



Sherrod Branch

Sherrod Branch is a 463± acre farm located in Jefferson County, GA, southeast of Louisville near the Wadley community. This diversified property has been managed to promote the perfect mix of timber investment, recreational, and agricultural opportunities across its unique rolling topography. Bordered by Boggy Gut Creek, it boasts a 3± acre pond, a deep 9± acre lake with a dock and well, and Sherrod Branch (a naturally occurring artesian spring). Timber on the property consists of 83± acres of 14 year-old Longleaf pine (65 acres of which were planted with skip rows for raking straw), 89± acres of mature Loblolly pine, a 12± acre pecan orchard, and 135± acres of natural pine and hardwoods buffering the pond, lake, and creeks. The center of the farm is primarily open pastures and includes a dove field and food plots—perfect for observing deer, turkey, and quail. Improvements include a residence built in the 1950s with 1,763 heated square feet, 3 bedrooms, and 2 baths. The homestead is complimented by a 1,914 square foot garage, shop, and pole barn. Adjacent to the pecan grove, there is a cozy 875 square foot cottage with 2 bedrooms and 1 bath, ideal for a caretaker residence or guest lodging. This well-maintained property is the perfect family retreat, surrounded by farms, framed by wetlands and quiet roads, and ready to call home! Call us today to set up a time to view this beautiful farm! 912.764.LAND(5263)



Price: \$1,296,400
Property Type: Land
Status: Sold
Street/Address: 1496 LA Weeks Rd.
City: Wadley
State: Georgia
Zip code: 30477
County: jefferson
Acreage: 463

Sherrod Branch

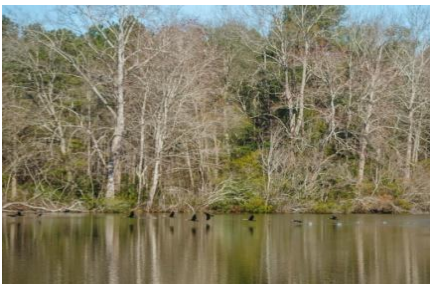
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Per Acre Price: \$2,800.00

Phone Number: 912.764.LAND(5263)

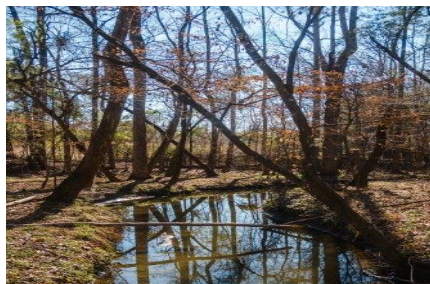
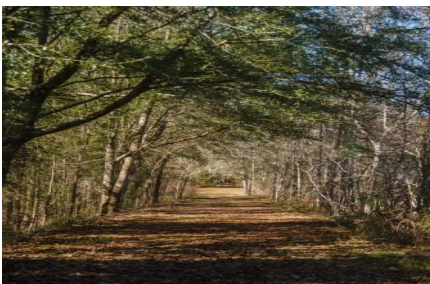
Email: info@LandandRivers.com

Google Maps link: [View Larger Map](#)



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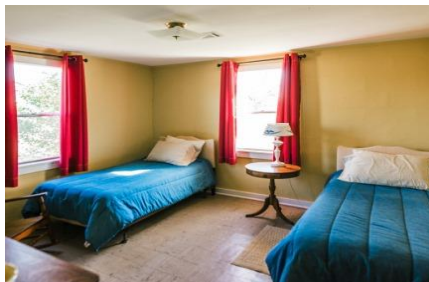
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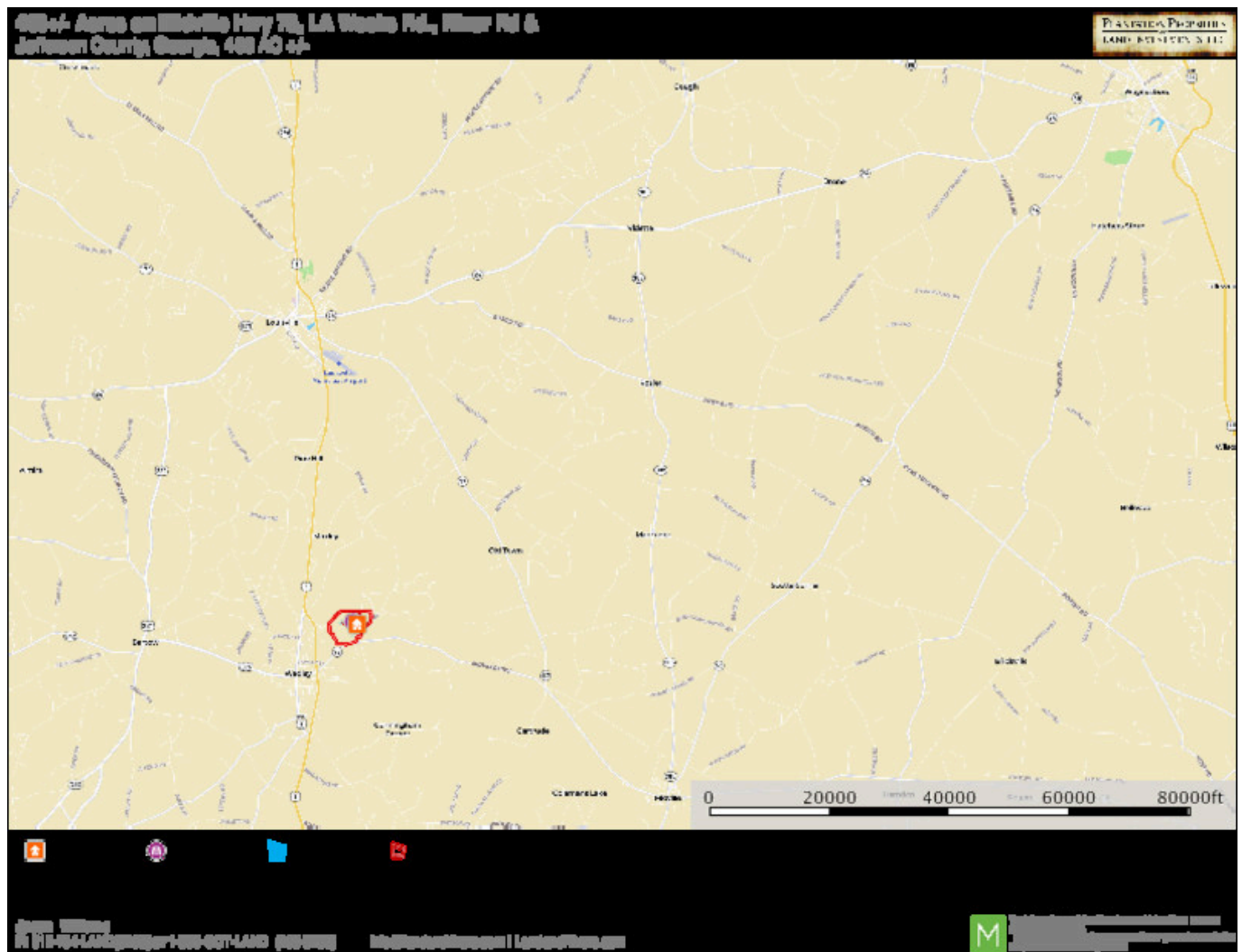
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Location Map

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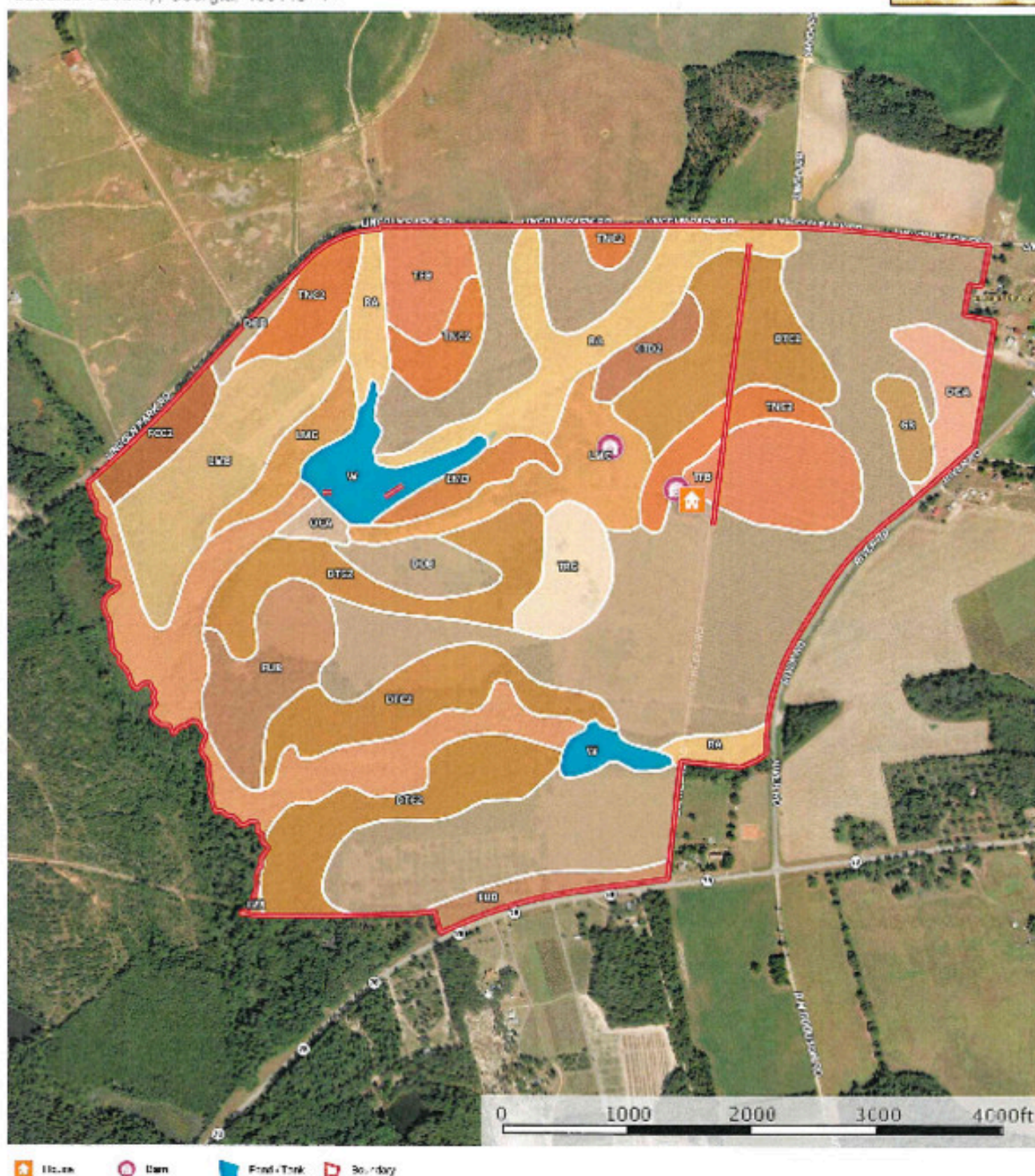
TOPO Map

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A topographic map of a 400+ acre area in Jefferson County, Georgia. The map features a red boundary enclosing a large parcel. Key features include a creek labeled 'Creek' flowing through the lower left, a large pond in the upper left, and a smaller pond in the center. Contour lines are marked with elevations of 250, 279, 269, 300, and 290. A road labeled '269' runs along the top, and a road labeled '272' runs along the bottom. A road labeled '78' is shown in the lower right. A scale bar at the bottom indicates distances from 0 to 4000 feet. A north arrow is located in the upper right corner. The map is titled '400+ Acres on Middle Highway 78, Near Rd & Lincoln Park Rd Jefferson County, Georgia, 400 AC +/-' and includes a 'PLASTER & PAPER LAND SURVEY S. 112' label in the top right corner.

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PLANTATION PROPERTIES
LAND INVESTMENTS, L.L.C.

P. 912 734 LAND(5282) or 1 BT5 GOLF LAND (438-5685)

integrate and create good

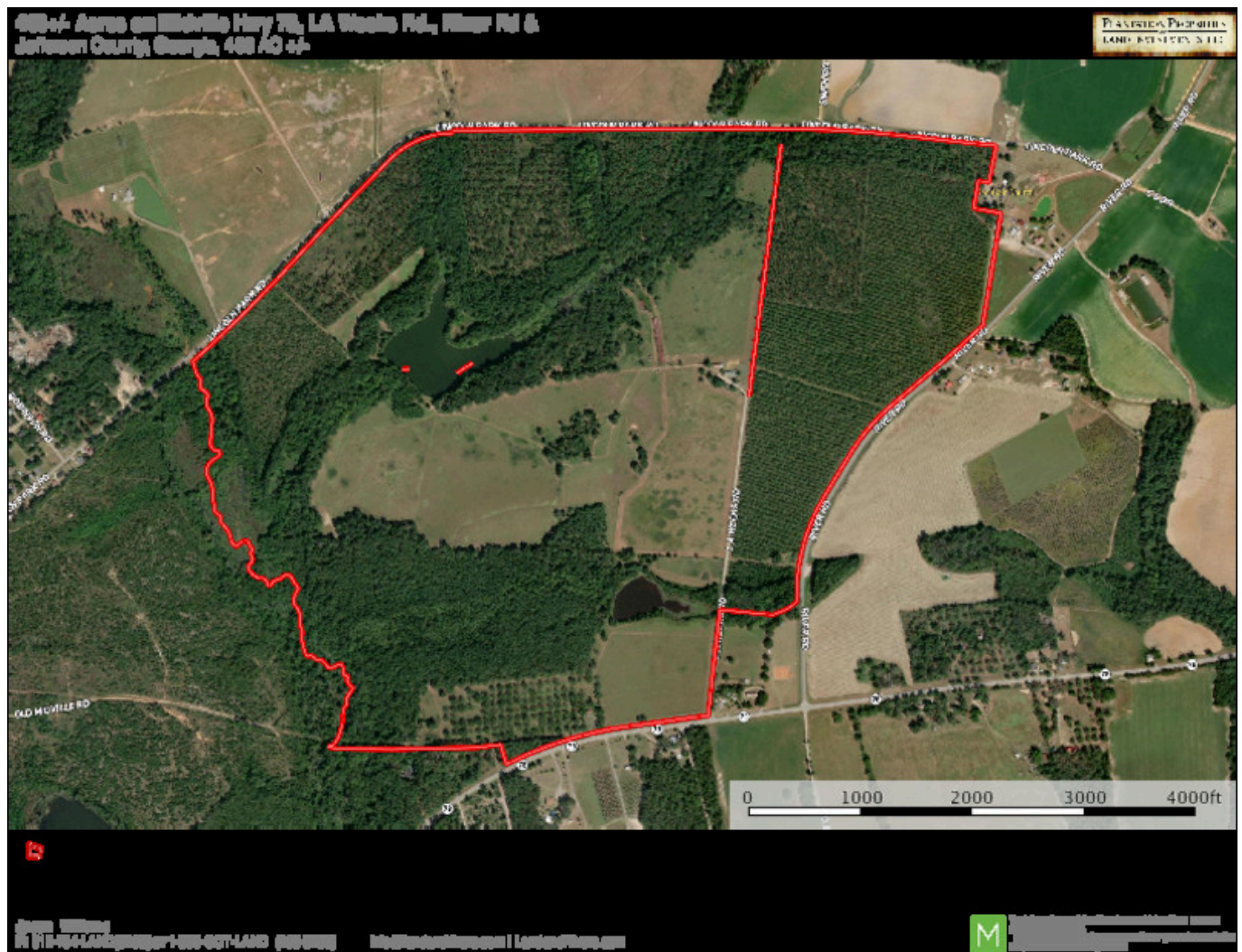


The authors have no competing financial interests.

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