

LAND FOR SALE

DAMASCUS FARM & TIMBER

DAMASCUS HILTON RD

Damascus, GA 39841

LISTED BY:

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**SALE PRICE****\$1,875,000****OFFERING SUMMARY**

ACREAGE:	500 Acres
PRICE / ACRE:	\$3,750
CITY:	Damascus
COUNTY:	Early
PROPERTY TYPE:	Timber & Recreational

PROPERTY OVERVIEW

This elite South Georgia farm exhibits all of the essentials for a quality, recreational investment. The farm boasts income producing irrigated crop fields, balanced habitat, and a robust whitetail deer density. The upland pine plantations feature approximately 100 acres of merchantable timber with gentle, rolling topography. The wetlands feature cypress and hardwood for excellent transitional habitat and eco diversity. There is a significant amount of upland hardwood that has been thinned for enhanced mast production and understory forage availability. Simply put, this property has been designed to function as a trophy grade whitetail hunting property.

A conservation easement protects the acreage from commercial development, but allows for habitat management, farming and recreational uses. Peanuts and corn serve as the prevailing crop in the area and as a result, the deer herd is healthy and thriving. Baseline herd genetics in the area are outstanding, which makes it easy for ownership to enjoy trophy whitetail deer with minimal input. There are existing roads and previously cleared food plots that make this property turn-key for the hunting enthusiast. Irrigated farm leases and hunting leases are both in high demand so there is significant income potential for the investor.



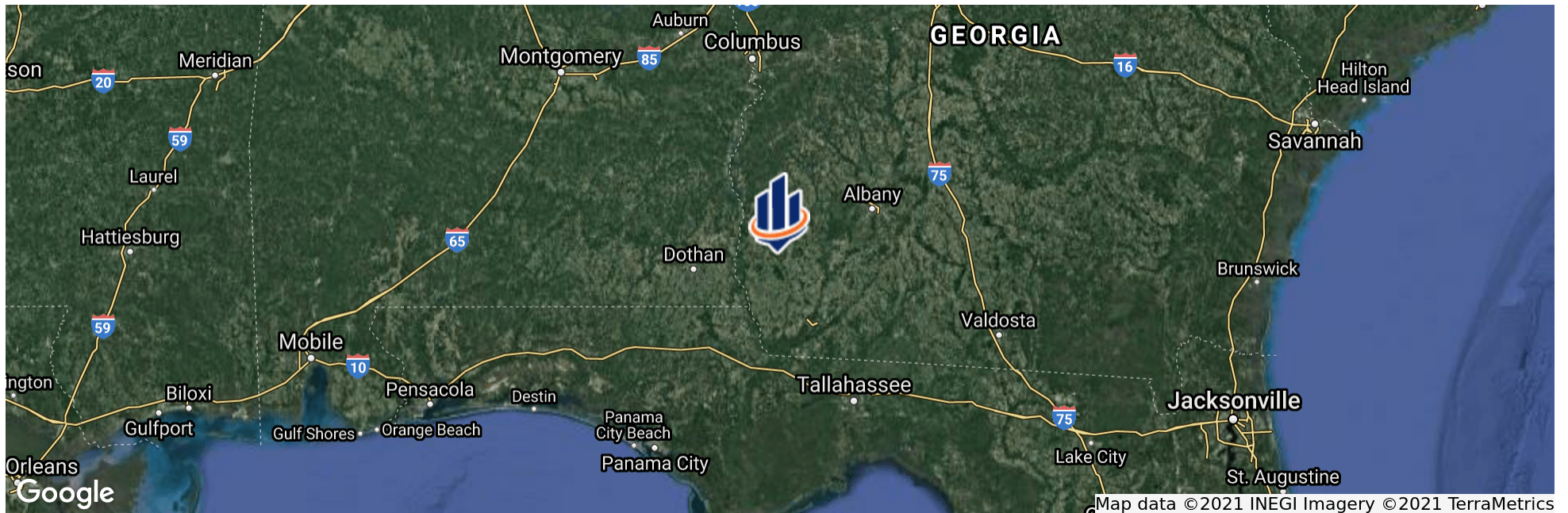
SPECIFICATIONS & FEATURES

LAND TYPES:	<ul style="list-style-type: none"> • Hunting & Recreation Properties • Timberland
UPLANDS / WETLANDS:	74% Uplands
SOIL TYPES:	<ul style="list-style-type: none"> • Tifton Loamy Sand • Lucy Loamy Sand • Red Bay Sandy Loam
ZONING / FLU:	Ag
WATER SOURCE & UTILITIES:	12" Irrigation Well
NEAREST POINT OF INTEREST:	13 miles from Blakely, GA 35 miles from Bainbridge, GA 39 miles from Dothan, AL 75 miles from Tallahassee, FL
CURRENT USE:	Farming, Timber Production & Hunting
LAND COVER:	167 ± acres of crop field 100 ± acres of planted loblolly pine 100 ± acres of natural pine & hardwood 132 ± acres of forested wetlands



LOCATION & DRIVING DIRECTIONS

PARCEL:	0035 001 0035 002 0044 011
GPS:	31.2770853, -84.7880999
DRIVING DIRECTIONS:	From Tallahassee head north on US-27; Continue on US-27 North through Bainbridge and Colquitt; Turn right on Damascus Hilton Rd and drive 3.5 miles; Access road to the subject property will be on the right
SHOWING INSTRUCTIONS:	Contact Bryant Peace











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