

Cobb Creek
346 Collie Williams Road
Uvalda, GA 30473

\$1,275,000
140.660± Acres
Toombs County



MORE INFO ONLINE:

jonkohler.com

Cobb Creek
Uvalda, GA / Toombs County

SUMMARY

Address

346 Collie Williams Road

City, State Zip

Uvalda, GA 30473

County

Toombs County

Type

Recreational Land, Hunting Land, Timberland, Single Family

Latitude / Longitude

32.051001 / -82.386124

Dwelling Square Feet

1442

Bedrooms / Bathrooms

3 / 2

Acreage

140.660

Price

\$1,275,000

Property Website

<https://www.landleader.com/property/cobb-creek-toombs-georgia/55103>



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PROPERTY DESCRIPTION

Cobb Creek consists of 140.7+/- acres of exceptional habitat for wildlife. Approximately 25 minutes from Vidalia, Mount Vernon, and Baxley, this property features a beautiful, 3BD/2BA, fully furnished 1442 square foot home constructed in 2019, with Hardie siding, knotty alder doors, and a metal roof. Inside this open concept home, one will find custom cabinetry, a wood-burning stove, a cathedral ceiling, and a kitchen with an induction cooktop, granite countertops, and stainless steel appliances.

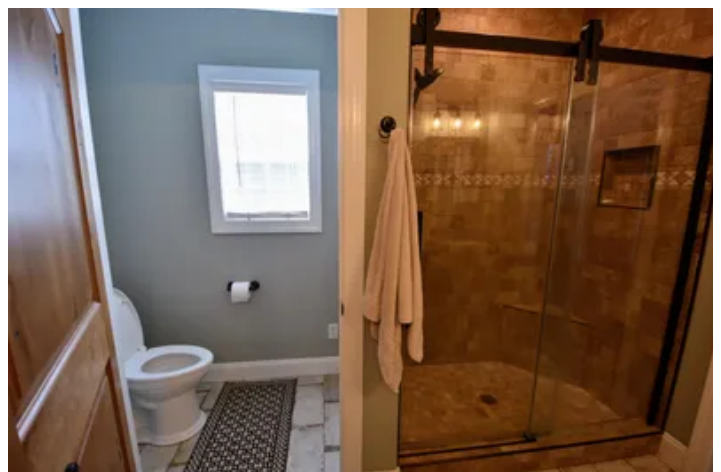
Also on the property is the 1255 square foot original Collie Williams home, built in 1903. With 2BD/1BA, this fully heated and cooled dwelling would make the perfect guest house for friends and relatives.

The grounds, which include a large stand of planted pines, provide great recreational hunting for quality deer and turkey, as well as dove and squirrel. There is also a small pond for duck hunting. In addition, there is a well-established internal trail system for hiking or trail riding.

Included in the sale are a 2012 Cherokee 26 fifth wheel RV for use by additional guests and/or family, along with a 2022 Polaris Ranger North Star Ultimate UTV with utility trailer.

- 140.7+/- acre recreational property located in Toombs County, GA
- .41 miles frontage on Collie Williams RD; .73 miles frontage on Cobb Creek, including mature hardwoods
- Abundant turkey, deer, dove, and squirrel
- Two food plots, including one 3-acre field with several condo stands and deer feeders in place; small pond for duck hunting
- Good trail system throughout with rolling topography
- Fertile soils with mature pine timber and hardwoods; future timber revenue
- One 4-inch well
- 1442 sq ft, 3BR/2BA, open floor concept main house; 1255 sq ft, 2BR/1BA original Collie Williams residence
- 20x35 canopy pole barn & 16x16 utility building shed
- Two original log outbuildings
- Included in the sale are a 2012 Cherokee 26 fifth wheel RV & 2022 Polaris Ranger North Star Ultimate UTV with utility trailer
- Additional RV hookups with covered shelter
- Estimated 2023 taxes: \$5199.17

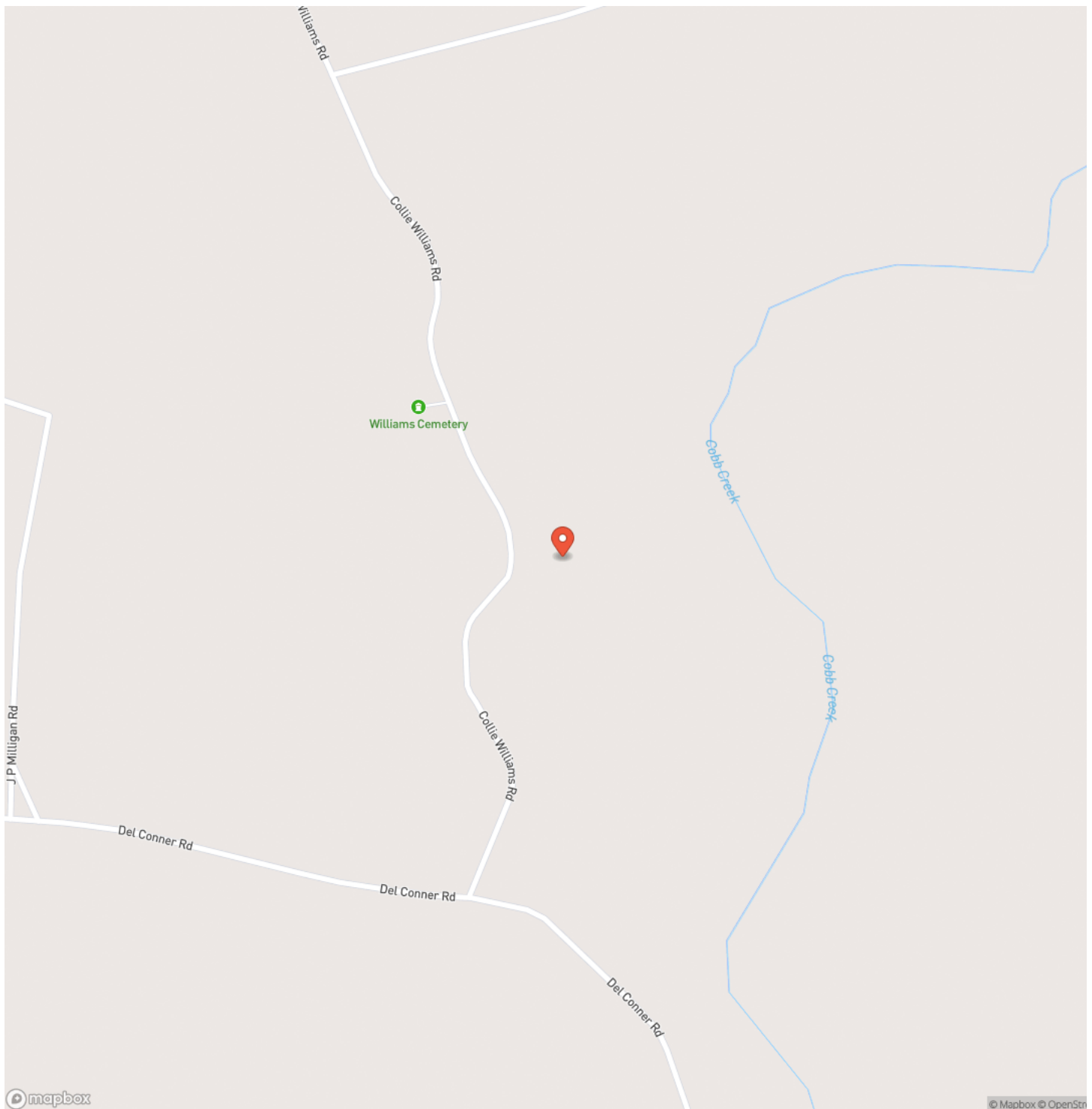
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Uvalda, GA / Toombs County



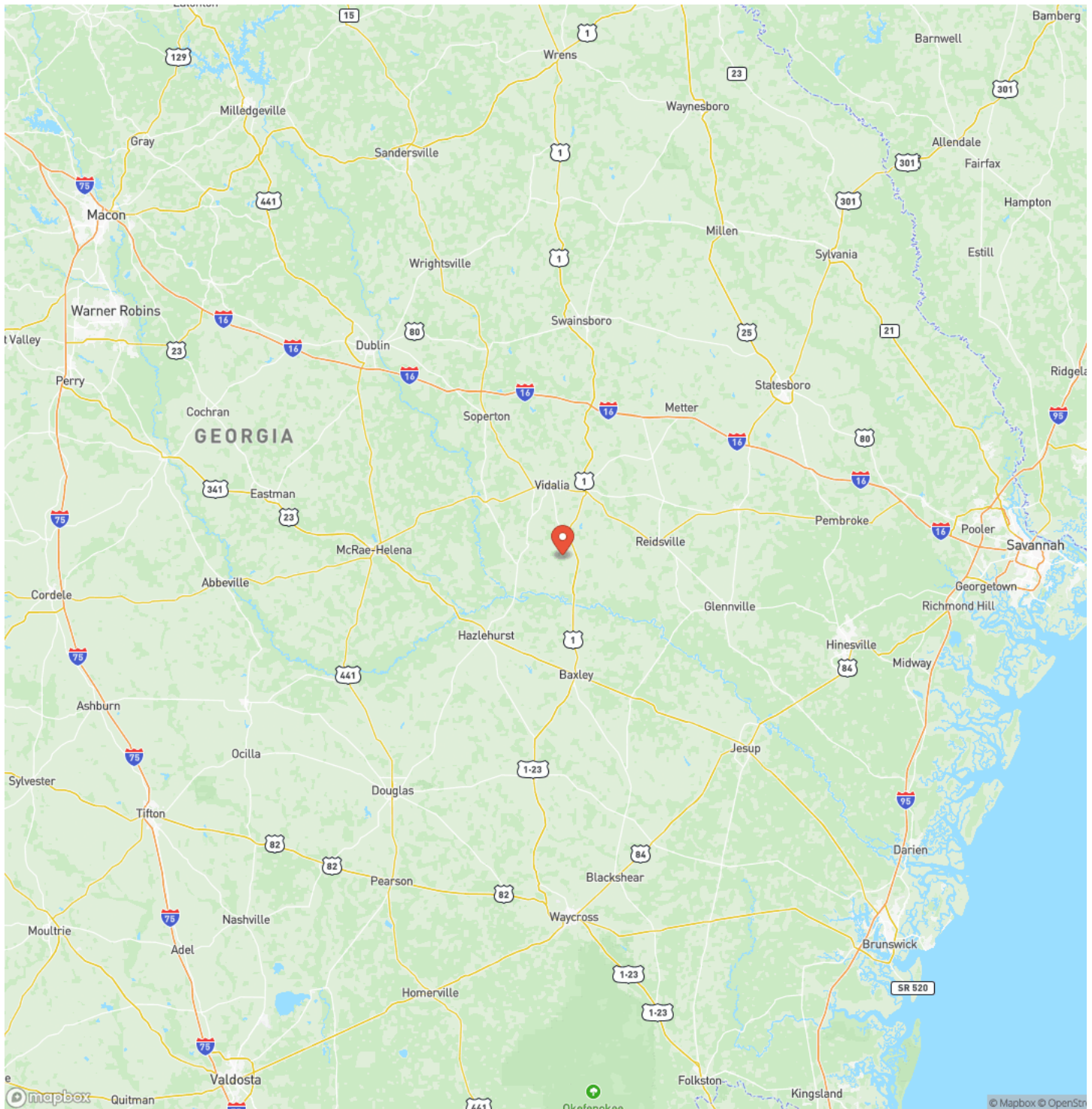
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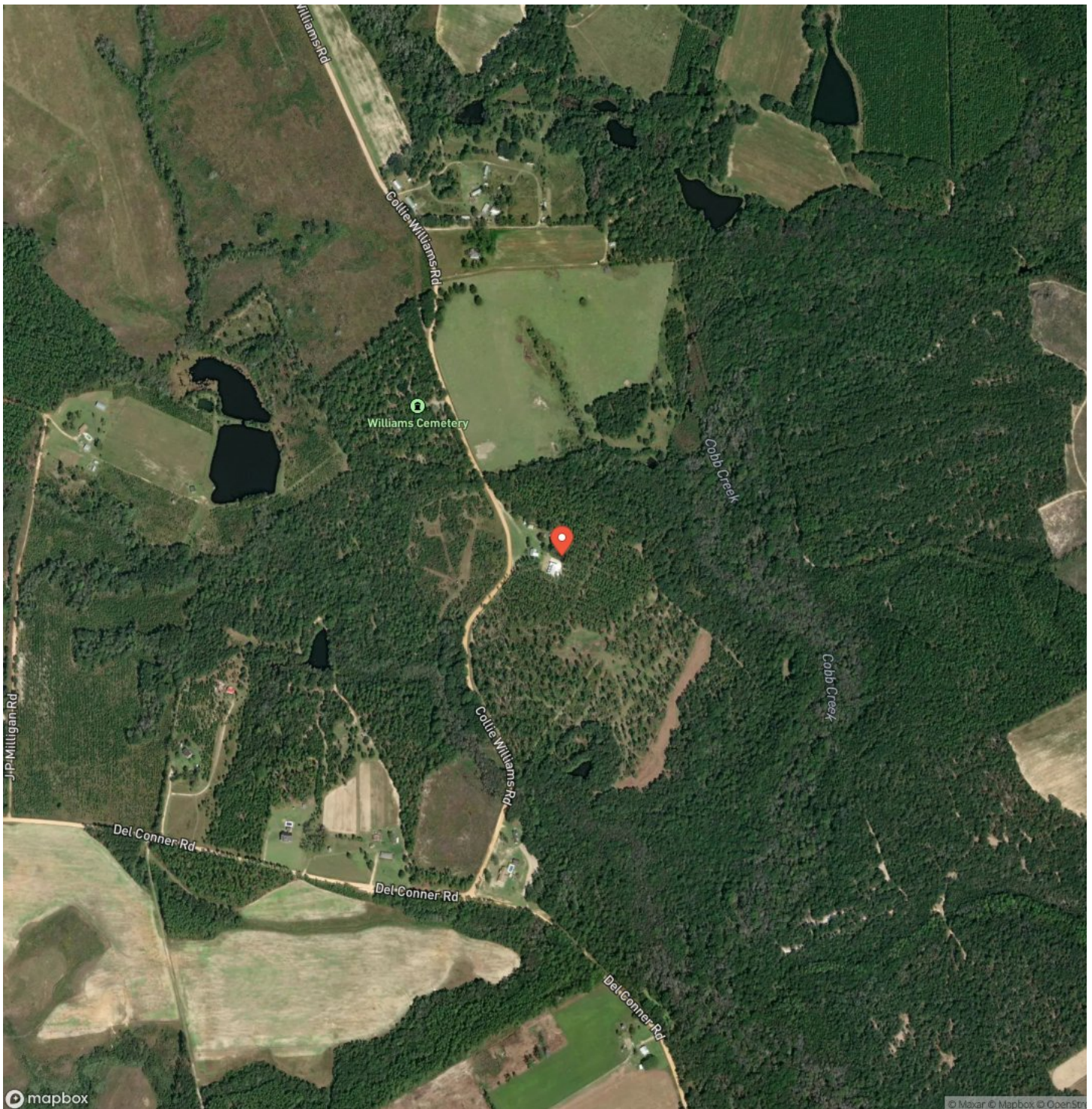
Locator Map



Locator Map



Satellite Map



MORE INFO ONLINE:

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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Lamont, FL 32336

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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