



Ochwalkee Creek Timberland

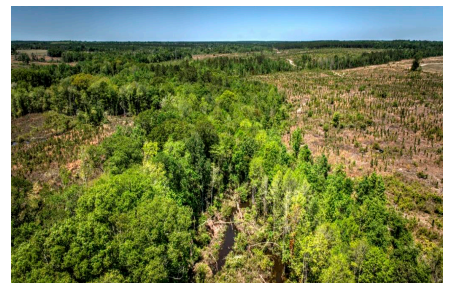
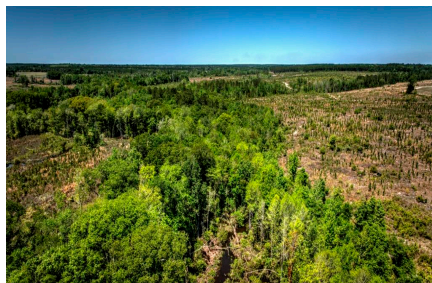
- Ochwalkee Creek Timberland is a multi-use 502± acre tract on the Wheeler/Laurens County Line featuring ample creek frontage, long-range views, and pre-merchantable & merchantable pine plantation!
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- Miles of well-established interior roads wind throughout, allowing easy access to every portion of the property. There are several long-range vantage points, which would make excellent cabin/lodge sites.
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- On top of being a great timber investment, the recreational value is outstanding. Wheeler County is one of the best sleeper hunting counties in Georgia for quality whitetail deer, and the deer population on this tract is evident with just a quick look around. It has everything needed to maintain a healthy herd. The pine plantation offers excellent bedding & fawning areas. The hardwood drains & bottomland areas offer natural forage to hold deer. Several food plots have been implemented throughout the property and the interior road system allows hunters to slip in and out of stands with ease. The Turkey population on this tract is strong, and tracts can be found on many parts of the interior road system.
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- Flooded portions of the creek bottoms should certainly allow for duck hunting opportunities. Large neighboring tracts also make this tract appealing for recreational use. A mile of Ochwalkee Creek frontage is present on this tract, which will offer a key water source for the wildlife here. It should be noted that there are 4 natural spring running to Ochwalkee Creek from the heart of the tract, and a pond site(s) should be attainable for the new owner!
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- If you are in the market for a turnkey recreational tract paired with a long-term timber investment, then this is the tract for you! It will not last long so give us a call today to set up a time to see this property. 912.764.LAND(5263)
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Price: \$1,757,000
Property Type: Land
Status: For Sale
Street/Address: 0 Sweetwater Lane
City: Glenwood
State: Georgia
Zip code: 30428
County: wheeler
Acreage: 502
Per Acre Price: \$3,500.00
Phone Number: 912.764.LAND(5263)
Email: info@LandandRivers.com
Google Maps link: [View Larger Map](#)



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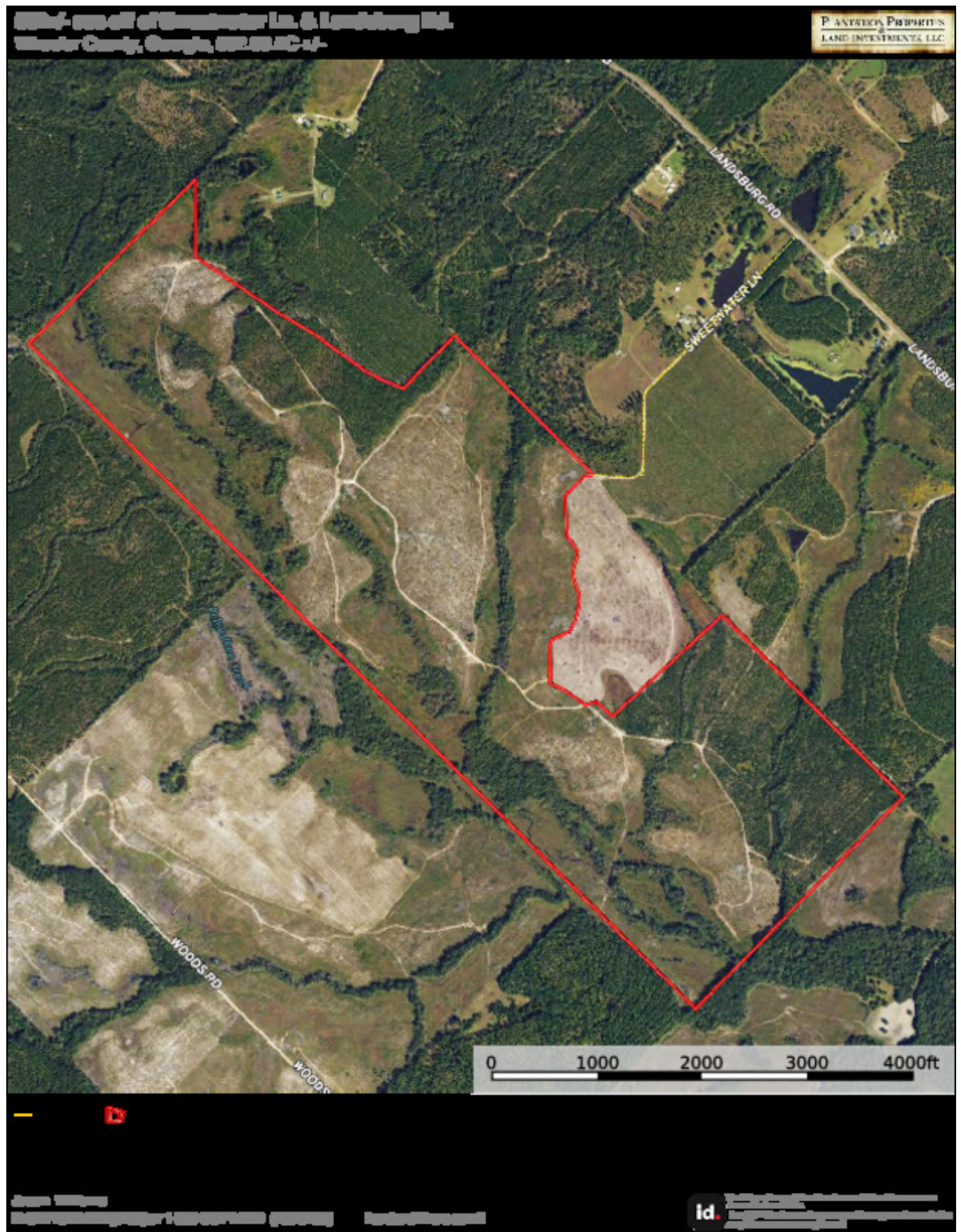
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Aerial Map

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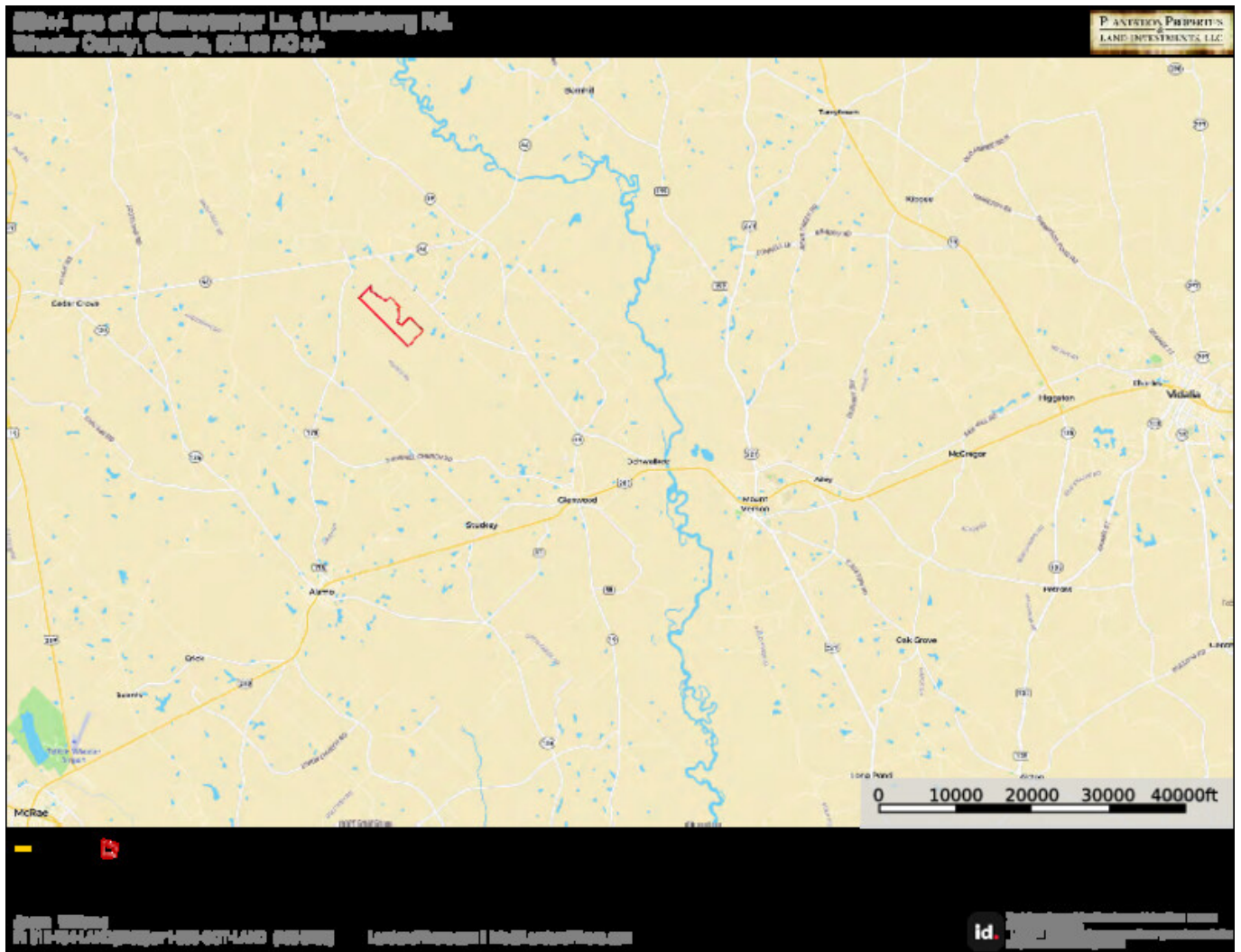
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Location Map

Ochwalkee Creek Timberland

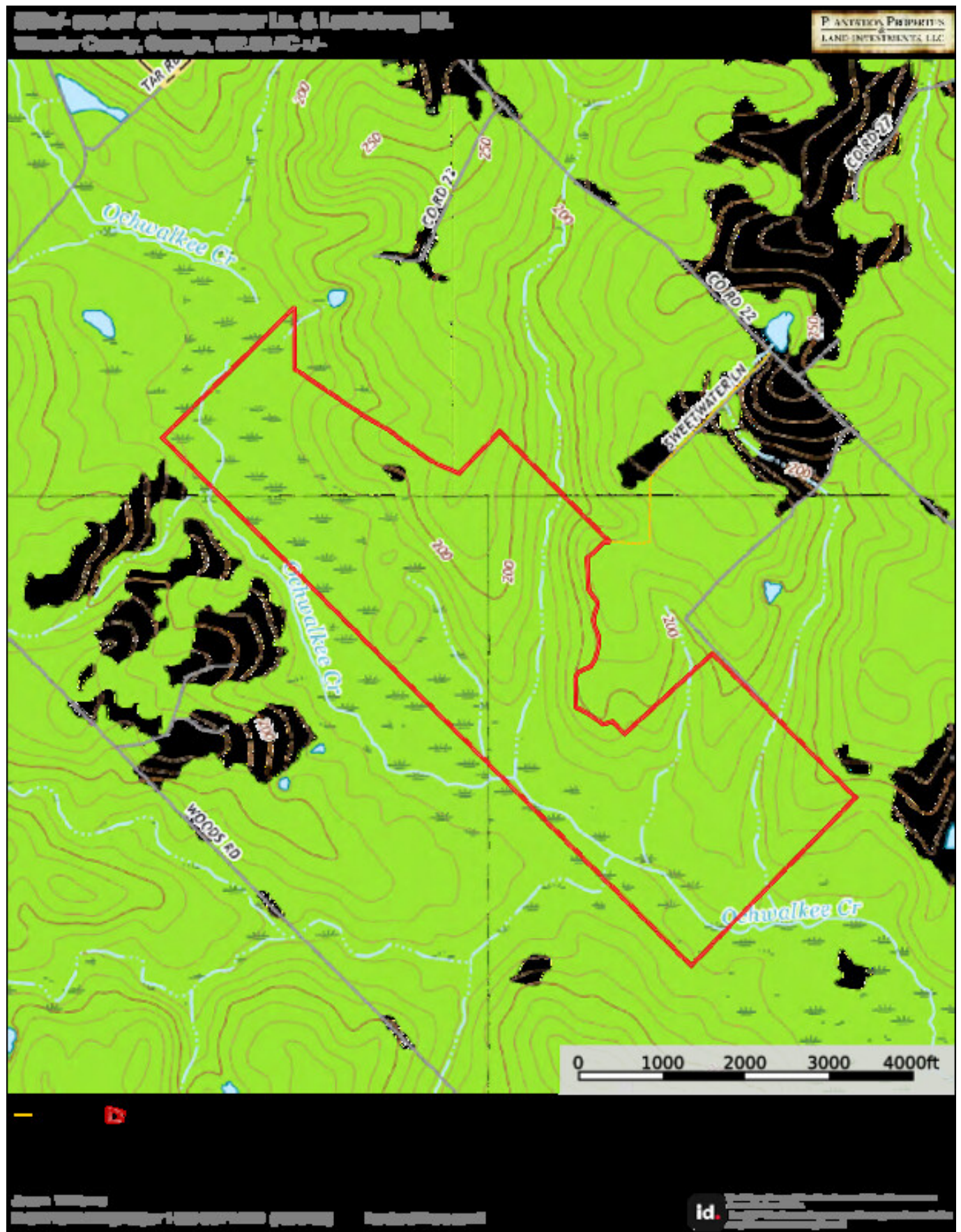
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Topo Map

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Soil Map

