % upland convertible lands.
- Double road frontage.
- Highly desirable hunting area.
- Surrounded by large timberland and irrigated farmland.
- Excellent food sources for all types of wild game.

Broker Comments:

"Edwards Road Farms is a great opportunity to own a tract of land in a highly desirable area of northern Dooly County. Edwards Road Farms is a ticket to lasting value and ready for a buyer to design their investment and recreational property."



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