

*Sold*

# WHITEWATER RANCH

Taylor County | \$1,540,800 | 321 acres



## Property Details

Whitewater Ranch is an incredible turn-key property in sought-after Taylor County, GA, just over the Macon County line. Located along Whitewater Creek, it will be difficult to find a better positioned tract. Whitewater Creek is a main tributary of the Flint River, and proven to be one of the best recreational areas in the county.

### Address

0 HWY 127  
Butler, Georgia 31006  
Taylor County

10 established food plot areas are in place, and come with all-season spin feeders, box blinds, and tree stands. These food plot areas are strategically placed around bedding areas & travel corridors.

Whitewater Creek is one of/if not the largest creek in Taylor/Macon County. It is a true year-round creek, and offers everything from kayaking to fishing. Outside of the wildlife benefits, it is sure to offer lots of family fun in the summertime when no hunting seasons are in.

There have been some great bucks harvested here. Last year alone, a 151-inch buck was killed just off the creek. The genetics in this area of Taylor/Macon County are phenomenal, and will prove to offer the best hunting opportunities around.

This tract is home to a healthy turkey population. It would be hard to draw up a better property from a wild turkey perspective.

Wood ducks are frequently seen in Whitewater Creek, as well are several coveys of wild quail amongst the planted pine stands.

A top-notch internal road system will allow for easy access to nearly every portion of this property.

The timber value here is excellent. A 47-acre block of 5-year-old long leaf pines are located along HWY 127, and will provide future straw income if desired.

A 25-acre block of 27-year-old planted pine, consisting of mostly saw-timber, is ready for immediate thinning or clear cut. A quail course would be a good option amongst this stand.

75 acres of 18-year-old planted pine is located in three different blocks around the property. These are great stands, and if placed on a prescribed burn rotation, they will offer excellent forage to the wildlife here.

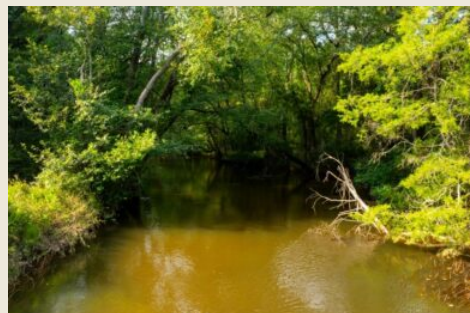
The hardwoods on this property are beautiful. They are old growth, and one section estimated to be around 100 years old.

A 2011 2Bed/2Bath mobile home is located on site, equipped with well & septic. A small lean to shed with deer cleaning station is off to the side.

This is a turn-key property with an incredible water feature. The location is as good as it gets in Taylor County. Give us a call today to see it for yourself!

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## Property Photos



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