

For-sale

THE WRIGHT FARM

Meriwether County | \$2,100,000 | 181 acres



Property Details

The Wright Farm is an incredible 181-acre property located just minutes away from Warm Springs, GA. The property is one of the most serene tracts you will find anywhere in the state. It is hard to leave this place once step foot on it.

Address

2385 Nebula Rd.
Warm Springs, Georgia 31830
Meriwether County

A newly renovated farmhouse sits at the front of the farm, totaling 2624 square foot with 4 bedrooms & 3 bathrooms. A wraparound front porch & two screened in back porches offer tranquil views of one of the most beautiful yards one will see. Towering hardwoods, fruit/oak tree orchards, two newly fenced pastures, and the sounds of Cooler Branch & Pigeon Creek flowing just off the house will all combine to blow you away. It is not uncommon to see large numbers of deer & turkey traveling through the yard area. One of the largest rubs on the whole property can be found on a cedar tree near the orchards about 40 yards from the house.

A 2600 square foot barn & a smaller rustic barn are located beside the house to keep tractors, ATVs, & tools out of the elements. The large barn has several rooms that could possibly be converted to horse stalls. A covered lean-to is also in place for additional storage.

The make-up of the land is phenomenal. Making your way off the back of the house, you will cross Cooler Branch Creek, one of two mountain spring-fed creeks. Pigeon Creek traverses through the heart of the property for nearly a mile. These creeks will survive any drought, and are crystal clear year round. Two small ponds are located just off the creek to provide fishing opportunities for friends & family.

Large established food plots can be found all over the bottom portion of the farm. Several of which are covered in mature fruit/oak orchards. An old-growth hardwood ridge makes up the top of the farm. Roads traversing through this area will offer unbelievable views & hunting opportunities.

The diverse timber makeup here will be beneficial from both a monetary & recreational standpoint. Mature planted pine stands fade into the mature

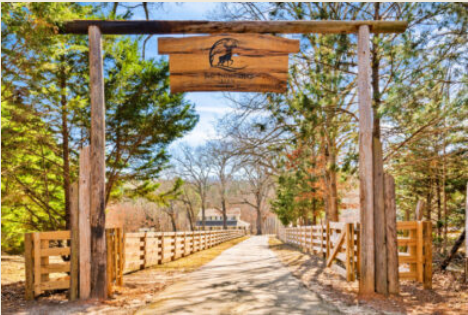
hardwood forest as you make your way around. The diversity of this farm is what most landowner’s dream of.

5 Elevated Redneck Blinds can be found around the farm on multiple different food plots. Several enclosed turkey blinds and elevated tree-stands are also scattered around. Numerous high capacity spin feeders and trough feeders are in place to feed the array of wildlife found here.

The turkey population is strong, and not uncommon to see large droves throughout the farm on any given day. Meriwether County is known for producing trophy whitetail deer, and steadily becoming one of the top buck counties in the State of Georgia.

This farm nearly has it all. The live-water sources, beautiful structures, diverse timber component, abundant wildlife, and tranquil make-up are some of the reasons this place is so special. Give us a call today to see for yourself!

Property Photos



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