

# 40± ACRES

## LAURENS COUNTY, GA

### \$210,000



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

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# THE LAURENS 40

## PROPERTY PROFILE

### LOCATION:

- Davis Road
- Dudley, GA 31022
- Laurens County
- $6\pm$  Miles S of I-16
- $17\pm$  Miles SW of Dublin
- $24\pm$  Miles NE of Hawkinsville
- $40\pm$  Miles SE of Warner Robins

### COORDINATES:

- 32.43608, -83.13416

### PROPERTY USE:

- Hunting
- Recreation
- Potential Homesite
- Agricultural Use
- Timber Investment

### PROPERTY INFORMATION:

- $40\pm$  Total Acres
- $14\pm$  Acres of Ag Ground
- $26\pm$  Acres of Mixed Timber
- Managed Dove Field
- Road Frontage
- Established Road System
- Gated Entry
- Strong Populations of Whitetail Deer and Turkey

### TAX INFORMATION:

- 2024: \$487.19



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**GREYSON FARROW**

LAND SPECIALIST

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[greyson@smalltownproperties.com](mailto:greyson@smalltownproperties.com)

125 Pine Brook Drive - Rocky Face, GA 30740

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE LAURENS 40

**THE LAURENS 40 OFFERS AN OUTSTANDING BLEND OF RECREATION, WILDLIFE HABITAT, AGRICULTURE, AND TIMBER VALUE, MAKING IT A HIGHLY VERSATILE RURAL PROPERTY.** Located off Davis Road in Dudley, Georgia, this  $40\pm$  acre tract is worth considering!

Approximately 14 acres of tillable ground is currently dedicated to a managed dove field, planted in sunflowers to provide exceptional fall and winter dove hunting. Additionally, this established food source benefits a wide variety of wildlife throughout the year.

Beyond the agricultural ground, the Laurens 40 features a diverse mix of mature pines and hardwoods, creating excellent cover, natural travel corridors, and long-term timber value. The timber component provides both immediate aesthetic appeal and future income potential, making this tract attractive to timber investors as well as recreational landowners.



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# MORE ABOUT THE LAURENS 40

The property is loaded with wildlife, including strong populations of whitetail deer and turkeys, supported by the combination of open ground, mast-producing hardwoods, and dense pine cover. This diversity makes it preferred by wildlife and enjoyable year-round for the outdoor enthusiast.

This property is well-suited for recreational use, continued agricultural use, or long-term timber investment. Take advantage of a rare opportunity to own a manageable-sized tract that delivers both outdoor enjoyment and tangible land value.

**Call Greyson Farrow today to schedule  
a personal tour of the Laurens 40!**



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land **id.** LINK



Directions From Dexter, GA: Travel 4.2 miles west on SR-257/N Main Street. Turn right on Davis Road and continue 0.9 miles to the property on the left.

**LINK TO GOOGLE MAP DIRECTIONS**



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