For-sale

TWIN RIVERS PLANTATION

Tattnall County | $3,975,000 | 1060 acres

Property Details

Twin Rivers Plantation is an incredible 1060-acre property along the banks of the Altamaha & Ohoopee Rivers in sought-after Tattnall County, GA. From the excellent improvements to the game rich land & remarkable water features, Twin Rivers will offer a first-class recreational escape in today's world.

Address
Rivers Edge Rd/Hwy 178
Reidsville, Georgia 30453
Tattnall County

Water Features:
Twin Rivers offers one of the most unique water features I have encountered in today's land market. Properties with significant river frontage are already rare, but it is exceptionally uncommon to find a tract with extensive frontage on two of Georgia's most well-known rivers.

What further sets this property apart is its remarkable position at the confluence of the Ohoopee River and the Altamaha River—a truly rare and iconic meeting of waters before the river system continues its course toward the Atlantic Ocean

The Altamaha River flows along the property for more than 2.5 miles, while just across the tract the Ohoopee River runs for over three miles, creating an extraordinary amount of water frontage. This combination alone makes Twin Rivers a truly standout offering.

Adding to the uniqueness of the property are the dramatic high bluffs that overlook the rivers, paired with fertile bottomland that provides an exceptional mix of topography and land use potential. On the far northwest corner of the tract sits a remarkable bluff that offers a nearly one-mile straightaway view of the Altamaha River. This elevated site would make an incredibly picturesque location for a lodge or main residence.

Similarly, several bluff sites along the Ohoopee River provide breathtaking views and additional potential building locations, making the property well suited for a private retreat, recreational estate, or legacy property.

Improvements:
Twin Rivers offers a wide variety of well-maintained improvements spread

throughout the property. On the Ohoopee River side, a newly constructed two-bedroom, one-bath cabin sits among beautiful old live oaks and mature Ohoopee River hardwoods. The cabin is fully serviced with well, septic, and power, creating a comfortable and private retreat within the property.

Overlooking a dramatic bluff along the Altamaha River is a well-appointed one-bedroom, one-bath camp house with breathtaking views of the long stretch of river below. This area also includes two large pole barns, measuring 72′ x 30′ and 40′ x 20′, providing ample covered storage for equipment, boats, and recreational vehicles.

A deer cleaning station with a walk-in cooler is located nearby and is in excellent condition, ready for use after a successful day in the field. The site is also equipped with well, septic, and power, along with 19 camper/RV hookups, making it ideal for hosting family, friends, or hunting groups.

Adding to the property's recreational appeal is a private concrete boat ramp located just below the bluff, providing convenient, year-round access to boating and fishing on both the Altamaha and Ohoopee Rivers.

The Land:
From a land management standpoint, Twin Rivers is truly exceptional and has seen significant improvements in recent years. The property features over 20 miles of internal roads and trails, providing convenient access to nearly every corner of the tract.

These roads lead to three scenic sandbar locations along the Altamaha and Ohoopee Rivers, offering outstanding opportunities for fishing, camping, and relaxing along the water with family and friends.

The hunting infrastructure is already in place, with 26 box blinds and tree stands strategically positioned across the property, many overlooking large food plots or extended shooting lanes. In addition, more than 20 corn and protein feeders are installed throughout these areas, creating a truly turn-key hunting setup. The diversity of terrain, habitat, and recreational opportunities found here is difficult to match.

Wildlife:
Twin Rivers is a true sportsman's paradise, with thriving populations of wildlife throughout the property. The tract is carefully set up for whitetail deer, turkey, and duck hunting, featuring established food plots, mast-producing hardwoods, and a well-planned internal road network that makes hunting access efficient and strategic.

The property has been managed in recent years with quality deer management practices, ensuring a smooth transition for the next owner to continue this stewardship.

Timber diversity further enhances both habitat and long-term value. The land includes a healthy mix of mature planted pines, pre-merchantable timber, old-growth hardwoods, fertile river-bottom soils, and upland browse, creating ideal conditions for wildlife.

Several sloughs within the bottomlands have proven productive for duck hunting. The nearby rivers—particularly the Altamaha—serve as a major migratory flyway for waterfowl, offering exciting opportunities during the season.

For anglers, fishing along this stretch of river is exceptional. The waters are known for producing redbreast, flathead and channel catfish, bass, and crappie.

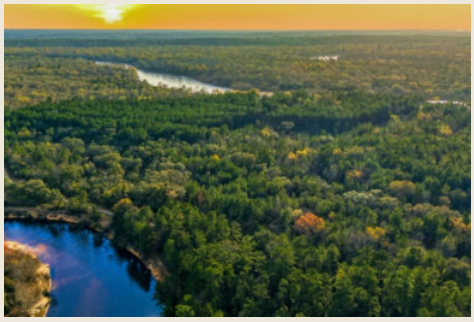
Where the Altamaha and Ohoopee Rivers converge, a large oxbow lake has formed, creating a well-known and highly productive fishing location.

839 acres are currently protected by a conservation easement with the Georgia-Alabama Land Trust, ensuring the preservation of its natural beauty, wildlife habitat, and character for the next generation. There are existing building envelopes on the Ohoopee AND Altamaha Rivers. Forestry areas and more are in place.

Access:
Twin Rivers is accessed through a gated entrance off Highway 178, providing secure and private entry to the property. From the gate, Rivers Edge Road leads into the tract and offers private ingress and egress. The road is well-maintained and graveled for over a mile, ensuring reliable access throughout the year.

A rare blend of river frontage, wildlife habitat, essential improvements, and scenic beauty, Twin Rivers Plantation stands as a true South Georgia legacy property—ready for its next steward.

Property Photos



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