

509 Acres - Hancock County, Georgia

Tract A47 (SOLD)



Acreage

509 Acres

General Description

This property has it all and is a must see! Located 10 minutes from Milledgeville and borders Baldwin County. 2500+ feet of corner paved road frontage with utilities and water nearby. Great interior roads and ATV trail system. Excellent hunting and timber investment as well as development potential.

This tract borders Town Creek and Spring Creek with an additional 2.5 acre pond great for fishing. Surrounded by large land owners. A nice 4 bedroom, 3 bathroom house (\$80,000) and storage area are also included. Very nice hunting camp.

This property is loaded with timber of all ages as well as beautiful natural woods with considerable timber value estimated at approximately \$750,000. 200 acres - 15+ yr natural pine. 60 acres 17 yr planted Loblolly. 20 acres - 60+ yr natural pine. 30 acres - 35+ yr natural pine. 6 acres - 4 yr planted pine. Massive hardwood bottoms. Excellent hunting and trophy managed with 5 food plots at 15 acres. 6 acre open field/food plot. Flushed 2 deer and 4 turkey including 2 gobblers. 5 pecan trees on the property.

Location / Directions:

From Milledgeville go east on Hwy. 22/24 towards Sparta. After crossing the Oconee River, go to the stop light and turn right onto Kings Road. Kings road will dead end into Hwy. 24. Turn right on Hwy. 24. Go approximately a quarter mile and turn left onto Deepstep Road. After turning onto Deepstep Road, go past O'Quinn's Mill. The property begins approximately 300 yards past the Mill on the left and continues until the road forks. Turn left onto Prosser Road. The property continues on Prosser Road to the first driveway on the left. Look for gate and Advance Land and Timber signs on the left. Follow the driveway into the property. The driveway will lead to a metal gate just past the red house.

Agent:

Carwin Owens

434-841-0784

Aerial Map 