

60± ACRES
IRWIN COUNTY, GA
\$399,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (478) 382-2880

THE IRWIN 60

PROPERTY PROFILE

LOCATION:

- Irwin County, GA
- Hwy 32 Frontage
- 1± Mile to Irwinville
- 16± Miles to Tifton

PROPERTY USE:

- Recreation
- Hunting
- Cabin Site
- Investment
- Farming

COORDINATES:

31.6445708, -83.3934604

PROPERTY INFORMATION:

- 60± Total Acres
- 30± Acres Ag Field
- 15± Acres Wetland Hardwoods
- 15± Acres Hardwood
- Wet Weather Pond

TAX INFORMATION:

2023 Estimated Taxes \$1187



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PHILLIP VOGLER

LAND SPECIALIST

C: 478-258-0029

O: 478-382-2880

justin@smalltownproperties.com

P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE IRWIN 60

WELCOME TO THE IRWIN 60, A QUAIN'T LITTLE PROPERTY NESTLED IN THE HEART OF BIG DEER COUNTRY IN SOUTH GEORGIA. Located in a premier agriculture area of Irwin County, this 60± acre tract offers unlimited possibilities. With a wetland branch running along the rear of the property, the ability to create premium duck habitat and hunting is within grasp. Approximately 30 acres of cultivated ag field is currently leased for farming rights, which can be continued for revenue or you could easily create additional wildlife habitat. Another option for income is through pine tree reforestation. Premium undisturbed woods have provided great sanctuary habitat for some of the biggest whitetail in the state. The Irwin 60 also features a ½ acre wet weather pond that offers additional potential for duck habitat and hunting. If you are looking to build a cabin, utilities are available, along with access just off Hwy 32. The property is located just seconds from the town of Irwinville and Mooreheads Country Store. Tifton is approximately 20 minutes away so food, lodging and shopping is right around the corner.



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MORE ABOUT THE IRWIN 60

The current landowners own a fleet of heavy equipment and have agreed to create a customized road system to access the wooded areas to your liking. Also, the homeowner at the front of the property has expressed a potential desire to sell a portion of land to expand the existing 60± acre tract to create an even larger wildlife habitat.

**If you are searching for a great little tract with big wildlife potential and possible income, look no further than the Irwin 60.
Call Phillip Vogler to schedule a private showing today!**



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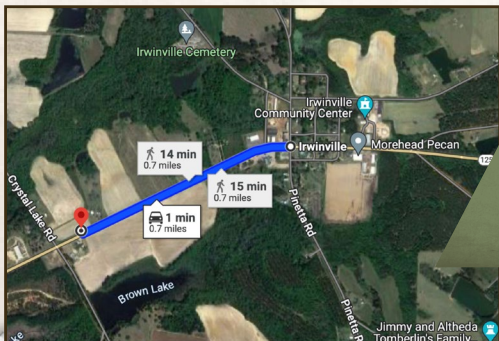
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land id. LINK



From Irwinville, GA: Travel west on Hwy 32 for approximately .5 mile and the property will be on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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