

For-sale

LITTLE OGEECHEE RETREAT

Washington County | \$1,612,000 | 403 acres



Property Details

Little Ogeechee Retreat is an expansive 403± acre property nestled in the heart of Washington County, GA, offering a rare opportunity for timber investment, recreation, and hunting. The tract boasts over a mile of frontage along the Little Ogeechee River, which forms the southern boundary, as well as a scenic creek traversing the southwestern portion. The land is protected by a conservation easement, allowing for sustainable use while preserving its natural beauty, and includes two designated building envelopes (5± acres and 2± acres), ideal for a secluded home, cabin, or hunting retreat. A small block house is already on site and would be the perfect hunting camp or weekend getaway.

Address

1230 Agricola Rd
Mitchell, Georgia 30820
Washington County

With approximately 88± acres of mature loblolly pine plantation and 192± acres of mature natural hardwood/pine mix, the property holds significant timber value. In addition to a great timber investment, this tract offers excellent hunting and recreational opportunity. Wildlife is abundant including deer, turkey, ducks, and more. Strategically placed food plots, hardwood creek bottoms, and planted pines create prime habitat and bedding areas for game, enhancing the hunting experience. The Little Ogeechee River also provides a peaceful setting for fishing and wildlife viewing.

With 2,900 feet of paved road frontage along Agricola Road and a well-maintained internal road system, access throughout the property is excellent. Located in Mitchell, GA, just 20 minutes north of Sandersville, an hour from Augusta, just over an hour from Macon, and 1.5 hours from Athens.

Whether you're seeking a productive timber asset, a private retreat, or both, this property delivers a compelling combination of natural resources, location, and recreational appeal. Call today to schedule a showing! 912.764.LAND(5263)

Property Photos



FOUNDER/OWNER

JASON T. WILLIAMS

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