

For-sale

HORSE BRANCH

Laurens County | \$626,202 | 109 acres



Property Details

Horse Branch is 109.86± acres located approximately two miles outside of Dudley in western Laurens County. This property represents a rare opportunity to own acreage in the most desirable area of Laurens County. Building sites, recreational opportunities, timber production, and future development combine to make this a unique property that checks all of the boxes.

Address

HWY 338
Dudley , Georgia 31022
Laurens County

The diversity of the property begins with the timber stands it boasts. Approximately 13 acres of the tract is timbered in Long Leaf pine. With some development, this stand will provide good revenue from straw production. 57+/- acres are planted in Loblolly pine. These stands are merchantable and a thinning would provide immediate revenue to the new owners. The third stand is the hardwood bottom that crosses the property. This bottom is the course that Horse Branch follows to cross the property on its way to Turkey Creek. Horse Branch is a small tributary creek lined with oak, gum, and a few cypress trees. A small beaver dam creates a natural pond in the north east corner of the property. This water feature adds another point of diversity to the tract as a whole.

The topography across the property is gently rolling with very nice hillsides above the hardwood bottoms. Two pole barns on the property tell of its past use as farm and pasture land. Both barns are in serviceable condition as shelters. One has a small office built into it. A well also serves the area around this barn. Electricity has also been pulled into the barn site and well.

Wildlife sign can be found across the property. Deer, turkeys, ducks, and the occasional wild pig call it home. Its proximity to Turkey Creek, and connection by water, ensure a good population and variety of animals. Hunting has been good on the property for years and will be for years to come.

Horse Branch's location is another attribute that adds to this property's attractiveness. It is located less than four miles from Interstate 16. Macon is an approximately 45-minute drive. Drive times to Atlanta and Savannah are approximately two hours.

Horse Branch is a rare opportunity to own a medium acreage property that has not been available to the public in over two generations. The combination of timber management, superb location, wildlife, and future possibilities serve to make this a truly unique property. Call us today to schedule a showing and see a great middle Georgia property.

Property Photos



LAND SPECIALIST

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