

# RECREATION TRACT

80± ACRES WITH POND

395 Kyzer Road

Wrightsville, GA 31096



**Lot Size:** 80± Acres with 4± acre stocked pond

**Highlights:** 4 BR, 3 BA mobile home with open floor plan and full kitchen  
2 Bunkhouse out buildings, shop, open cook house with appliances (725 SF), Dock overlooking pond, Shooting range, fruit trees (pear, plum and apple), plenty of wildlife, interior roads throughout, planted pines and hardwoods, powerline and several creeks.

**Frontage:** 2,900'± on Kyzer Rd  
950'± on McCoy Rd

**Taxes:** \$1,598.59 (2019)

**Topography:** Rolling

**Utilities:** Well and septic

**Notes:** Ideal Hunting & Fishing camp. Great getaway for family, best friends or hunting/fishing club.

**Location:** Located 47 miles from Milledgeville, 67± miles from Macon and 24 miles from Sandersville, GA.

## Sale Price: \$365,000

**Trip Wilhoit, CCIM, ALC**  
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