For-sale

TWIN CREEKS FARM

Macon County | $2,731,200 | 569 acres

Property Details

Twin Creeks is an incredible 569 acre property located in highly sought-after Macon County, Georgia. Positioned along both Whitewater Creek and Cedar Creek, this property offers a rare combination of recreational opportunity, wildlife habitat, timber investment, and long-term land value.

Address
GA-90
Ideal, Georgia 31081
Macon County

From an investment and recreational standpoint, it would be difficult to find a better-positioned tract in the area, if not the state. Cedar Creek and Whitewater Creek provide an incredible natural setting, with Cedar Creek converging with Whitewater Creek just off the property before eventually feeding into the Flint River. Whitewater Creek is a major tributary of the Flint River and is widely regarded as one of Macon County's premier recreational waterways.

One of the property's most unique features is its extensive creek and road frontage. Twin Creeks boasts approximately one mile of Cedar Creek frontage, one mile of Whitewater Creek frontage, and one and a half miles of Highway 90 frontage, with the highway separating the two tracts.

Exceptional Hunting & Wildlife

The property is exceptionally well-suited for hunting and wildlife management. Nine established food plots are strategically positioned around bedding areas and travel corridors and are equipped with tube and trough feeders, as well as box blinds.

Several impressive bucks have been harvested on the property, and the surrounding area is known for quality deer genetics and excellent hunting opportunities. The combination of established food plots, mature hardwoods, pine plantations, creek corridors, and carefully positioned access provides an ideal environment for managing and holding wildlife.

The property also offers excellent habitat for a variety of other species. Wood ducks are frequently seen along the creeks, while several coveys of wild quail have been observed throughout the planted pine stands. Turkeys have been

spotted in both the open food plots and pine plantations, and the abundant roosting habitat along the creek corridors provides ideal conditions for holding birds on the property.

Two Year-Round Creeks

Whitewater Creek and Cedar Creek are two of the largest creeks in Macon County and provide year-round recreational opportunities. Whether kayaking, fishing, exploring the creek bottoms, or simply enjoying time outdoors with family, these waterways add a tremendous recreational component to the property.

Both creeks feature impressive bluffs and are primarily situated outside the wetlands, creating scenic and usable creek corridors while providing valuable wildlife habitat.

Timber Investment

The long-term timber component is another significant asset. The property's extensive pine plantations have been established with future timber harvest rotations in mind, offering a valuable long-term investment component.

On the Cedar Creek tract, approximately 70 acres of recently thinned pine plantation are in place and will be well-suited for a prescribed burn this winter. These stands, combined with the property's mature hardwoods and creek-bottom habitat, create a diverse and productive landscape for both timber management and wildlife.

Old-growth hardwoods and regenerating hardwoods line Cedar Creek and Whitewater Creek, providing excellent bedding cover, forage, and travel corridors for deer and other wildlife.

Accessibility

An extensive internal road system provides convenient access to nearly every portion of the property by truck, making hunting, timber management, recreational use, and general property maintenance highly accessible.

A Rare Combination of Investment & Recreation

Twin Creeks offers a truly unique combination of recreational enjoyment, exceptional wildlife habitat, productive timberland, extensive water frontage, and long-term investment potential.

With its two year-round creeks, substantial highway frontage, established hunting infrastructure, quality deer habitat, quail and turkey opportunities, extensive pine plantations, mature hardwoods, and internal road system, Twin Creeks represents a rare opportunity to own a substantial recreational and investment property in one of Georgia's most sought-after counties.

Twin Creeks is an investment-grade property with the recreational amenities and natural beauty to provide enjoyment for generations to come.

Property Photos

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