Sold

PORTAL POND PROPERTY

Bulloch County | $775,000 | 74 acres

Property Details

This 74+/- acre farm has been meticulously created & cared for over the past 30 years. Located in one of the fastest growing counties in the state, yet privately located. Incredible recreational opportunities, country living, & aesthetics await the new owner(s)

Address
2255 Aaron Station Rd.
Portal, Georgia 30450
Bulloch County

Overlooking a 3-acre pond, sits a 2100 square foot home, featuring 3 beds & 2 baths. It would be a perfect mother-in-law house and/or main house. Although a 1996 built home, it will impress just as much as any home built today. Excellent features are found inside the home, but the sunroom with a picture-perfect view of the pond will take anyone's breath away, and can only be appreciated in person. There is a large outbuilding that sits just behind, and it has a small suite inside. The improvements on this property are unmatched, and it is tough to find the words for what all this property has to offer. You truly must come see for yourself.

The 3-acre pond is one most people dream of having on their own property. It is a spring-fed, stocked, manicured pond that will entertain for a lifetime. There have been a lot of fish caught here over the years, and has been managed thoroughly by the current owners. It is one of the many impressive features of this water rich property. Along with the pond, you have roughly a half-mile of Coopers Creek frontage, which runs the entire length of the back property line. Lastly a 1.5-acre duck impoundment has been implemented on the property, and only a true duck hunter will be able to appreciate that kind of costly improvement to this property. There is no doubt that it will offer many successful morning & afternoon hunts with family and friends.

The pine plantation here has been managed from the time it was just a day old. Years of prescribed fire & thinning make this one of the best stands you will find of its age class. The current owner wanted this property to have a mini-plantation type feel, and he did exactly that over the past 20+ years. The hardwood bottoms & draws are mature, and are excellent habitat for the deer & turkey that live here. Lots of natural forage will hold game on a year-round basis.

There are over 7 acres of planted food plots scattered around the property, with stands and feeders in place. Corn & soybeans have been planted in the past several weeks, making this a true turnkey operation. Whether you are a gun hunter, or a bow hunter, this farm has opportunities for you. A hunters paradise is thrown around a lot when speaking of properties for sale, but this one is tried and true.

The amount of deer & turkey this property holds for just 84 acres is outstanding. There have been 130, 140, & even 150-inch class whitetails killed here year in-year out. The management & feeding program over the past 20 years has been key to this success, and will benefit the new landowner tremendously. Turkeys are frequently seen & harvested on the property. Lots of roosting & brooding habitat are here, and is key for their success & survival. Again, the duck hunting here will be one of the best in the entire county with the implementation of the duck impoundment. There is already a large duck roost just two miles away as the crow flies.

The internal road system is top-notch, and allows you to access nearly every inch of this property. There are many foot trails, which allows one to slip in and out pf stands with ease. ATV or four-wheeler riding will surely be enjoyed by kids & grand kids.

Neighboring properties offer peace, seclusion, & elevated hunting. This is one of the prettiest parts of Bulloch County, and for an area with exponential growth, it will become more sought-after as progress takes place. This farm is only 20 minutes from Statesboro, where dining & shopping can always be enjoyed.

This is an excellent property. There may not be another chance to purchase a property in this area with this many improvements, hunting opportunities, or sheer relaxation potential. If you are in the market for a turn-key farm, please give us a call today for a private showing! 912.764.LAND(5263)

It should be worth nothing, the owner's daughter harvested one of the biggest bucks to ever come out of Bulloch County back in 2020. The link to the Georgia Outdoor News Article is below:

https://gon.com/hunting/girl-15-bulloch-county-buck

Property Photos

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