

183+/- acres in Oglethorpe County, Georgia

Southeastern Land Group is proud to present the Tradewinds Tract. This 183+/- acre tract is a duck and deer hunters paradise! There is a gentle roll over most of the property with multiple hardwood/pine ridges leading down to the wetlands. Most of the land was cut-over at least 20 years ago with natural regeneration growth remaining. Timber species include Pine, Oak, Poplar, Hickory and Gum trees. Millstone Creek flows along the southern boundary and feeds into a massive 17+/- acre wetland that was holding Wood Ducks, a few Mallards and Geese. The property boasts an excellent road system allowing for the tract to be easily traversed by UTV/ATV. A small grassy area at the entrance to the property would be a perfect place to set up a camper or build a small camp house/cabin. There is 1,400+ feet of paved road frontage along Ruffs Road. Power is available. Located just 25 minutes to downtown Elberton, Georgia or 40 minutes to Athens, Georgia.

Also listed is 60+/- acres that joins this tract and can be bought for one big continuous tract of land. If you are looking for your own hunting tract or getaway this may be the one! For more information, including survey, aerial and topo maps or to schedule your visit please contact Jacob Bowen at 678-858-0382.

Hunting · \$494,100

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