



Hurricane Branch

- PRICE REDUCED!! Hurricane Branch is a 315± acre timberland farm located in northeast Johnson County.
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- The highlight of this farm is the 4-acre stocked pond that sits in the heart of the property. A dark water pond of this size is a sought-after feature in today's market. There are several different homesites one could utilize overlooking the pond. There is a 2.5-acre meadow that runs along the bank of the pond, which would be very appealing for a large homesite. The pond is fed by a natural spring running off of Hurricane Branch, a year-round creek that flows through the property. The hardwood bottoms running along Hurricane Branch are sure to hold game of all kinds.
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- The property has been extensively managed over the years, and the soils are excellent for future timber production. The road system currently in place will allow the new landowner to access nearly every inch of this tract with ease.
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- The strong population of wildlife on this tract is evident, and on our first site visit a large group of turkeys were seen amidst the pine plantation. Johnson County has been known in the past to produce large whitetail deer, and should be no different on this property. Add in the fishing component of the 4-acre pond, and the new owner will have year-round recreational activities to enjoy with family and friends.
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- Another key feature of this property is that it features roughly 10,000 feet or 2 miles of road frontage along HWY 319 & several county-maintained dirt roads. The future subdivision of this tract is there, and can be utilized in the future.
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- Please advise that the sellers will be retaining timber reservation on the merchantable pine plantation. This will allow the new owner to have portions of blank canvas to set up the property in many different ways.
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- This is an excellent opportunity to own a large acreage tract in a sought-after county, with a beautiful spring fed pond!
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Price: \$943,425

Property Type: Land

Status: For Sale

Street/Address: HWY 319, Robert Powell Rd. & Price Rd.

City: Wrightsville

State: Georgia

Zip code: 31096

County: johnson

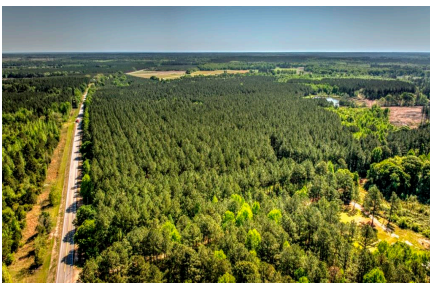
Acreage: 315

Per Acre Price: \$2,995.00

Phone Number: 912.764.LAND(5263)

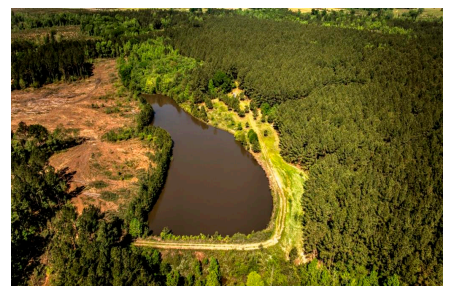
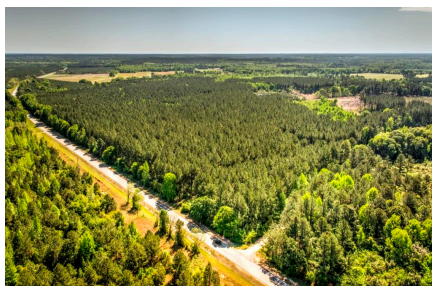
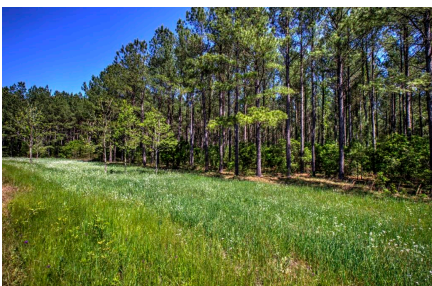
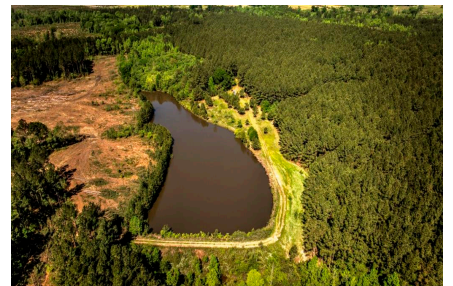
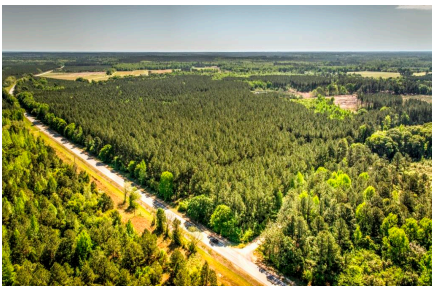
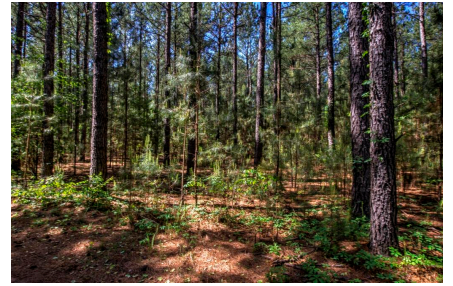
Email: info@LandandRivers.com

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



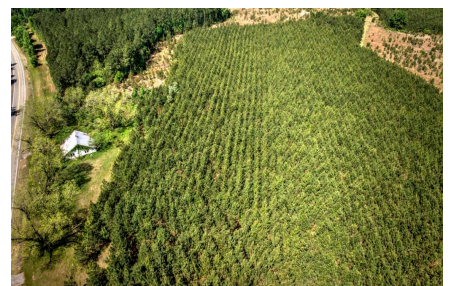
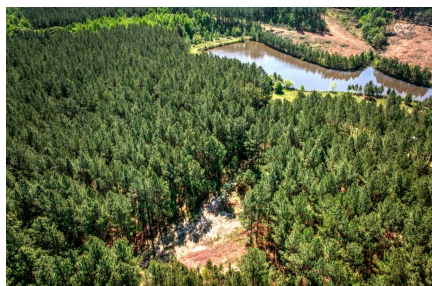
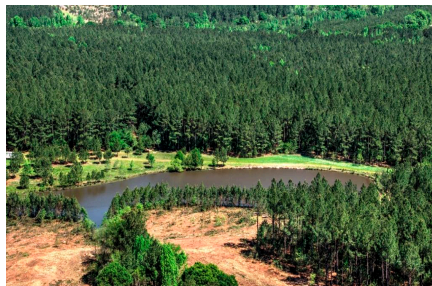
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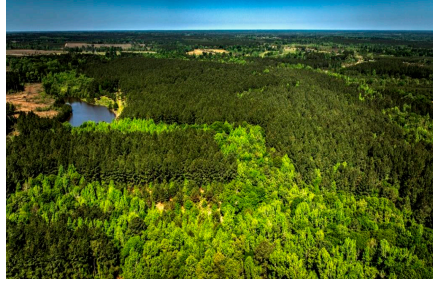
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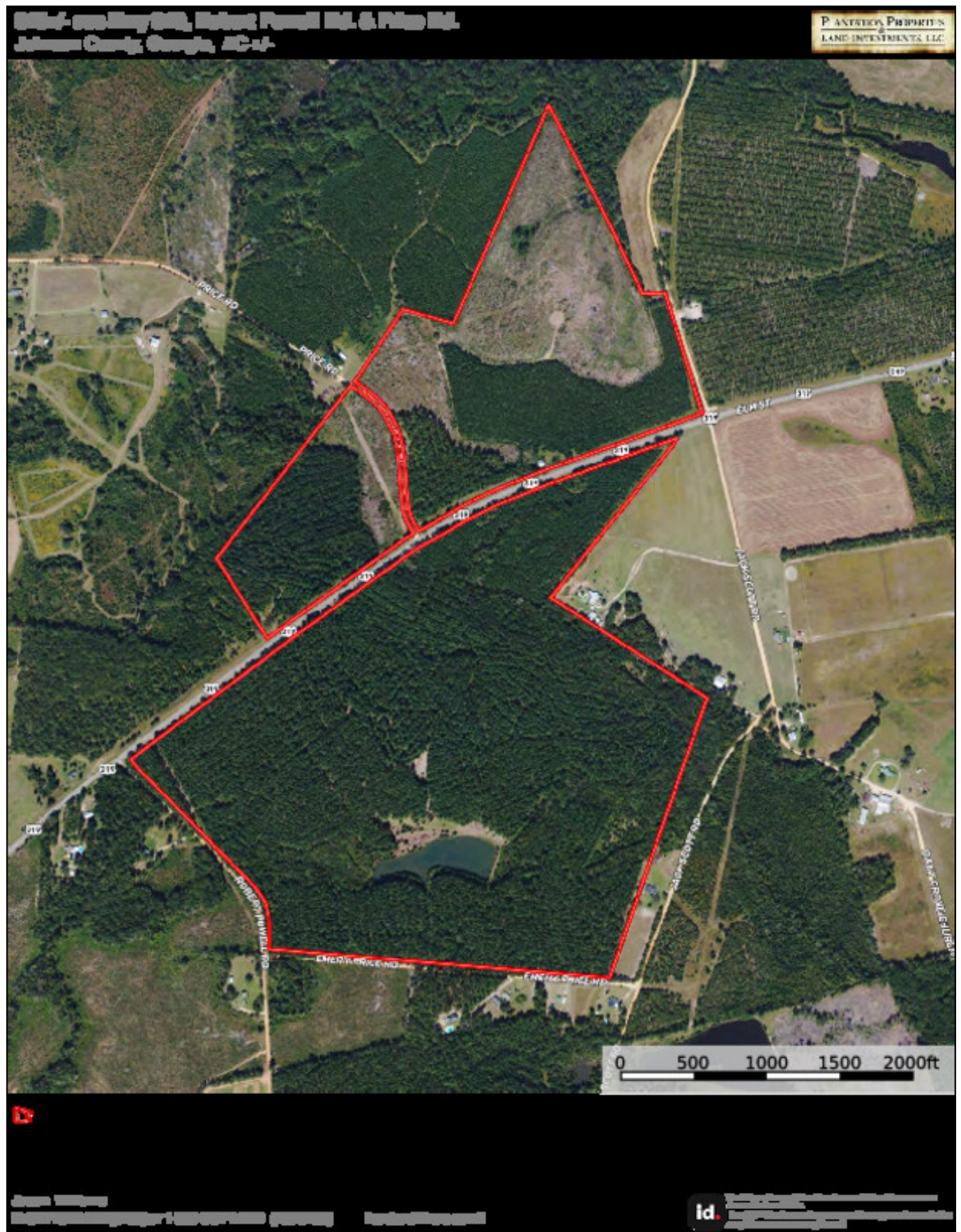
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Aerial Map

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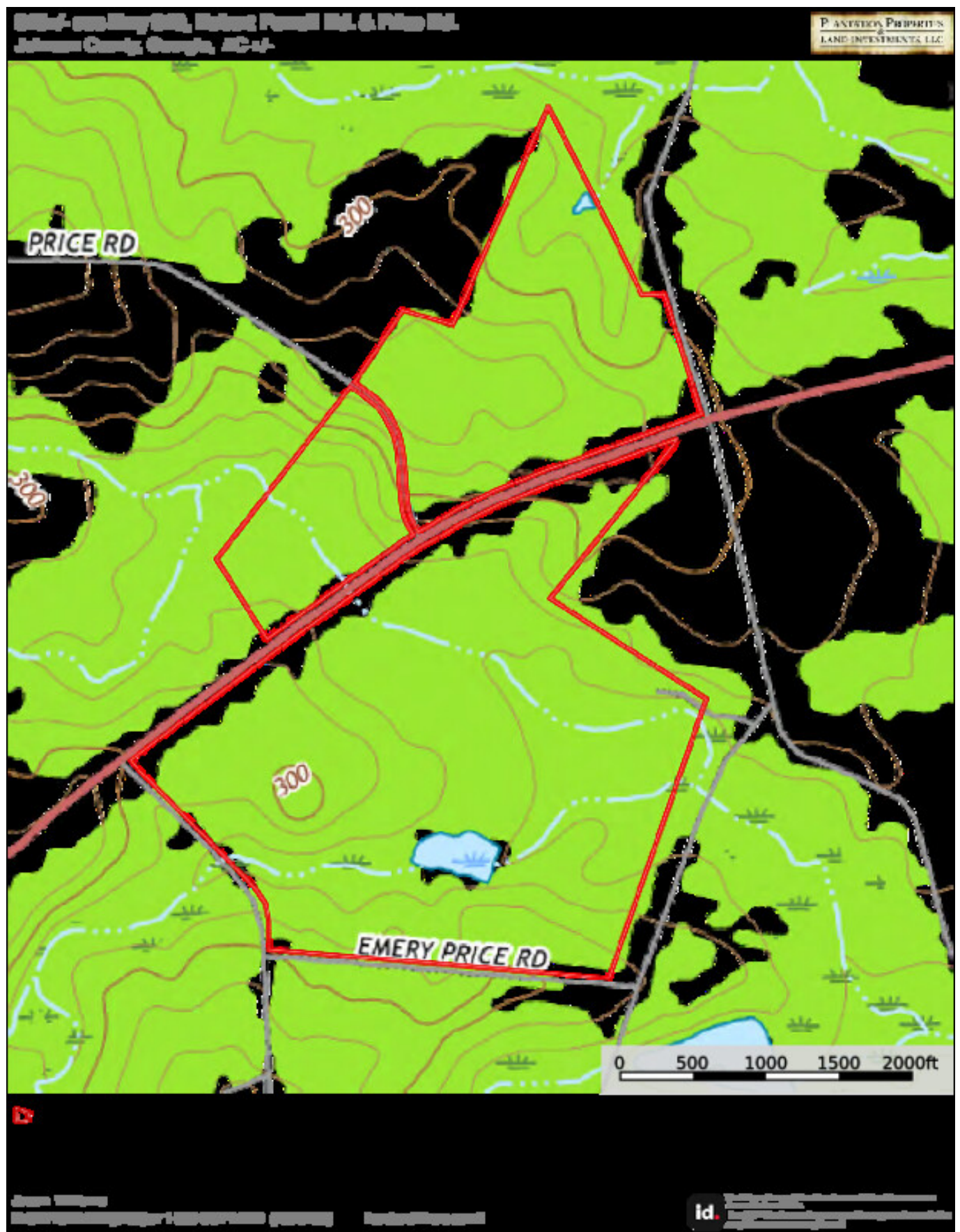
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Topo Map

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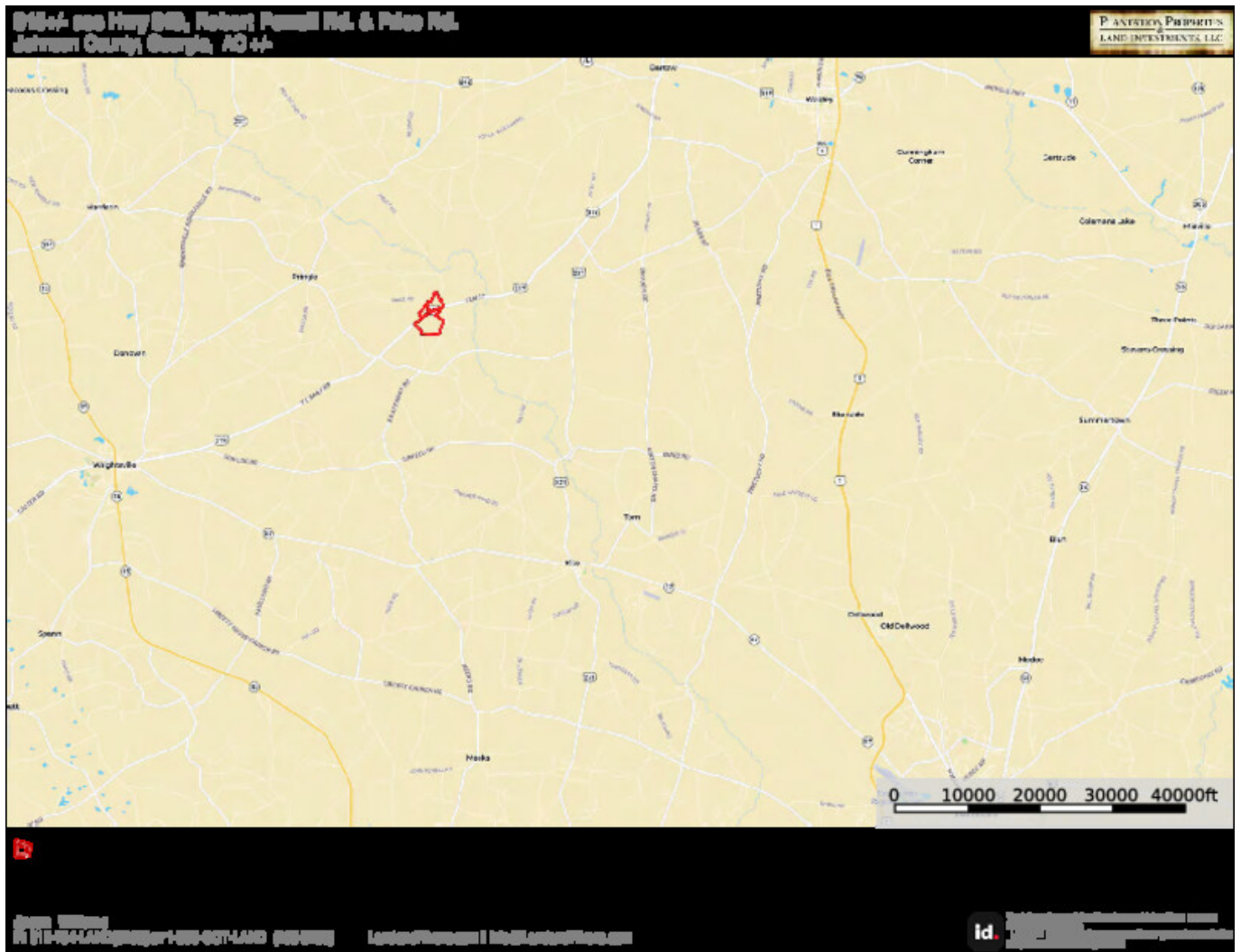
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Location Map

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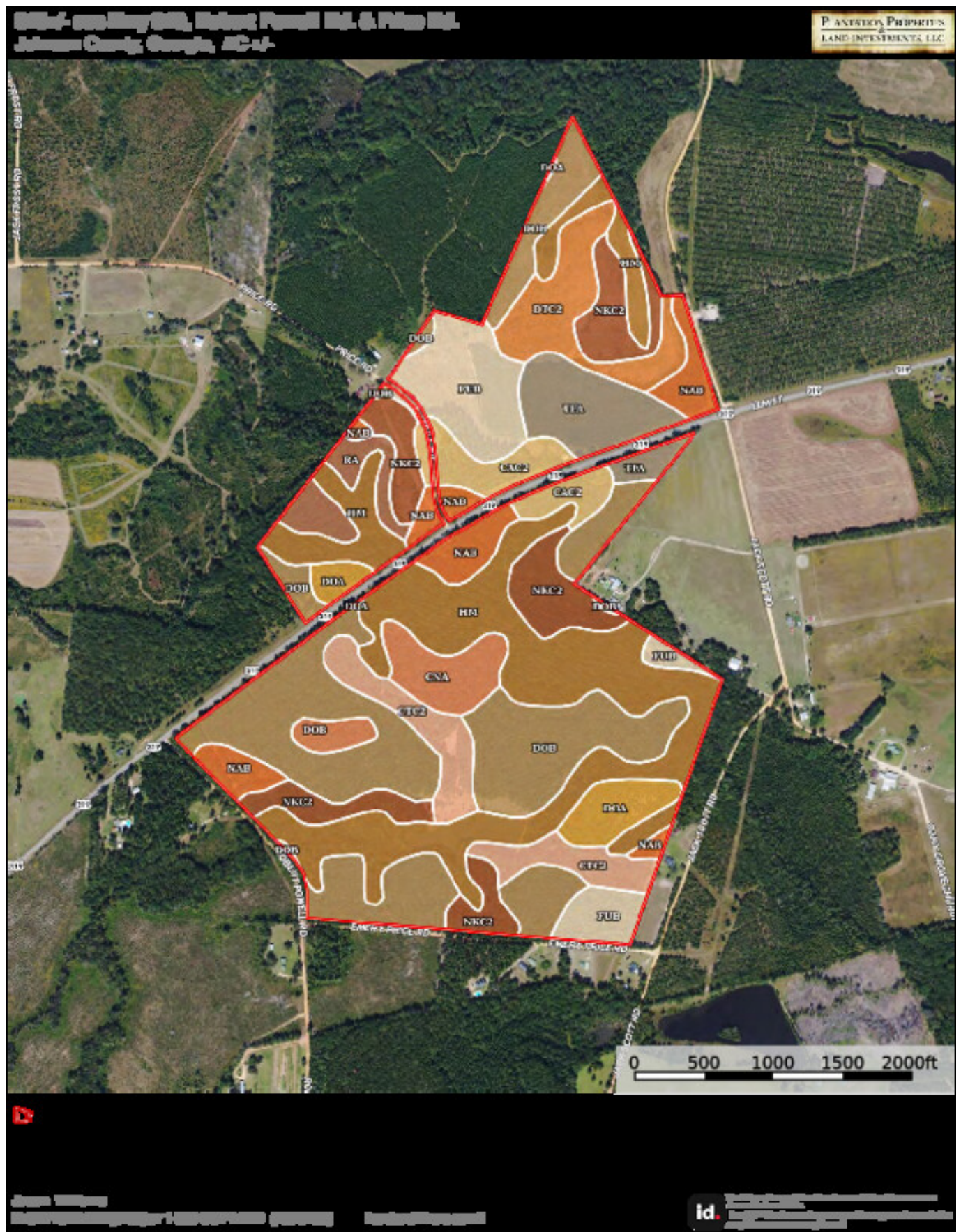
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Soil Map

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