

39± ACRES
MCDUFFIE COUNTY, GA
\$300,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (478) 382-2880

THE MCDUFFIE 39

PROPERTY PROFILE

LOCATION:

- Thomson, GA 30824
- McDuffie County
- Frontage on Thomson Bypass
- 1± Miles to Thomson-McDuffie Middle School
- 11± Miles to Warrenton
- 26± Miles to Washington
- 35± Miles to Augusta
- 70± Miles to Athens

COORDINATES:

- 33.48361, -82.47681

TAX INFORMATION:

- 2023 - \$1,291.78

PROPERTY USE:

- Hunting
- Recreation
- Timber
- Investment

PROPERTY INFORMATION:

- 39± Acres
- Volunteer Pine/
Hardwood Mix
- Wildlife Habitat
- Sills Branch Borders
the Property
- Road Frontage Along
the Main Bypass



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GREYSON FARROW
LAND SPECIALIST

C: 229-406-3833

O: 478-382-2880

greyson@smalltownproperties.com

176 Watson Rd. - Pitts, GA 31072

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MCDUFFIE 39

OUTDOOR ENTHUSIASTS AND INVESTORS, THE MCDUFFIE 39.6 IS FOR YOU! Offering endless opportunities, the 39.6± acre property features road frontage, timber, and the potential for recreation! Situated along the East Bypass in Thomson, Georgia, this McDuffie County tract is made up of a natural mix of pine and hardwood timber. Sills Branch borders the property on the northern boundary. Create your own hunting retreat or simply enjoy the outdoors! This area of Northeast Georgia is known for great hunting, and this place presents the chance to hunt whitetail deer and an abundance of other wildlife. The property is located approximately 11 miles from Warrenton and roughly 35 miles from Augusta. Currently, there is limited access to the property due to fencing.

For more information and to schedule a private showing, contact Greyson Farrow today!



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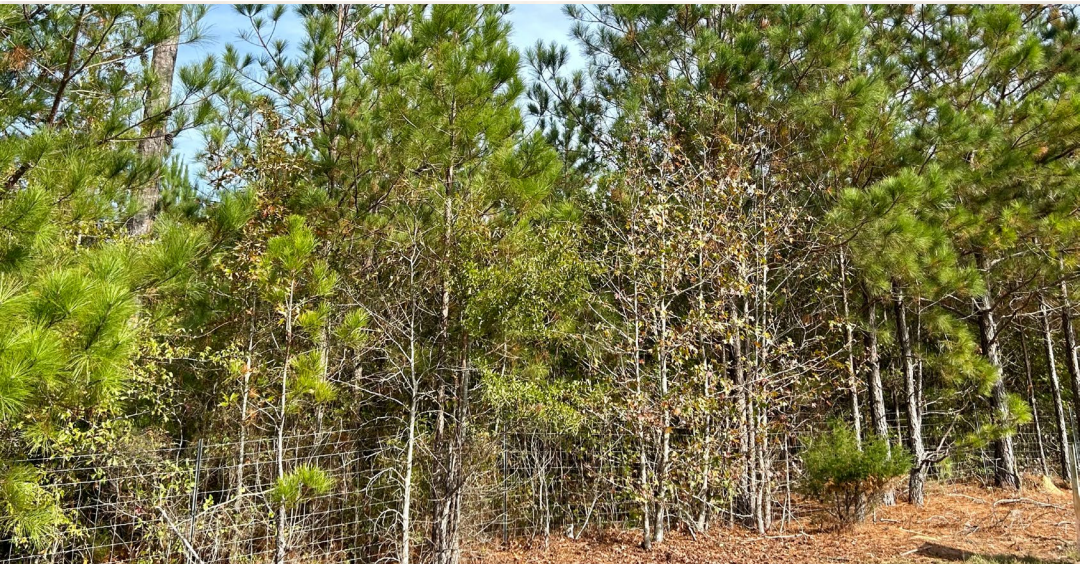
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land id. LINK



Directions From Augusta, GA:
Travel approximately 24 miles west
on State Route 402. Make a slight left
turn onto Cobbham Road and proceed
3 miles. Turn left onto Thompson Bypass
and continue 1 mile to the property on
the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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