Sold

WOLF BRANCH FARM

Berrien County | $3,156,975 | 701 acres

Property Details

Wolf Branch Farm: A Premier Recreational & Investment Property in South Georgia

Nestled in the heart of South Georgia, Wolf Branch Farm offers an exceptional blend of income-producing farmland, timber investment, and unparalleled recreational opportunities. This diverse 700 acre property is a rare find, offering immediate financial returns along with the long-term potential of a thriving wildlife habitat. This legacy property has been in the same family for over 75 years, and is ready for its next steward.

The property boasts 101+/- acres of fertile, cultivated farmland with an established farmer in place, providing a reliable income stream from day one. Additionally, the 17-year-old planted pines create an ideal environment for wildlife and offer the opportunity for immediate timber revenue. Complementing these income-producing elements is the property's prime location—just 15 minutes from I-75 and the city of Tifton, GA, ensuring convenient access while maintaining a peaceful rural setting.

Throughout the tract, you'll find mature hardwood drains that not only enhance the aesthetic beauty of the land but also act as natural wildlife funnels. With large, like-minded landowners in the surrounding area practicing quality wildlife management, the hunting opportunities here are exceptional. Whether it's the abundant turkey population, the thriving deer herd, or the potential for trophy whitetails just a short distance from the Tift County line, this property is a haven for outdoor enthusiasts. Dove hunting also thrives on the property, with several areas ideal for creating prime dove fields, making this a true year-round retreat. Lastly, it is worth noting that in our initial site visit over 7 gopher tortoises were seen on the property, which typically correlates to a high-quality habitat & healthy ecosystem.

With paved & dirt road frontage on all four sides, as well as power available at the road, the property is well-suited for a custom home site, hunting lodge, or future subdividing.

Address
McMillan Rd., Minnie Giddens Rd. & Lenox Alapaha Rd.
Lenox, Georgia 31637
Berrien County

Whether you're looking for a productive farm investment, a proven hunting property, or a private recreational retreat, this Berrien County property checks a lot of boxes.

Property Photos

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