



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

81.42± ACRES
JOHNSON COUNTY, GA
\$380,700

OFFICE (478) 382-2880 | WWW.SMALLTOWNPROPERTIES.COM

THE JOHNSON 81.42

PROPERTY PROFILE

LOCATION:

- US-221 South
Kite, GA 31049
- Johnson County
- 12± Miles NW of Swainsboro
- 29± Miles NE of Dublin
- 75± Miles SE of Macon

PROPERTY USE:

- Hunting & Fishing
- Potential Home/Cabin Site
- Recreational

TAX INFORMATION:

- 2025 Taxes
- \$640.11 (14.25± Acre Parcel)
- TBD (67.17± Acre Parcel)

COORDINATES:

- 32.636075, -82.510407

PROPERTY INFORMATION:

- 81.42± Total Acres
- 2 Tracts Separated by US-221
 - Eastern Tract: 67.17± Acres
 - Western Tract: 14.25± Acres
- Mostly Hardwoods
- Multiple Open Areas
- Wide Access Road
- US-221 South Frontage
- 3,700'± Frontage on
the Little Ohoopsee River



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HUNTER BARGERON

LAND SPECIALIST

C: 912-850-0095

O: 478-382-2880

hbarger@smalltownproperties.com

125 Pine Brook Drive - Rocky Face, GA 30740

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE JOHNSON 81.42

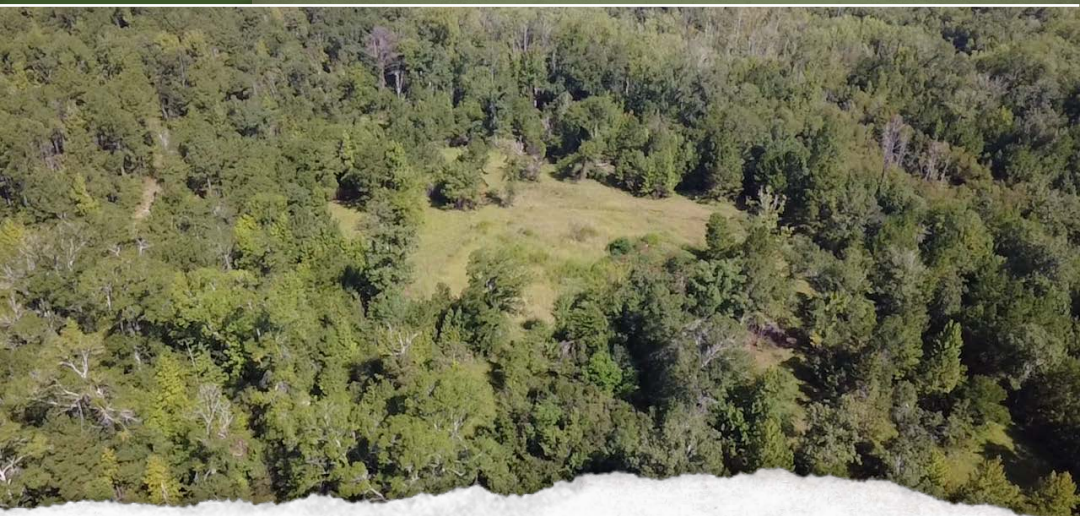
WELCOME TO THE JOHNSON 81.42 IN KITE, GEORGIA! This Johnson County tract features 81.42± acres of prime hardwoods with frontage on the Little Oohoopee River.

This tract has everything for whitetail hunting. A wide and well-maintained access road cuts through the entirety of the property, linking every potential food plot location together for ease of travel to and from the deer stand.

The property offers 3,700± feet of frontage on the Little Oohoopee River, perfect for fishing for jack, redbreast, redbreast, and bream. The Johnson 81.42 has it all, from low hardwood bottoms where mature bucks roam transitioning nicely to flat terrain with potential food plots, white oaks, and numerous trails for deer to take and feel safe.

Located right outside of a very quiet community, the Johnson 81.42 will make a fantastic getaway for one or more serious hunters.

**Call Hunter Barger on today to schedule a private showing
and experience #TheSmallTownWay!**



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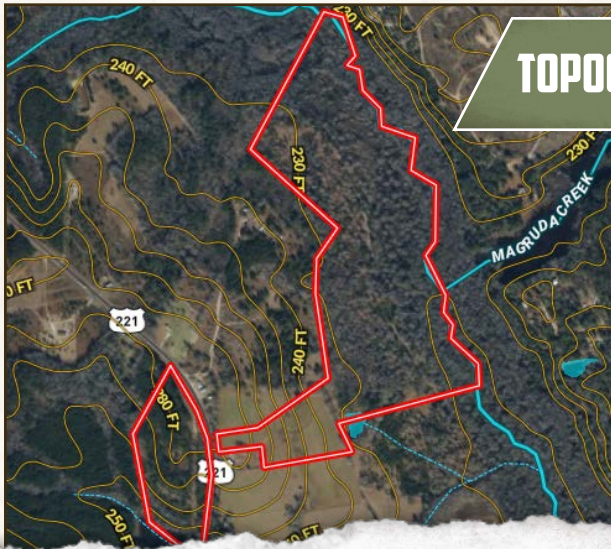
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FLOOD MAP



TOPOGRAPHY MAP



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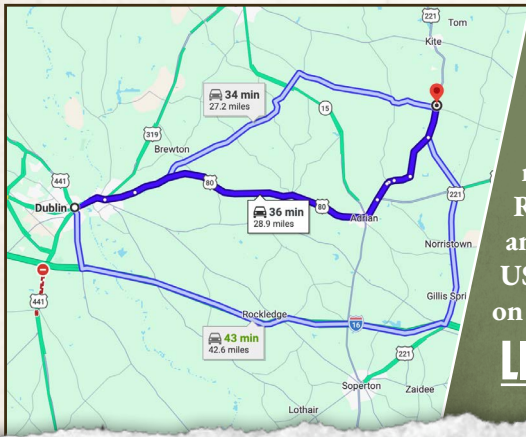
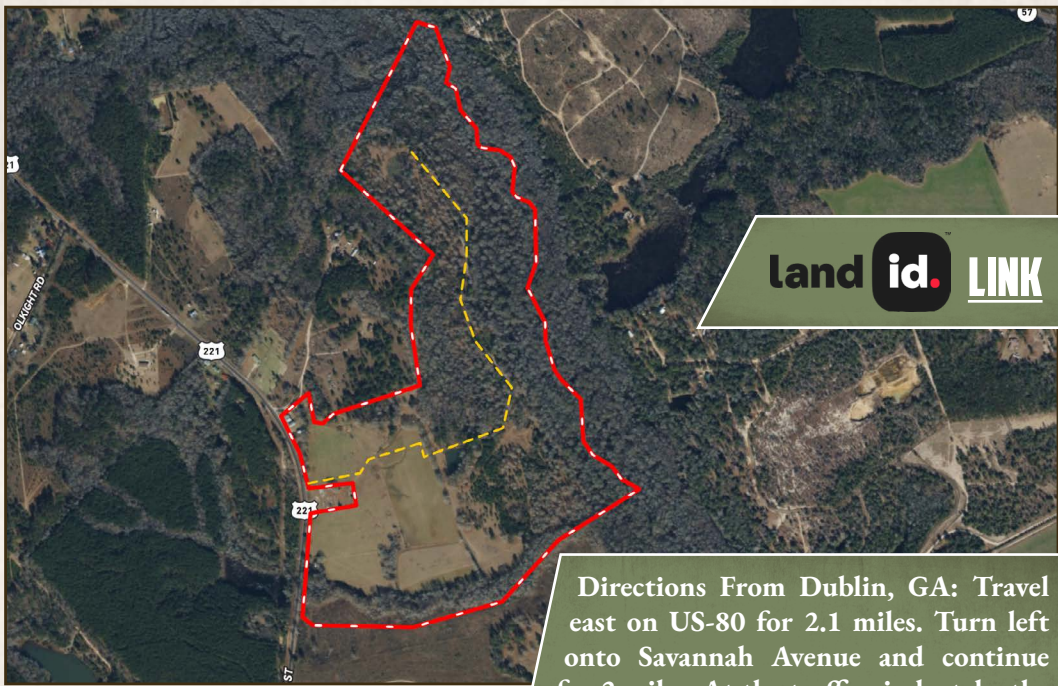
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Directions From Dublin, GA: Travel east on US-80 for 2.1 miles. Turn left onto Savannah Avenue and continue for 2 miles. At the traffic circle, take the second exit onto US-80 and travel east for 17 miles. Turn left onto Meeks Road and proceed for 1.4 miles. Continue straight onto Snuffy Spence Road and travel for 0.4 miles. Continue onto Odomville Church Road for 1 mile. Turn left onto Foskey Road and continue for 2.9 miles. Turn left onto US-221. Travel for 2.1 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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