



COMMERCIAL REAL ESTATE

LAND FOR SALE



Fitzgerald Hunter's Hideaway

Fitzgerald, GA 31750

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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
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EXECUTIVE SUMMARY

FITZGERALD HUNTER'S HIDEAWAY

FITZGERALD HUNTER'S HIDEAWAY, FITZGERALD, GA 31750



OFFERING SUMMARY

Sale Price:	\$200,000
Lot Size:	108.28 Acres
Zoning:	A5
APN:	2 14 1A

PROPERTY OVERVIEW

Your chance to own a one of a kind, secluded property that is sure to impress any hunter or fisherman. Located just North of Fitzgerald, Ga. this 108 acre property is surrounded by the Ocmulgee River, making it an island paradise. Equipped with boat access, two bedroom cabin, plentiful wildlife and peaceful surroundings, you will fall in love with the natural beauty this land provides. If privacy and wildlife are what you are after, look no further than the Fitzgerald Hunter's Hideaway.

LOCATION OVERVIEW

The Fitzgerald Hunter's Hideaway is located 10 miles North of Fitzgerald, Georgia in Ben Hill County. Access from US-441 as well as GA-117.

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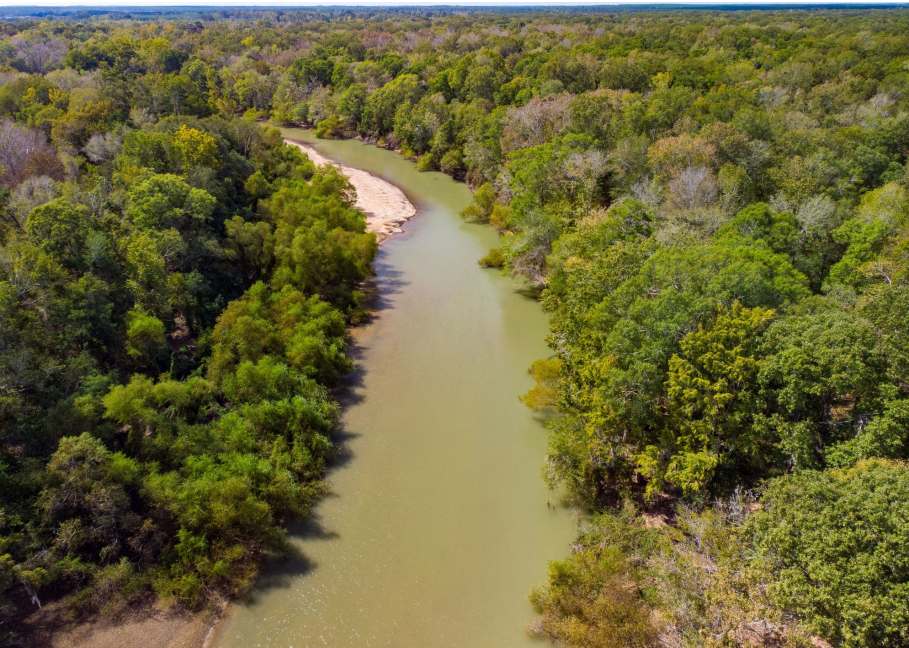




ADDITIONAL PHOTOS

FITZGERALD HUNTER'S HIDEAWAY

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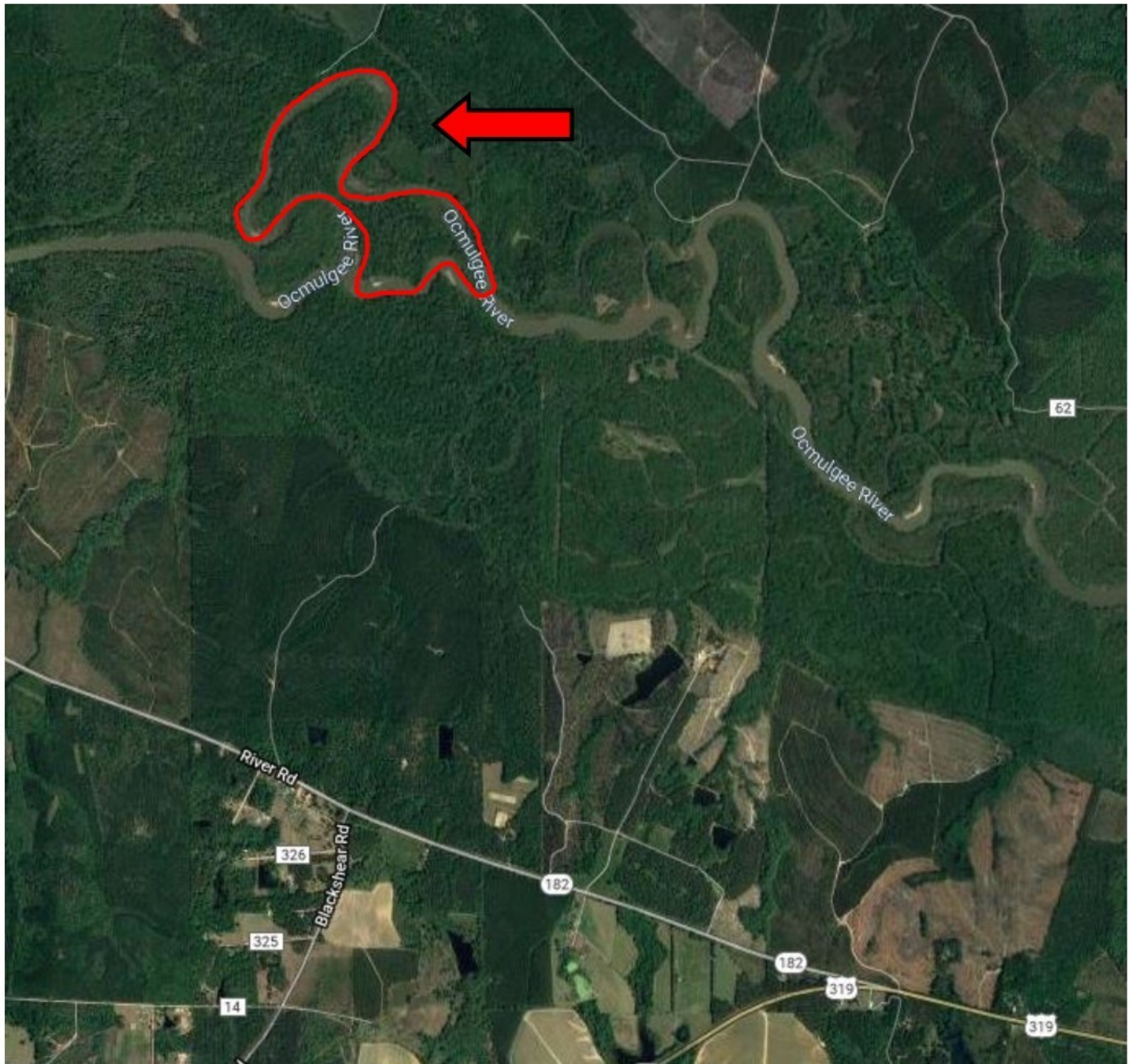




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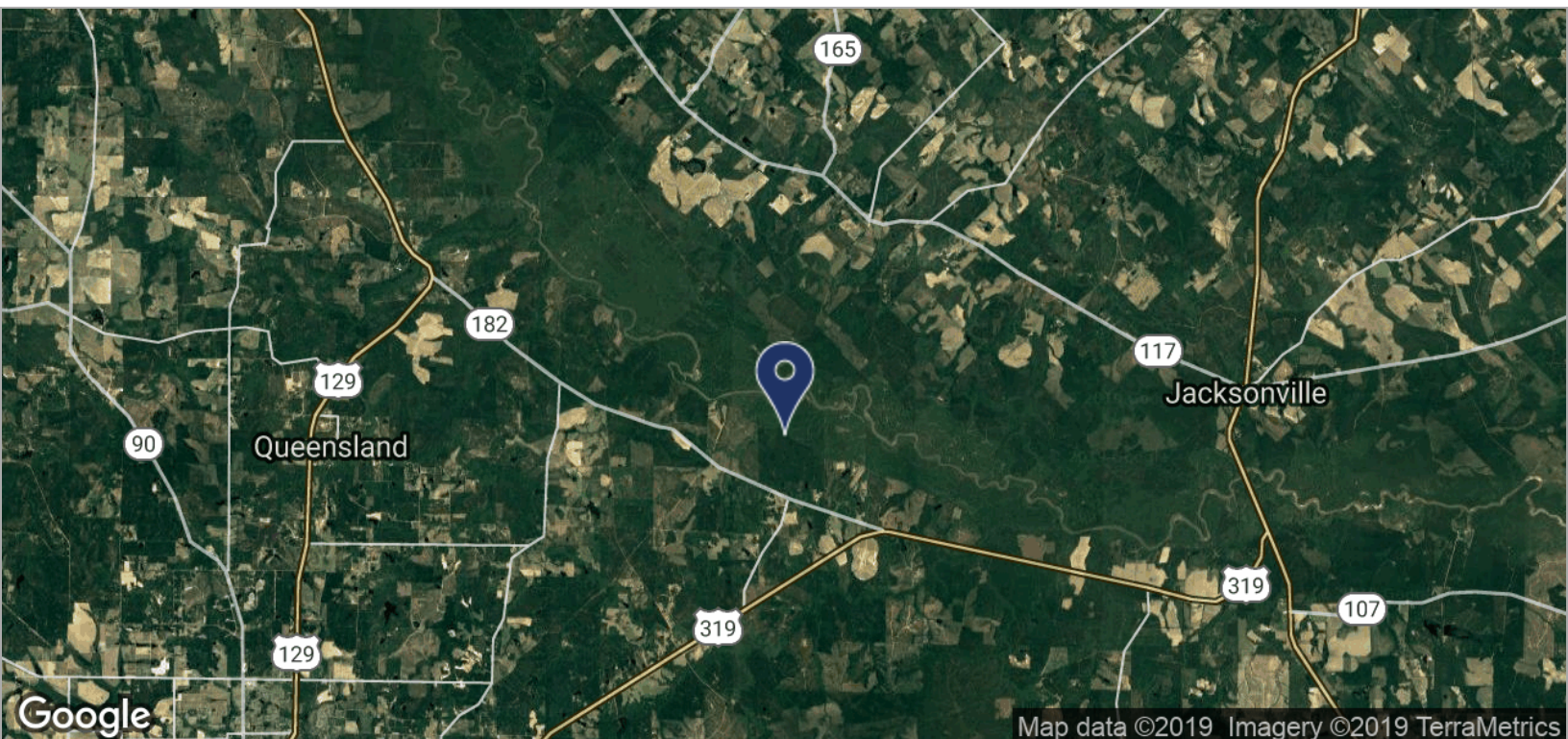




LOCATION MAPS

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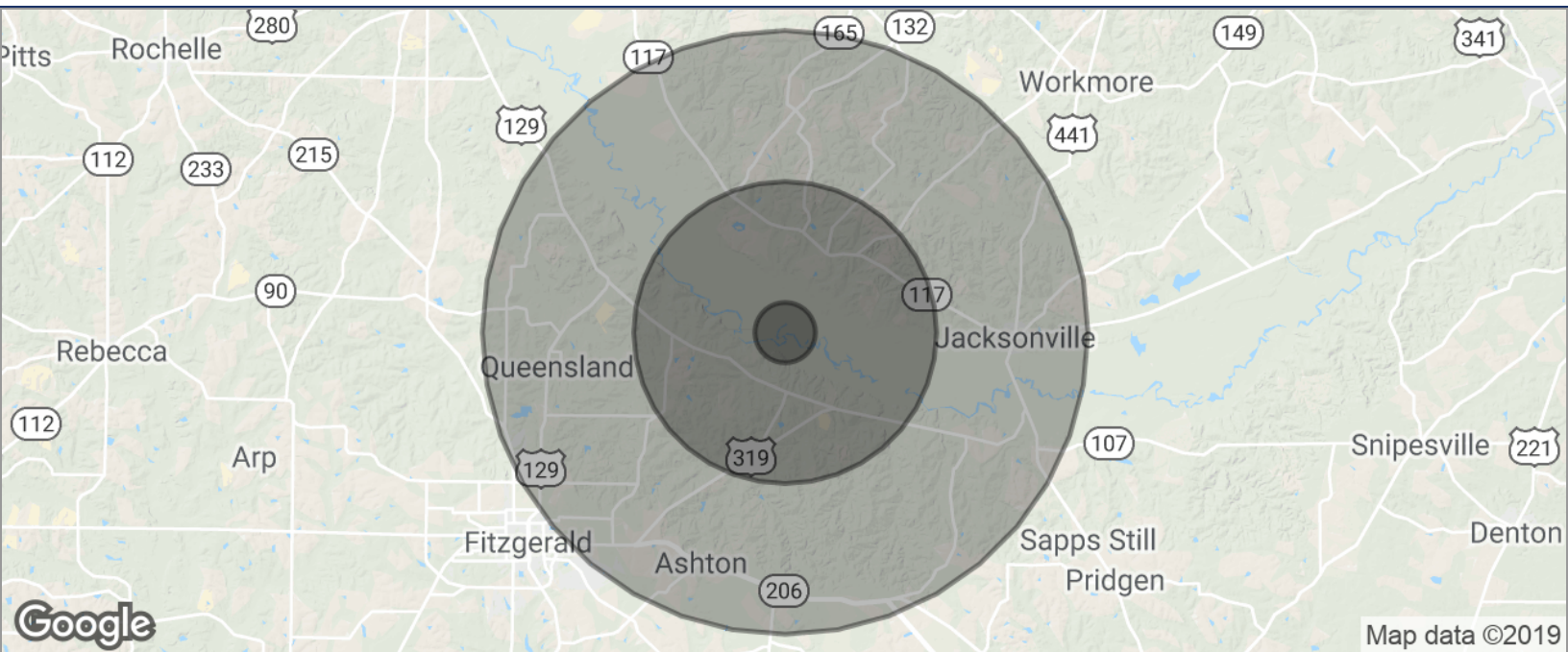




DEMOGRAPHICS MAP

FITZGERALD HUNTER'S HIDEAWAY

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,447	15,261	22,272
MEDIAN AGE	35.6	37.2	37.5
MEDIAN AGE (MALE)	33.2	34.6	35.5
MEDIAN AGE (FEMALE)	38.0	39.2	39.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	516	5,619	8,170
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$35,439	\$39,677	\$41,283
AVERAGE HOUSE VALUE	\$105,379	\$105,923	\$108,290

* Demographic data derived from 2010 US Census

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