



# GEORGIA RANCH AND ESTATE HOME

820 JALAPPA RD.  
BYROMVILLE, GA 31007

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Carson Futch  
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# Property Overview



Sale Price

**\$2,200,000**

## PROPERTY OVERVIEW

Spacious estate home located on 169 ± acre ranch in Central Georgia.

## OFFERING SUMMARY

Acreage: 169 Acres

Price / Acre: \$13,018

City: Byromville

County: Dooly

Property Type: Acreage/Homesite with Ranch/Rec

The ranch includes beautiful rolling hills with pastures, woodlands and privacy off the beaten path yet great access to I-75.

Bring The Family, Dogs, Horses, and Cattle!

Perfect for a family compound as there are three parcels that could be also homesites.

Cattle and equipment are negotiable separately.

# Specifications & Features



## SPECIFICATIONS & FEATURES

Uplands / Wetlands:	108 ± Acres Improved Pasture, 56 ± Acres recently timbered and 5 ± Acres stock pond
Taxes & Tax Year:	\$6341.13 for 2022 [Estimated]
Lake Frontage / Water Features:	5 Acre Stock Pond
Water Source & Utilities:	N/A
Road Frontage:	Paved road frontage 2362 ± feet on Jalappa Road and 3172 ± feet on unpaved Holland Drive
Nearest Point of Interest:	Twenty minutes from Georgia Agriculture Center in Perry Georgia
Fencing:	Perimeter and cross fencing with black four board fence on frontage
Current Use:	Cattle Pasture and Hunting, deer and ducks
Grass Types:	Bahia and Bermuda
Potential Recreational / Alt Uses:	Hunting deer and ducks, ATV's, Horses, Lots of room to roam.

### Structures & Year Built:

Absolutely stunning 3 bedroom 3 bath - 5500 square foot custom-built home on a 169-acre farm located in Dooly County Georgia

- Central Heat/AC
- Soaring ceilings and large rooms - masonry fireplaces in great room and master bedroom
- Amazing master closet with built-in cherry cabinets
- Large kitchen with custom-built cabinets granite countertops and top-of-the-line built-in appliances
- Beautiful hardwood flooring thru-out with custom trim work
- Tile flooring in kitchen and bathrooms
- Laundry room with custom cabinets and dry sink with tile floors
- Anderson doors and windows
- Beautiful brick and rock exterior
- Apartment over the 2-car brick garage includes one bedroom-one bathroom and laundry area
- Breezeway connects the garage to the home
- Totally fenced black four board fence
- Pastures and a 5-acre pond

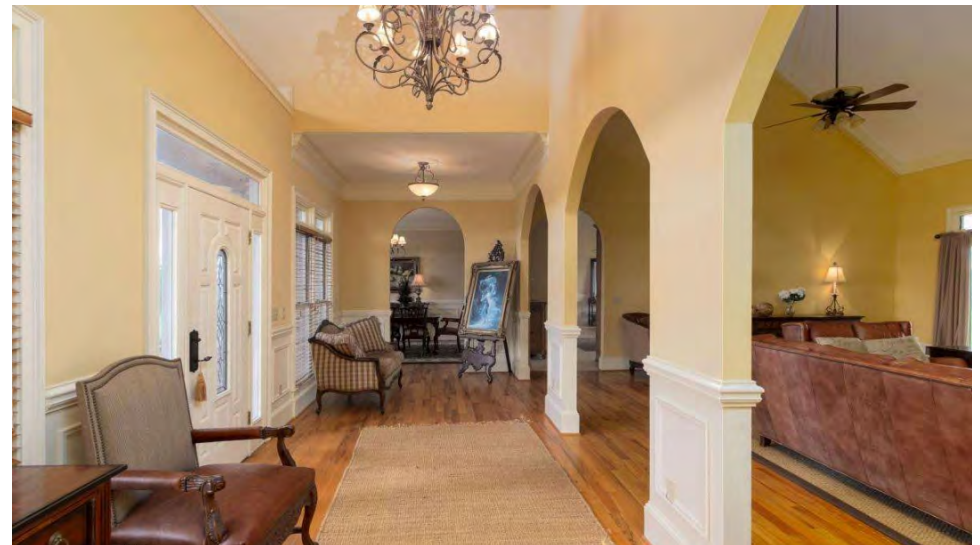
### Survey or Site Testing Reports:

Available upon request

# Additional Photos



# Additional Photos



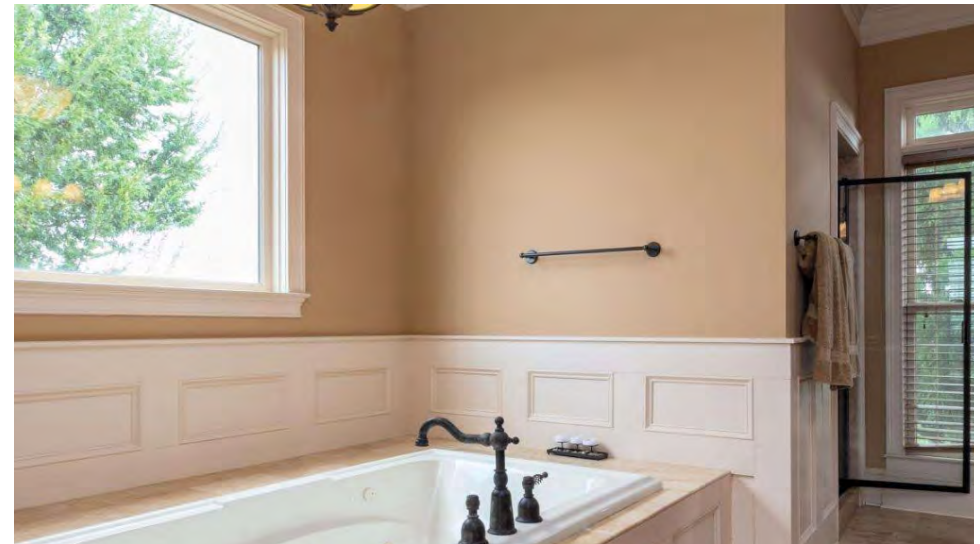
# Additional Photos



# Additional Photos



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# Additional Photos



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# Additional Photos



# Additional Photos



# Additional Photos



# Location



## LOCATION & DRIVING DIRECTIONS

Parcel:

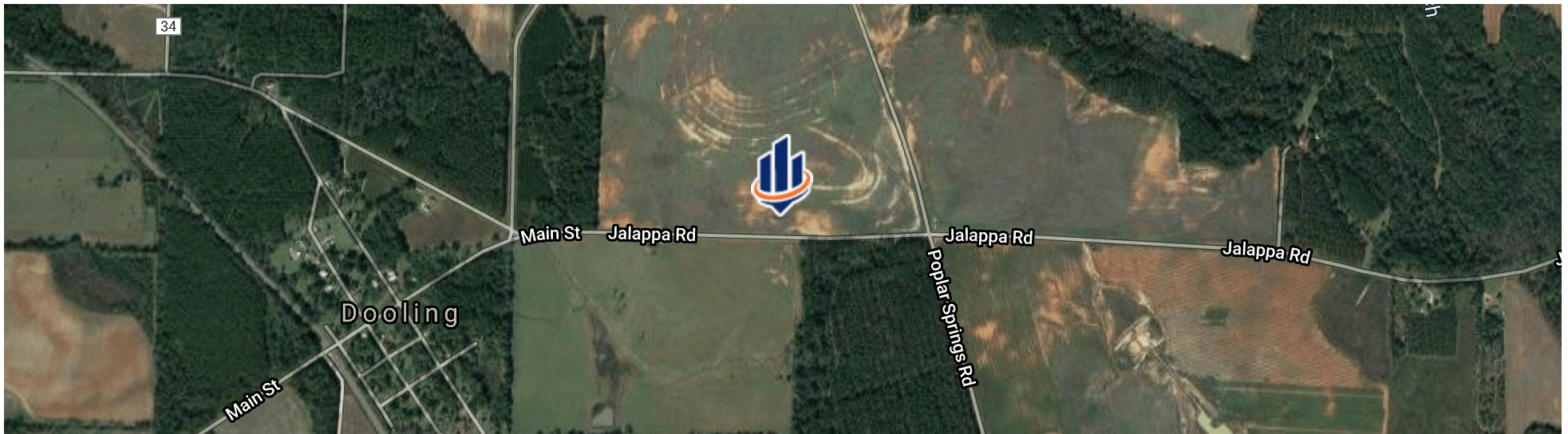
GPS: 32.2325024, -83.9176523

Driving Directions:

I-75 to Exit 122 then go West on Ga -230 for 8.2 miles then turn right onto Jalappa Rd and go 2.4 miles and property is on the right.

Showing Instructions:

Call Listing Agent for Appointment - Carson Futch 863-559-0800





## CARSON FUTCH

Senior Advisor

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### PROFESSIONAL BACKGROUND

Carson Futch is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Clarkesville Georgia and is licensed Associate Broker in both Florida and Georgia.

Carson is a 6th-generation Floridian and a Plant City, Fl. native, where he grew up on a working cattle ranch and citrus operation. He has been an owner and manager of businesses involved in real estate sales and development, production agriculture, harvesting, marketing, and agritourism during the 41 years of his career. Carson now resides in Clarkesville Georgia and will continue to work with land buyers and sellers.

Carson has a diverse working knowledge of Agricultural businesses and can help you to evaluate your sale or purchase opportunity.

While here at SVN Saunders Ralston Dantzler, Carson has accumulated over \$40+ million in sales since 2015 representing 5,000 + acres. He has represented Buyers and Sellers of plant nursery operations, cattle ranches, hunting, and recreational properties, citrus groves and nurseries, citrus groves and ranches converting to solar farms, strawberry, vegetable and tree farms, fish farms, commercial properties, and medical marijuana and hemp facilities.

#### Disciplines:

- Farmland
- Ranchland
- Hunting/Recreational Land
- Medical Marijuana Facilities [Growing, Processing, and Dispensing]
- Hemp [Growing, Manufacturing, Processing]
- Plant, Citrus and Foliage Nursery Operations
- Solar Farms
- Commercial & Residential Development Tracts





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