



# Powell Farm

2141 Ebenezer Rd, Ellaville, Georgia 31806

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## PROPERTY OVERVIEW



**Sale Price** \$790,000

### Offering Summary

Acreage:	110.7 ± Acres
Price / Acre:	\$7,136
State:	Georgia
City:	Ellaville
County:	Schley
Property Type:	Farms and Cropland, Acreage and Estates, Hunting and Recreational Land, Equestrian, Ranches and Pastureland

### Property Overview

Powell Farm is a 110.7 ± acre property located 1 mile outside the city limits of Ellaville, GA, with convenient access to nearby towns including Americus (16 miles), Perry (44 miles), and Columbus (48 miles). The property has over 2,000 feet of paved road frontage along Ebenezer Road with access to county water and power.

The property consists of approximately 50 acres of open hay fields suitable for grazing horses, cattle, or goats. The remaining acreage is a mix of mature hardwoods, two stocked fish ponds, a beaver pond, and a creek. Fence lines mark cross fenced pastures, providing easy management and rotation for livestock.

Improvements include a 1,296 sq. ft. cabin (2 bedrooms, 1 bath), two pole barns, two wells, power, and septic.

The farm is well-suited for livestock operations, hunting, and fishing. The property supports whitetail deer, turkeys, ducks, and other wildlife, with a strong reputation for quality hunting.

Whether you are looking for a private country home, livestock operation, hunting property, or combination of all three, Powell Farm offers flexibility, ready access, and long-term value. Showings are by appointment only.

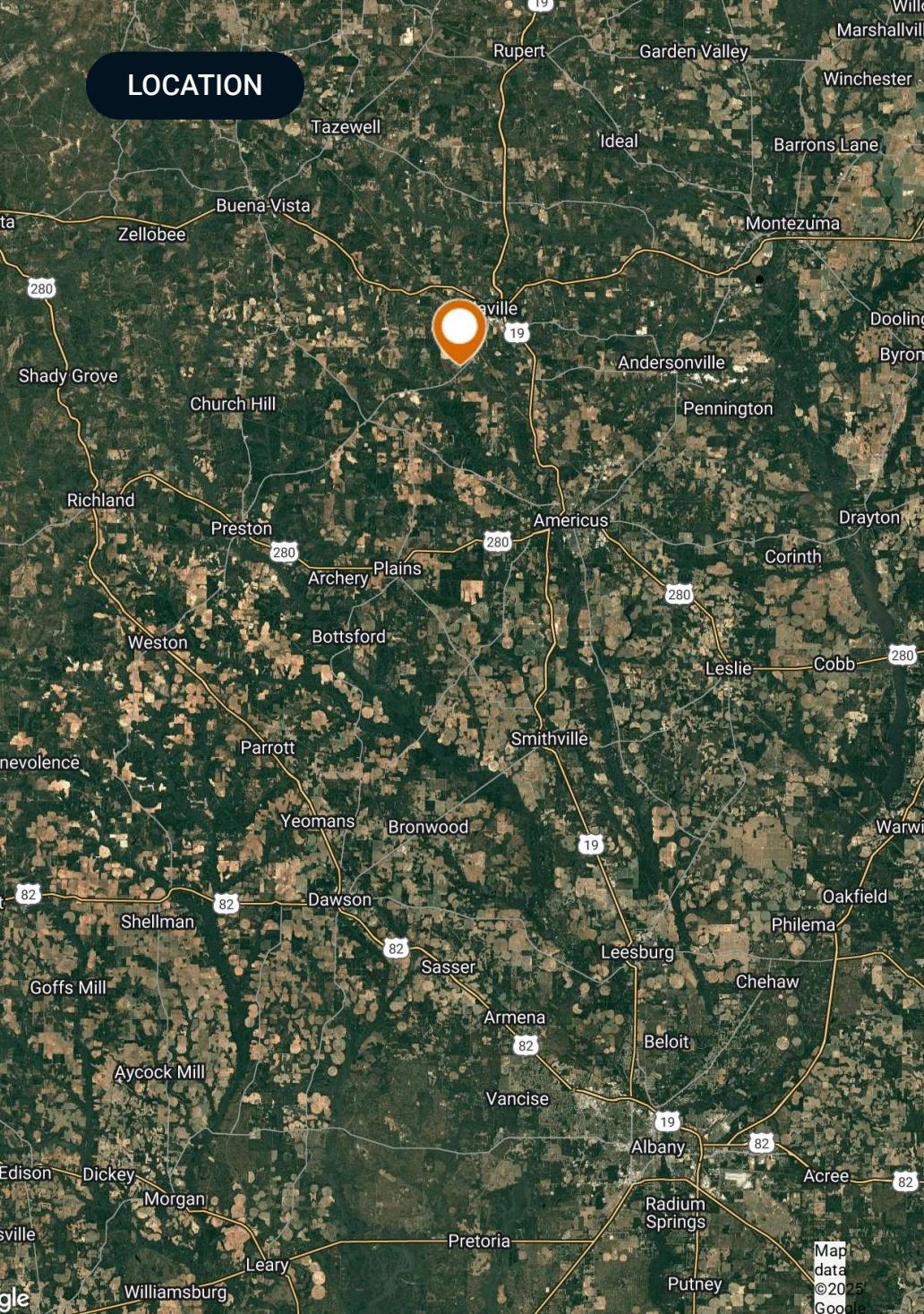
## SPECIFICATIONS & FEATURES



## Specifications & Features

<b>Uplands / Wetlands:</b>	85% Uplands/ 15% Wetlands
	<ul style="list-style-type: none"><li>• Lakeland Sand</li><li>• Vaucluse Loamy Sand</li><li>• Kinston and Bibb Soils</li></ul>
<b>Soil Types:</b>	
<b>Taxes &amp; Tax Year:</b>	Estimated: \$910.94 / 2024
<b>Zoning / FLU:</b>	AG
<b>Lake Frontage / Water Features:</b>	2 Ponds, Creek, and Beaver Pond
<b>Water Source &amp; Utilities:</b>	County Water and Two Wells
<b>Road Frontage:</b>	2212 Feet Paved Road Frontage
<b>Nearest Point of Interest:</b>	Ellaville, Georgia (1 Mile) Americus, Georgia (16 Miles) Columbus, Georgia (48 Miles)
<b>Current Use:</b>	Hunting and Hay Field
<b>Land Cover:</b>	Rolling landscape with large mature oaks along fence lines. Large open hay fields.
<b>Structures &amp; Year Built:</b>	1296 SQ FT Cabin Built in 1981

## LOCATION



## Location & Driving Directions

**Parcel:** 18301540001

**GPS:** 32.218697, -84.336157

**Driving Directions:** Located at 2141 Ebenezer Road, Ellaville, Georgia 31806

**Showing Instructions:** Contact Listing Agent

## SITE PLANS

### The Powell Farm

Schley County, Georgia, 110.7 AC +/-



## ADDITIONAL PHOTOS



## ADDITIONAL PHOTOS



ADDITIONAL PHOTOS







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