

40± ACRES

LAURENS COUNTY, GA

\$210,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (478) 382-2880 | WWW.SMALLTOWNPROPERTIES.COM

THE LAURENS 40

PROPERTY PROFILE

LOCATION:

- Davis Road
- Dudley, GA 31022
- Laurens County
- $6\pm$ Miles S of I-16
- $17\pm$ Miles SW of Dublin
- $24\pm$ Miles NE of Hawkinsville
- $40\pm$ Miles SE of Warner Robins

COORDINATES:

- 32.43608, -83.13416

PROPERTY USE:

- Hunting
- Recreation
- Potential Homesite
- Agricultural Use
- Timber Investment

PROPERTY INFORMATION:

- $40\pm$ Total Acres
- $14\pm$ Acres of Ag Ground
- $26\pm$ Acres of Mixed Timber
- Managed Dove Field
- Road Frontage
- Established Road System
- Gated Entry
- Strong Populations of Whitetail Deer and Turkey

TAX INFORMATION:

- 2024: \$487.19



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GREYSON FARROW

LAND SPECIALIST

C: 229-406-3833

O: 478-382-2880

greyson@smalltownproperties.com

125 Pine Brook Drive - Rocky Face, GA 30740

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LAURENS 40

THE LAURENS 40 OFFERS AN OUTSTANDING BLEND OF RECREATION, WILDLIFE HABITAT, AGRICULTURE, AND TIMBER VALUE, MAKING IT A HIGHLY VERSATILE RURAL PROPERTY. Located off Davis Road in Dudley, Georgia, this $40\pm$ acre tract is worth considering!

Approximately 14 acres of tillable ground is currently dedicated to a managed dove field, planted in sunflowers to provide exceptional fall and winter dove hunting. Additionally, this established food source benefits a wide variety of wildlife throughout the year.

Beyond the agricultural ground, the Laurens 40 features a diverse mix of mature pines and hardwoods, creating excellent cover, natural travel corridors, and long-term timber value. The timber component provides both immediate aesthetic appeal and future income potential, making this tract attractive to timber investors as well as recreational landowners.



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MORE ABOUT THE LAURENS 40

The property is loaded with wildlife, including strong populations of whitetail deer and turkeys, supported by the combination of open ground, mast-producing hardwoods, and dense pine cover. This diversity makes it preferred by wildlife and enjoyable year-round for the outdoor enthusiast.

This property is well-suited for recreational use, continued agricultural use, or long-term timber investment. Take advantage of a rare opportunity to own a manageable-sized tract that delivers both outdoor enjoyment and tangible land value.

**Call Greyson Farrow today to schedule
a personal tour of the Laurens 40!**



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land **id.** LINK



Directions From Dexter, GA: Travel 4.2 miles west on SR-257/N Main Street. Turn right on Davis Road and continue 0.9 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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