

Sold

CANOOCHEE POND

Candler County | \$490,000 | 86 acres



Property Details

Canoochee Pond is a pristine 86-acre tract in sought-after Candler County, Georgia. Located just 10 minutes off of Interstate 16, the tract is in a great location. Year-round recreational activities can be enjoyed here, and that is a hard asset to find in this market.

Address

Canoochee Rd.
Cobbtown, Georgia 30420
Candler County

The highlight is a 7-acre pond (open water), and has recently been stocked with over \$20,000 worth of bass, brim, and shellcracker. A Texas Hunter Fish Feeder is in place on the bank of the pond. The back portion of the pond, which is not included in the 7 acres of open water, is a natural duck habitat. Wood ducks & teal have been spotted in the pond within the last two weeks.

Newly ran overhead power is now in place running from Canoochee Road to the corner of the pond. This will make an excellent cabin or home site overlooking the pond.

This tract has great timber stands. 29± acres of twelve-year-old planted pines can be thinned for immediate income. An additional 20± acres of five-year-old planted pines are located at the front of the tract as you come off of Canoochee Road. The remainder consists of mature hardwood, offering excellent forage, bedding, and roosting habitat for the wildlife here.

This is as complete of a tract as you will find less than 100 acres. The location, make-up, and recreational value will be hard to beat. Give us a call today to see it for yourself.

Property Photos



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