



SOLD · SET PRICE

Dooly County - Edwards Rd Farms

± 101 Acres | Dooly County | Georgia | Near Unadilla

Excellent Deer Hunting and Double Frontage

PRICE	PRICE / ACRE	ACREAGE
\$480,750	\$4,760	± 101

PROPERTY OVERVIEW

AFM Real Estate is pleased to offer Edwards Road Farms located in the highly desirable Dooly County, Georgia. The offering is an excellent combination of both upland convertible lands and recreational potential. The tract consists of ±101 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. The timber aspect of this property has been harvested ready for site prep and buyer's design for planting and food plot locations. With a high percentage of upland pine capable land, you can expect an ideal long-term timber investment grade tract with the ability to maximize returns. Beyond its financial potential, this prop...

PROPERTY DETAILS

ACCESS

Dirt Road · Legal Access · Fee Simple

UTILITIES

Electric · Telephone

VIEWS

Timber

IMPROVEMENTS

Roads

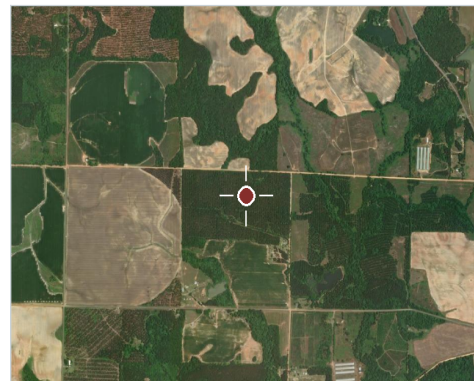
COUNTY TAX PARCEL IDS

390000018 (390000018)

DOCUMENTS INCLUDED

Brochure · Location Map · Aerial Map

LOCATION



Dooly County, Georgia



Nathan Greer

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SCAN TO VIEW



Property Photos

Dooly County - Edwards Rd Farms · Dooly County · Georgia · Near Unadilla



Location & Access

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Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.

COUNTY & STATE
Dooly County, Georgia

NEAREST CITY
Unadilla

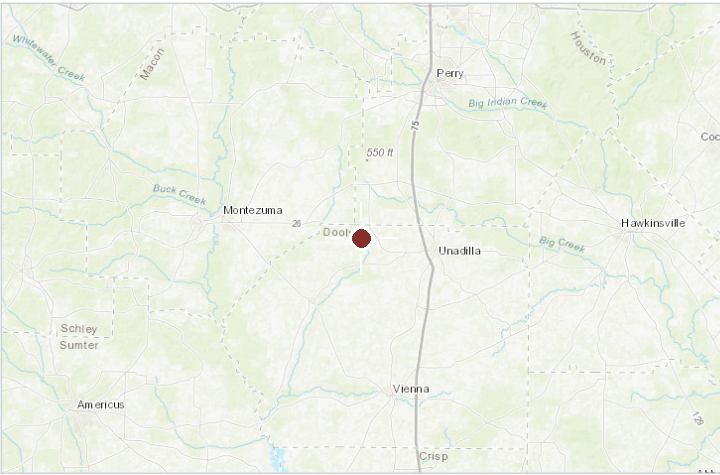
APPROXIMATE CENTRE
32.27449, -83.83958

COUNTY TAX PARCEL IDS
390000018 (390000018)

INTERACTIVE MAP



<https://id.land/maps/37d50df37f17c7880c515340c5c3619a/share>



Regional locator



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."



CONTACT:

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Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, managers, agents and employees, make no representation or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, "AS IS, WHERE IS, with all faults", at closing.

STUCKEY TIMBERLANDS

Dooly County, GA
+/- 238.87 Acres

Data derived from ESRI and US Census Data.
AFM does not guarantee map scale and accuracy,
timber stand information, acreage estimates or
any other information.

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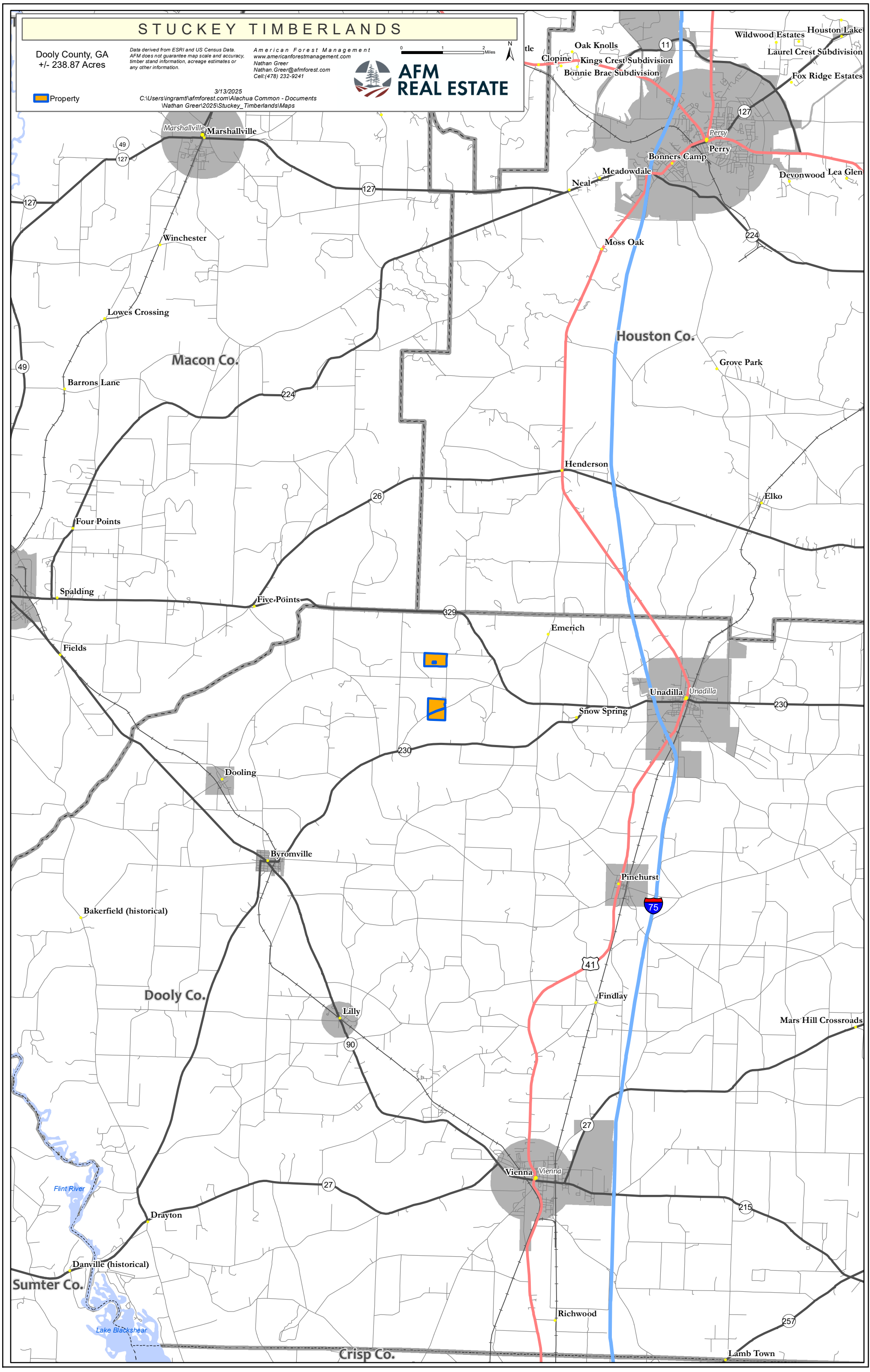
AFM
REAL ESTATE

0 1 2 Miles



Property

3/13/2025
C:\Users\ingram\l\afmforest.com\Alachua Common - Documents
Nathan Greer\2025\Stuckey_Timberlands\Maps





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