

Sold

ENNIS LAKE

Wheeler County | \$995,000 | 285 acres



Property Details

Ennis Lake is an extremely diverse 285+/- acres in northern Wheeler County. This property has a combination of land types and features seldom found on a mid-sized property. Everything needed for premium recreational experiences is available on the property.

Address

Hwy 19 S & Cat Squirrel Rd
Glenwood, Georgia 30428
Wheeler County

The western portion of the tract is 166+/- acres of upland area with Larry Creek running its northern side. The timber on this area is predominantly natural pine with hardwoods lining the creek bottom and occasional drain. Access is fee simple to HWY 19 as well as county paved road. On the eastern extreme of the upland area is a 30+/- acre field. This field has been cultivated in the past and could be utilized for a variety of uses in the future. Power is already established on two points in the interior of the property.

To the east of the upland acreage, the river bottom section of the property begins. This area is timbered in large hardwoods of various species. Swamp chestnut oak and water oak are plentiful across this area. Cypress and gum grow along the cloughs and the banks of Larry creek as it makes its way towards the river. A large oxbow lake crosses the property and adds a unique feature. These oxbows are formed by a change in the course of the Oconee River. They are known as great water to fish and waterfowl hunt. A variety of non-game birds, alligators, and other wildlife call this lake home. On the bank of the lake, yet another unique feature can be found. An artesian well has been developed and constantly gives a strong flow of cool, clean water.

The property has high bank frontage along the Oconee River. The property is accessible by river after an approximately 15-minute boat ride from the landing at HWY 280.

This property combines everything a serious outdoors man would want. Upland coupled with river and creek bottom gives the ideal combination for game management and outdoor pursuits. Game populations on the property are strong

and would grow with a year-round feeding program. The 30+/- acres of open land would serve well as a dove field or large food plot resembling an AG field.

All these features combine to make this a very hard to find property in today's market. Solid hardwood markets in the area will make the timber a great investment for the future as the new owner enjoys the natural assets in the present.

** This property is currently part of a larger tract. A survey will be needed prior to closing to determine exact acreage and boundaries. All acreages are estimates from mapping.**

Property Photos



LAND SPECIALIST

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