



Whispering Pines

\$239,000

+/- 36 Acres

\$6,639/Acre

Dodge County, GA

Asking Price

- Road Frontage
- Mature Longleaf Pine
- Pond
- Overhead Utilities
- Mini-farm/ Rural Homesite

ABOUT THE PROERTY

Whispering Pines

Located in South Georgia, just outside of Chester in Dodge County, Whispering Pines presents great opportunity for those looking for a small farm or homesite in a quiet rural area. The small farm has tremendous diversity suitable for many potential uses including mini farm, homesite, small timber investment, or family compound.

The property totals 36 acres with a diverse landscape with 16 acres of mature planted Longleaf Pine, 14 acres of cleared land, a small pond and hardwoods around the property boundary. The gently sloping terrain is predominately upland with good soils that historically have great agriculture and forest productivity, while also being well suited for building and development. An all-weather drive located along the 216 feet of road frontage on Highway 257 provides access to the property. Power is available along Highway 257.



A Land Brokerage &
Forestry Services Company

2044 Northside Road
Perry, Georgia 31069

Phone: 912-678-5920

Email: jack.frankhouser@ghland.com

Stand Type	Acres
Open	15
Mature Hardwood	5
Mature Longleaf Pine	15
Pond	1
Total	264

Destination	Distance
Cochran	15 minutes
Eastman	20 minutes
Dublin	28 minutes
Atlanta	2 hours 7 minutes
Jacksonville FL	3 hours 30 minutes



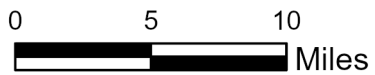
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0 1.4 2.8
 Miles

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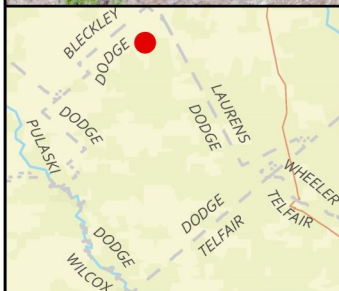
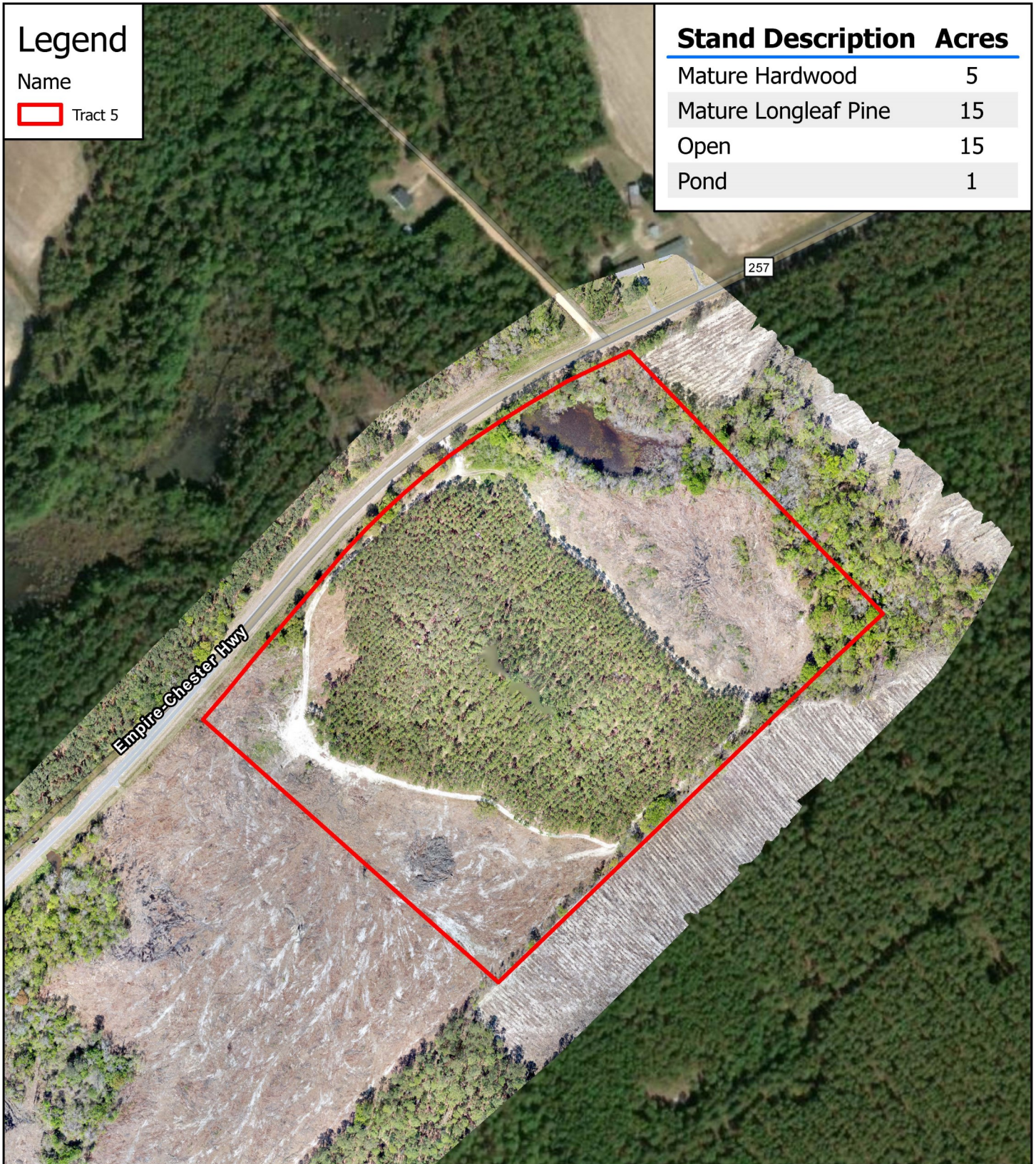
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Name

 Tract 5

Stand Description Acres

Mature Hardwood	5
Mature Longleaf Pine	15
Open	15
Pond	1



Dodge County 36 Acres Tract Map



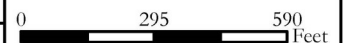
JACK R FRANKHOUSER, ALC
REALTOR/FORESTER
ACCREDITED LAND CONSULTANT
912-678-5920 | GHAND.COM

2023

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere Center: 83.1768°W 32.3825°N



1 inch equals 426 feet



Legend

Name

 Tract 5

 StandType_Tract5

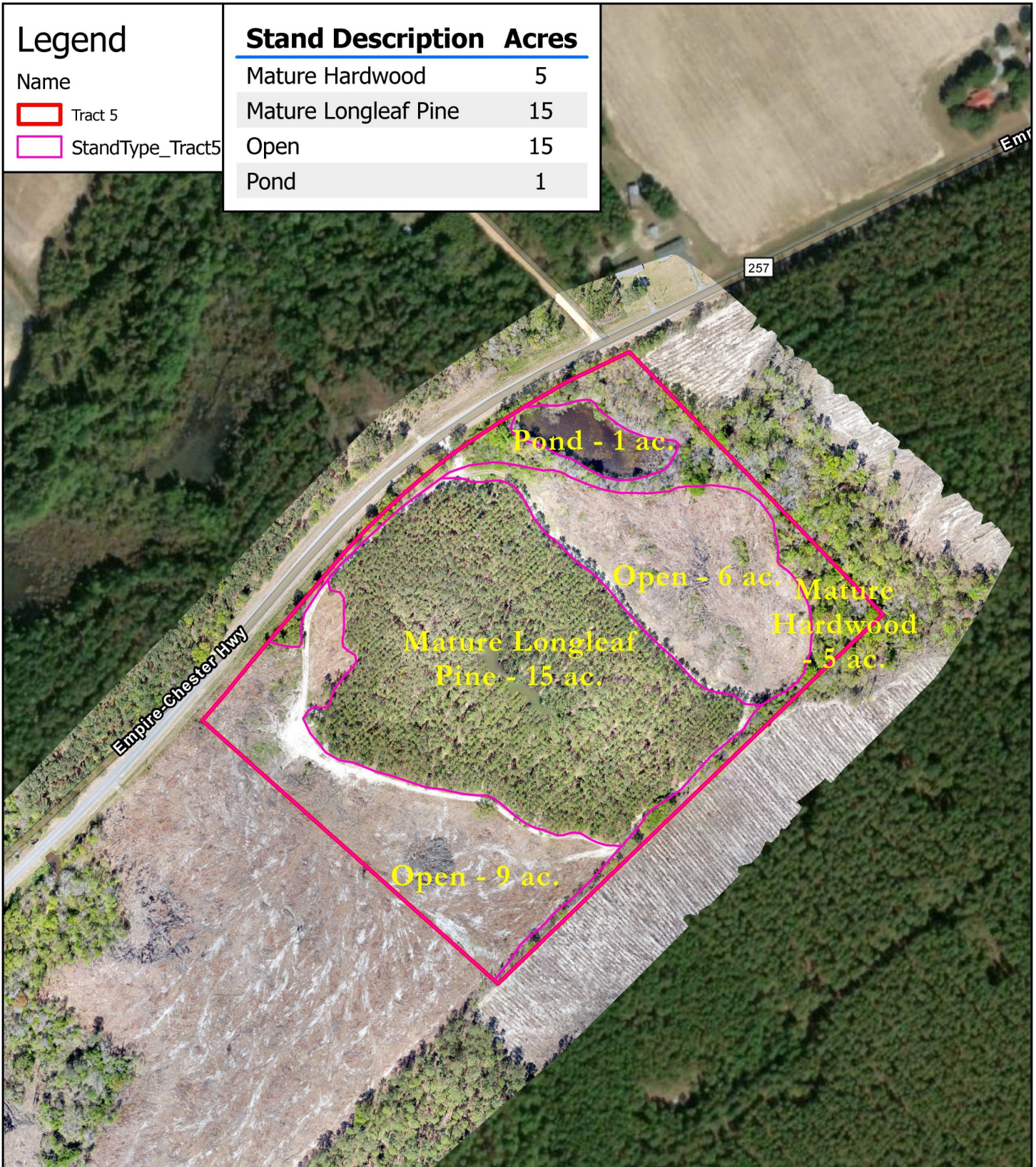
Stand Description Acres

Mature Hardwood 5

Mature Longleaf Pine 15

Open 15

Pond 1



Dodge County 36 Acres Timber Type



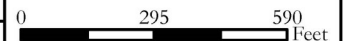
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




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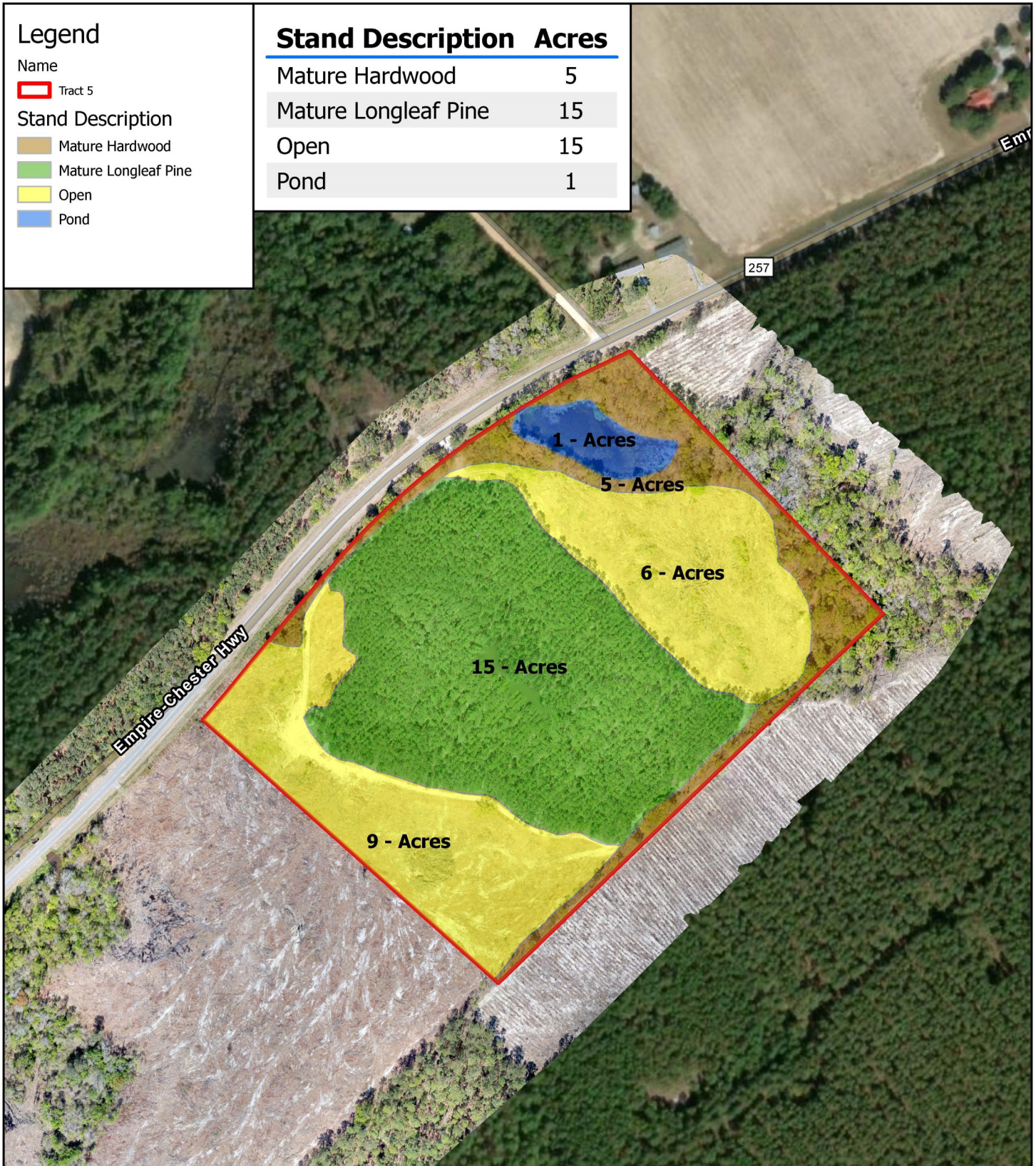
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Stand Description

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-  Mature Longleaf Pine
-  Open
-  Pond

Stand Description Acres

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Dodge County 36 Acres Timber Type



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