Sold

GRAPEVINE RETREAT

Jenkins County | $975,000 | 124 acres

Property Details

Grapevine Retreat is a 124.25± acre recreational paradise located in southern Jenkins and northern Emanuel counties. This property offers years of relaxation and outdoor pursuits. The majority of the acreage is timbered in natural hardwood timber. A small, seasonal creek runs through the property adding some diversity and a water source. The eastern end of the property has planted longleaf pine stands that total approximately 40 acres. There is a larger stand and a smaller second stand. The pine straw production from these stands brings revenue to the property in the form of a lease. This lease is year to year and could be ended if the new owner wishes.

Address
5916 Grapevine Rd.
Millen, Georgia 30442
Jenkins County

A main road system winds its way through the property and connects three of the four gated entrances along Grapevine Road. Grapevine is a county maintained dirt road that connects with HWY 121. The property entrance is less than a mile from the state highway. Along the internal road system, a series of food plots have been established to enhance the natural game feed found on the property. These plots are easily accessible with a tractor and are able to be planted for both spring and fall plantings. Supplemental feeders are also located across the property for both corn and protein feeding. Five of these feeders will be included in the sale of the property. Also included will be three stands overlooking the food plots. The amount of food available on this property is sure to hold game close and make it a sanctuary for the local deer and turkey population.

The improvements to the property are located on the northern end of the property. The house is a stick framed building with a metal exterior and 5,000 square feet under roof. This count includes awnings and parking space. Approximately 1,650 square feet of this space is dedicated as a living quarters. The majority of the interior is walled in tongue and groove pine with LPV flooring in the main areas. There are two bedrooms, two full baths, and a half bath. The master has its own full bath and an accent wall of pecky cypress that is absolutely beautiful. The kitchen's counters and large island are topped with quartz counter tops. The majority of the furnishings in the house, such as living room furniture and appliances, will convey to the new owner. On the rear of the home an outdoor kitchen has been built. It includes a five burner gas range, deep fryer, and

pellet grill. The large flat screen television on the wall make this the perfect place to catch a Bulldogs game on a nice fall day. Across the large, open yard from the house is the equipment shelter. It is a 52 ft x 48ft pole barn that stores all of the equipment and accessories to keep the property in top shape. Approximately 100 yards away stands a second shelter. Its dimensions are 24ft x 12ft. This second shelter is used to protect feed and seed.

Grapevine retreat is as close to turnkey as one can get in a premium recreational property. The owner will have to only pack a change of clothes to be ready for a long weekend in the woods. The property is conveniently located approximately 1.25 hours from Augusta and 1.5 hours from Savannah. This location makes it easy to see a resident of either city being able to spend a lot of time on the property. Give us a call today for your showing on a very rare and well planned property.

Property Photos

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