

MOBLEY FAMILY FARM

**Tranquility calls out from the pasturelands, the old forests,
and the back porch of the remodeled cabin
that overlooks a spring-fed pond.**



207.88 Acres
Junction City, Taylor County, Georgia

Price: \$1,495,000

OVERVIEW

Mobley Family Farms is one of those unique properties that would be ideal for the person seeking a property with these characteristics:

- Pastoral setting with rolling hills of Russell Bermuda grass pastures.
- Fenced and cross fenced pastures, Powder River gates.
- Mature hardwood timberland.
- Deer, turkey, and other wildlife abound.
- Water! And lots of it! 2 wells serve the entire property. 3-acre spring-fed pond. 7-acre pond site with flowing streams. And frontage on Patsiliga Creek.
- Over 5600 feet of road frontage on Wesley Church Road and Watson Pond Road.
- Charming cabin that is 1,550 square foot offering 3 bedroom, 2.5 bath overlooking the pond including front, side, and back porches.
- Most incredible views over the surrounding counties.

LOCATION

If you're searching for a beautiful property in Taylor County, Georgia, then this might just be the one for you. Taylor County is known for its diverse agriculture, including peach and pecan orchards, productive farms, and timberlands. The property is located near the iconic "Fall Line," which divides the Piedmont from the Coastal Plains area, giving it unique characteristics of both rolling hills and abundant springs of good water.

Two major 4-lane highways, including the "Fall Line Freeway" and US Hwy 19, run through Taylor County and are just a few miles from the property, providing ample opportunities for growth. Despite its proximity to these thoroughfares, the property still maintains its privacy and wildlife populations.

The property boasts almost a mile of frontage on Wesley Church Road, a significant road connecting the major highways in the western part of Taylor County. Its location provides easy access to these highways while maintaining a peaceful atmosphere with light traffic on the road.

If you're traveling from afar, the property's entrance is less than 100 miles from Atlanta's International Airport, 40 miles from downtown Columbus, GA, and 43 miles from the Byron Exit of I-75. With so much to offer, this property is a must-see for anyone in search of a beautiful piece of land in Taylor County.



The cozy cabin overlooks this beautiful 3 acre pond.



Pastures and road frontage view from the western boundary.



Main entrance road to the cabin and pastures.

ACCESS

The property benefits from excellent access from paved Wesley Church Road, as well as additional access and significant frontage from Watson Pond Road. The main entrance to the cabin and pond is from Wesley Church Road, and the internal roads are easily maintained dirt roads. The soil type is very well drained, allowing all-weather access.

All of the pasture land is fenced and cross-fenced, with access to these fields and metal buildings through high-quality Powder River gates.

Access through the timber acres would be from the pastures or near the cabin. While there are no significant roads through the timbered acres, some access is possible by 4-wheeler or side-by-side. There are also walking and horseback riding trails through the forests.

SITE DESCRIPTION

This property is truly a gem with abundant water sources, including a spring-fed 3-acre pond by the cabin that has never run dry. A site has already been surveyed for a 7-acre pond fed by numerous artesian springs. There are also flowing creeks in the woodlands, including Patsiliga Creek, a major tributary to the Flint River.

The cabin and pasturelands are served by two 4-inch wells. Approximately 75 acres of the property are high-quality Russell Bermuda grass, which is fenced and cross-fenced. Additional acreage could be added to the pasture.

The woodlands are filled with old-growth hardwoods and scattered pines, making them a wonderland for wildlife and perfect for walking, horseback riding, or riding recreational vehicles. The rolling topography adds character to the pastures and woodlands, with million-dollar views across neighboring woodlands and farms. On clear nights, the stars are in full view, thanks to very low "light pollution!"

The 1,550 sq ft cabin features three cozy bedrooms, two and a half baths, and a new 4-ton HVAC unit that keeps the temperature comfortable. Other improvements include a new roof installed in 2018, a stand-alone wall unit for one of the back porches, and a beautiful fireplace with a wood-burning stove insert that provides excellent heat in cold weather.

The property also boasts two metal barns, which are 4,320 and 1,440 square feet in size and have water available to them and all pastures.



The beautiful cozy cabin features an open design with 3 bedrooms and 2.5 baths with a climate controlled back porch overlooking the pond.



TIMBER

Over half of the property is in natural timber, primarily hardwoods, and are located generally near the numerous creeks and springs on this farm. There is no current timber cruise available.

TAXES & TITLE

Mobley Family Farm is titled in the name of Robert M. Mobley et al. The ad valorem property taxes for 2022 were \$2,019.04. The 2023 tax bills had not been received at the time of this report but are not expected to be significantly changed from 2022. The entire property is enrolled in Taylor County's Conservation Use Valuation Assessment (CUVU) and is in the middle of that 10-year program.



A climate controlled back porch with beautiful views.



The property features 2 metal sheds, natural hardwood timber, and a 7 acre pond site surveyed for irrigation.



Fountains Land is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.

Property inspections shall be done during daylight hours. Seller and Fountains Land in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.

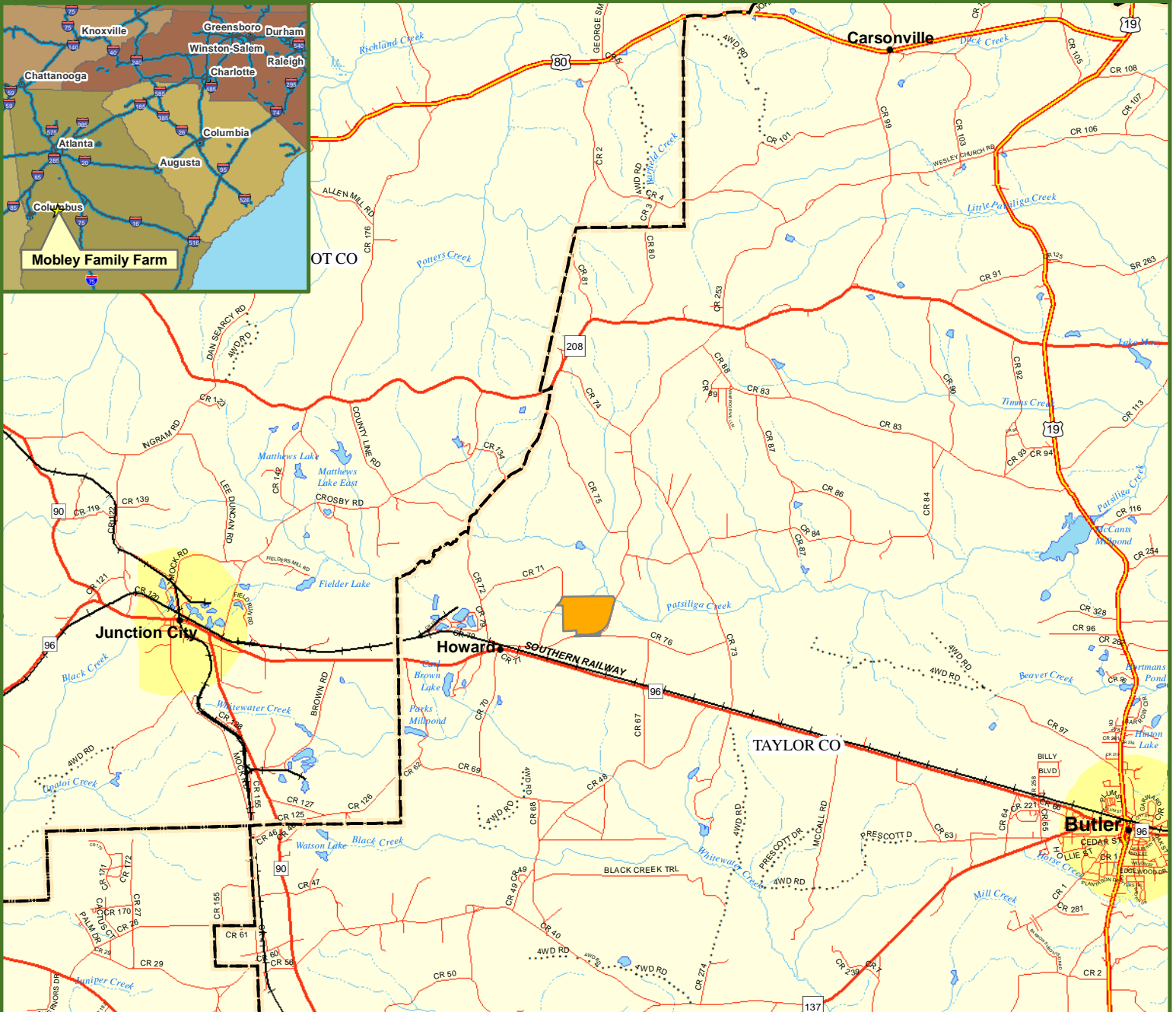
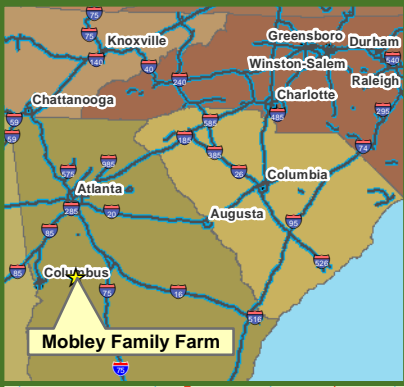


Locus Map

Mobley Family Farm

Taylor County, GA

208 +/- Acres



Legend

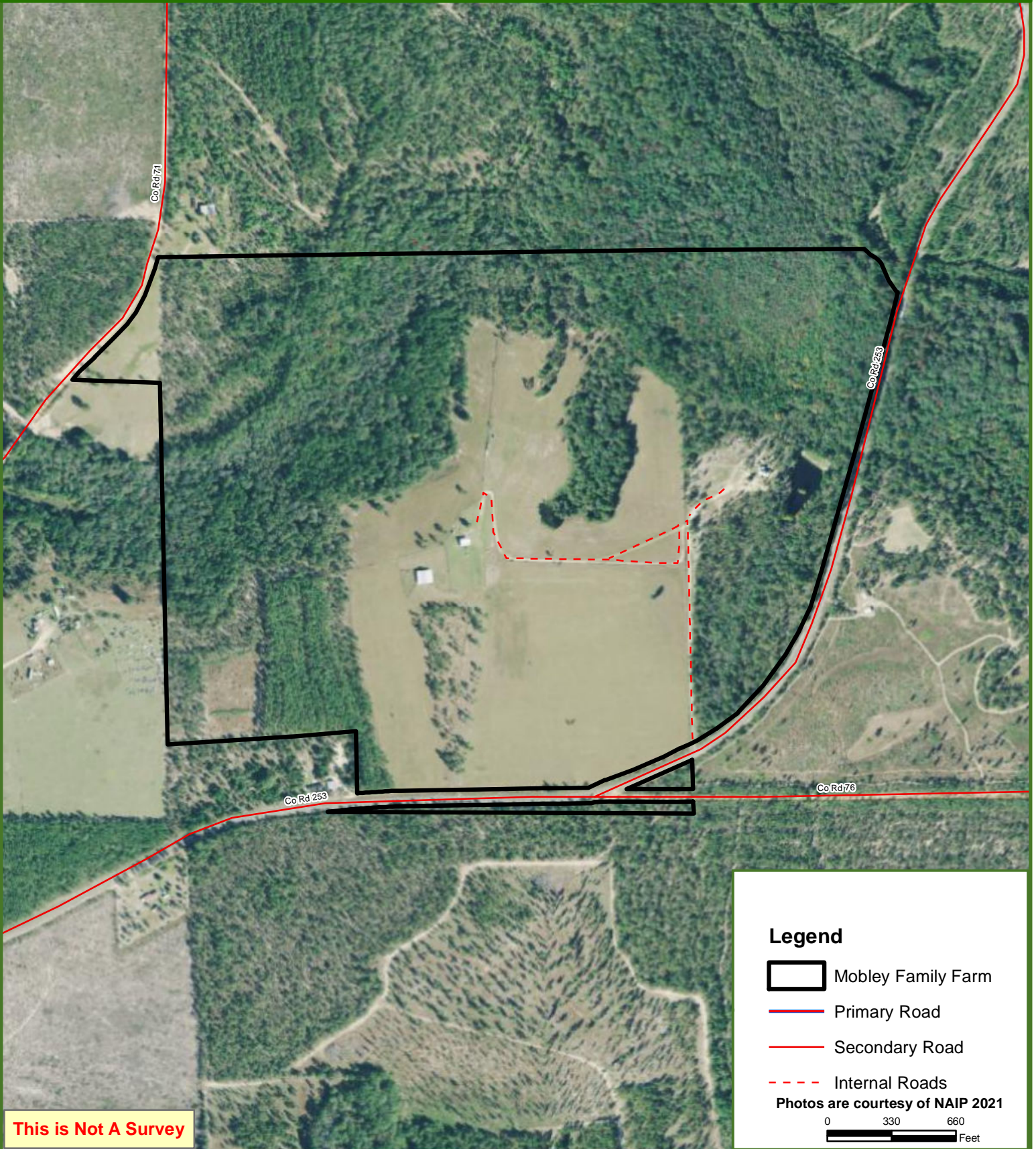
- Mobley Family Farm
- Secondary State or County Hwy
- Primary US or State Hwy
- Primary Limited Access or Interstate
- Railroads
- Counties

0 0.5 1 1.5 2 Miles






Mobley Family Farm

208 +/- Acres
Taylor County, GA

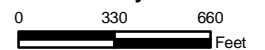


This is Not A Survey

Legend

-  Mobley Family Farm
-  Primary Road
-  Secondary Road
-  Internal Roads

Photos are courtesy of NAIP 2021

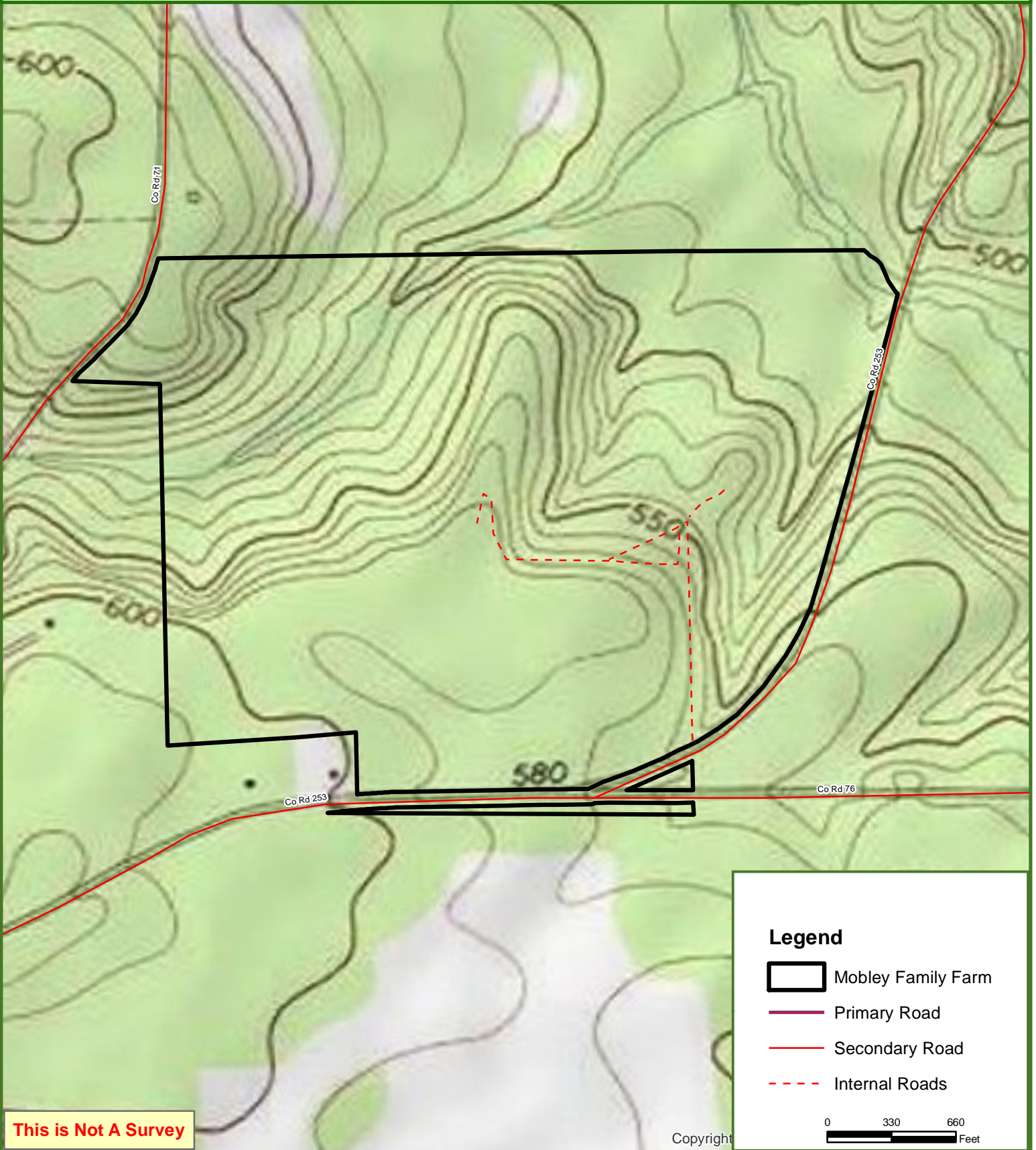


This map was produced from information supplied by the seller and the use of aerial photography. The boundary lines portrayed on this map are approximate and could be different than the actual location of the boundaries found in the field.



Mobley Family Farm

208 +/- Acres
Taylor County, GA



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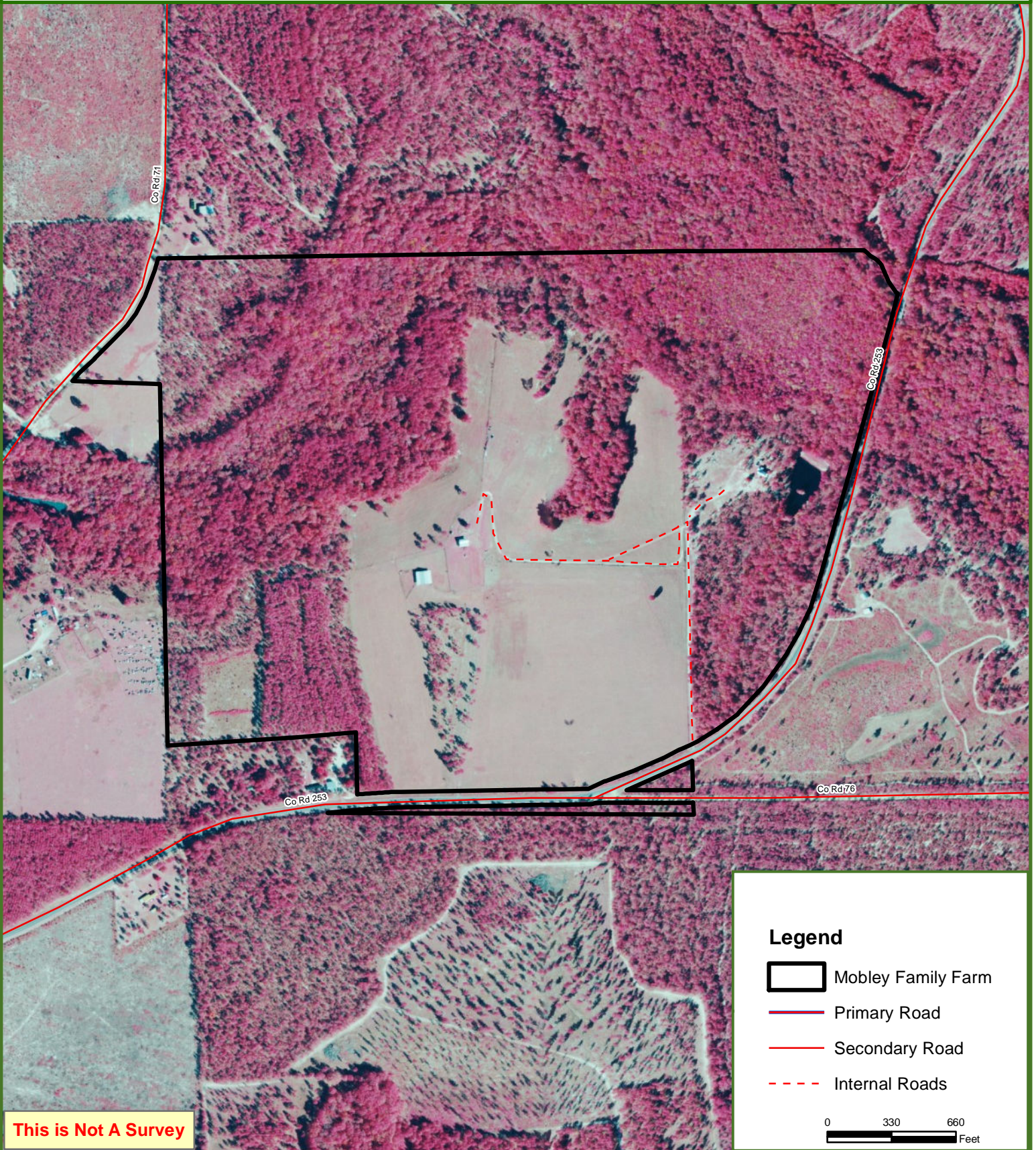
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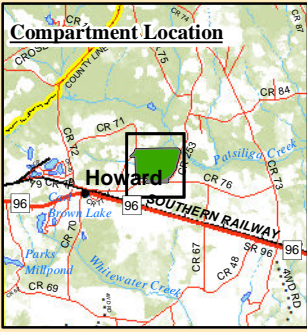
Mobley Family Farm

208 +/- Acres

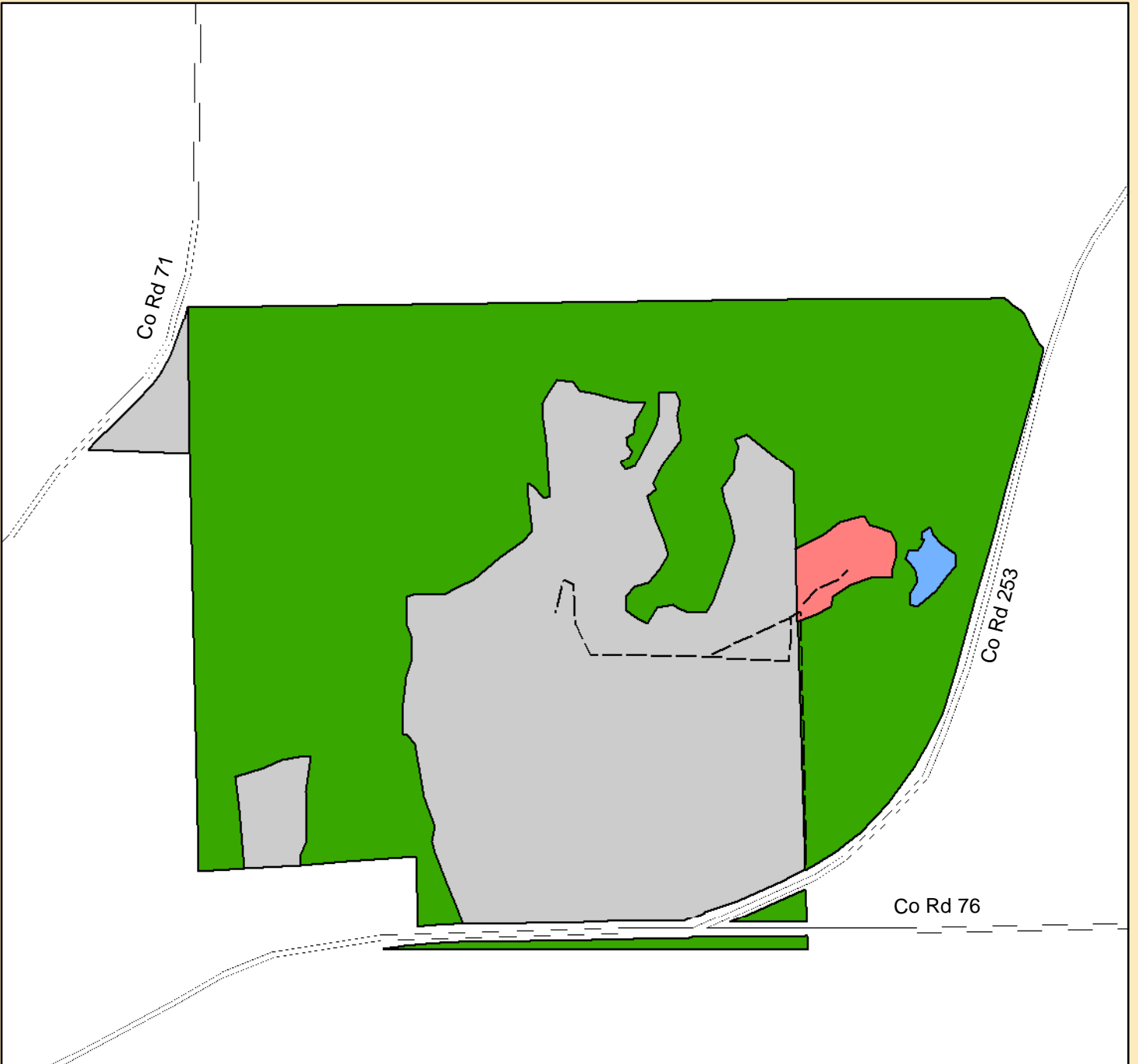
Taylor County, GA



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Mobley Family Farm Taylor County, Georgia 211 +/- GIS Acres



Legend	
	Mixed Hardwood 1950 (131.32 Acres)
	Pasture (75.86 Acres)
	Open (2.85 Acres)
	Pond (0.93 Acres)

