For-sale

HOG CREEK FARM

Coffee County | $2,205,000 | 490 acres

Property Details

Nestled in the heart of South Georgia, Hog Creek Farm offers an exceptional blend of income-producing farmland, long-term timber investment, and exceptional recreational opportunities. This diverse 490-acre property is a rare find in Coffee County. This legacy property has been in the same family for several decades, and is ready for its next steward.

The property boasts 190+/- acres of fertile, cultivated farmland with an established farmer in place, providing a reliable income stream from day one. A 111+/- acres stand of 4-year-old longleaf will allow future revenue streams through straw production. Additionally, a 44 acres stand of slash pine is in place. The wildlife habitat here is excellent. Large groups of turkey have been in the past several weeks. Deer sign is evident with just a short drive into the farm. Several groups of wood ducks have been jumped from the two creeks, as well as a covey of quail in the longleaf pine stands. A dove field would make a lot of sense here in place of one of the farm fields, as they are seen all over the farm. This property has the ability to be a true year-round recreational property.

Hog Creek flows through the property for over a half mile, with an additional year-round branch that flows through the property on the opposite side of the farm. These water features will provide year-round water for the wildlife here.

With county-maintained dirt road frontage on the north side, with power available at the road, the property is well-suited for a custom home site, hunting lodge, or future subdividing.

Whether you're looking for a productive farm investment, a proven hunting property, or a private recreational retreat, this Coffee County property checks a lot of boxes.

Address
Cedar Lane
Nicholls, Georgia 31554
Coffee County

Property Photos

ASSOCIATE BROKER & LAND SPECIALIST

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