

Duck Lake on Williams Creek



Offered for \$239,395



+/- 36.83 Acres | Aderhold Rogers Rd | Madison County, GA | 30530

This is one hidden gem of a recreational tract in Madison County. Duck Lake on Williams Creek is just that, it's +/- 37 acres of mixed pasture and hardwoods that backs up to a shared 15 acre watershed lake with amazing natural duck habitat that attracts wood ducks, ring-necked ducks, and even mallards. With nearly 500ft of lake frontage, build your own private dock, and enjoy fishing for monster bass with access to the whole lake. On the eastern end of the property is about 6 acres of open pasture surrounded by trees that would make the perfect dove field. This property has access to power and paved frontage, making it suitable for a home site as well.

Travis Ebbert

Listing Agent

1551 Jennings Mill Rd. Suite 1400A

Phone: 706.549.5050

Mobile: 706.614.8840

Fax: 706.549.8909

Email:

tebbert@southernlandexchange.com



**Southern
Land Exchange**