



SW GEORGIA HUNTING & TIMBER TRACT

WOOD VALLEY RD NW
ARLINGTON , GA 39813

Austin Fisher
850.545.9132 | 850.545.9132
austin.fisher@svn.com

Property Overview



Sale Price **\$629,000**

OFFERING SUMMARY

Acreage: 203 Acres
Price / Acre: \$3,099
City: Arlington
County: Calhoun & Early Counties
Property Type: Recreational, Hunting, and Timberland

PROPERTY OVERVIEW

This SW Georgia Hunting and Timber tract consist of 203 ± acres of endless recreation and hunting opportunities. Located on the outskirts of Arlington city limits, this tract offers the opportunity to enjoy the outdoors without sacrificing access to nearby supplies and amenities. This property contains roughly 90 ± acres of ready to be thinned Long Leaf pines, and a mix of natural hardwoods. The land features multiple food plots and a small creek that runs through the property, providing excellent habitat for deer, turkey, and wood ducks. The excellent road system provides access to all portions of the property and is easily traversed by truck or ATV/UTV.

Specifications & Features



SPECIFICATIONS & FEATURES

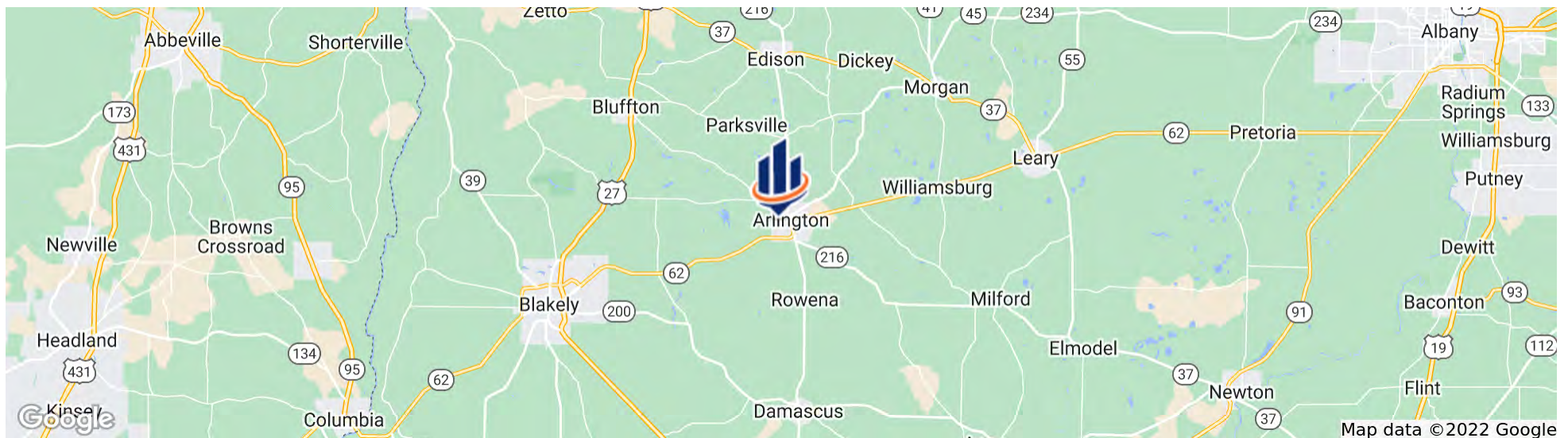
Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Timberland
Soil Types:	Grady Loam: 34% Orangeburg Loamy: 38% Norfolk Loamy Sand: 17% Goldsboro Loamy: 6% Red Bay Sandy Loam: 5%
Zoning / FLU:	Agriculture
Lake Frontage / Water Features:	Small Creek and Hardwood Bottom
Water Source & Utilities:	City Water Available
Road Frontage:	1750 FT on Wood Valley Rd. SW
Nearest Point of Interest:	Arlington,: 1 Mile Blakely: 14 Miles Colquitt: 19 Miles Camilla: 36 Miles
Current Use:	Timber, Hunting & Recreation
Potential Recreational / Alt Uses:	Deer and Turkey Hunting, UTV/ATV Trail Riding
Land Cover:	Planted Long Leaf Pines, Mixed Hardwoods, Food Plots, and Creek
Game Population Information:	Loaded with Deer and Turkey
Species:	90 +/- acres of Long Leaf Pines and Mixed Hardwoods
On Site Road Access:	Excellent road system throughout the property
Age of Stages of Timber:	20 year old ready to be thinned Long Leaf Pines

Location

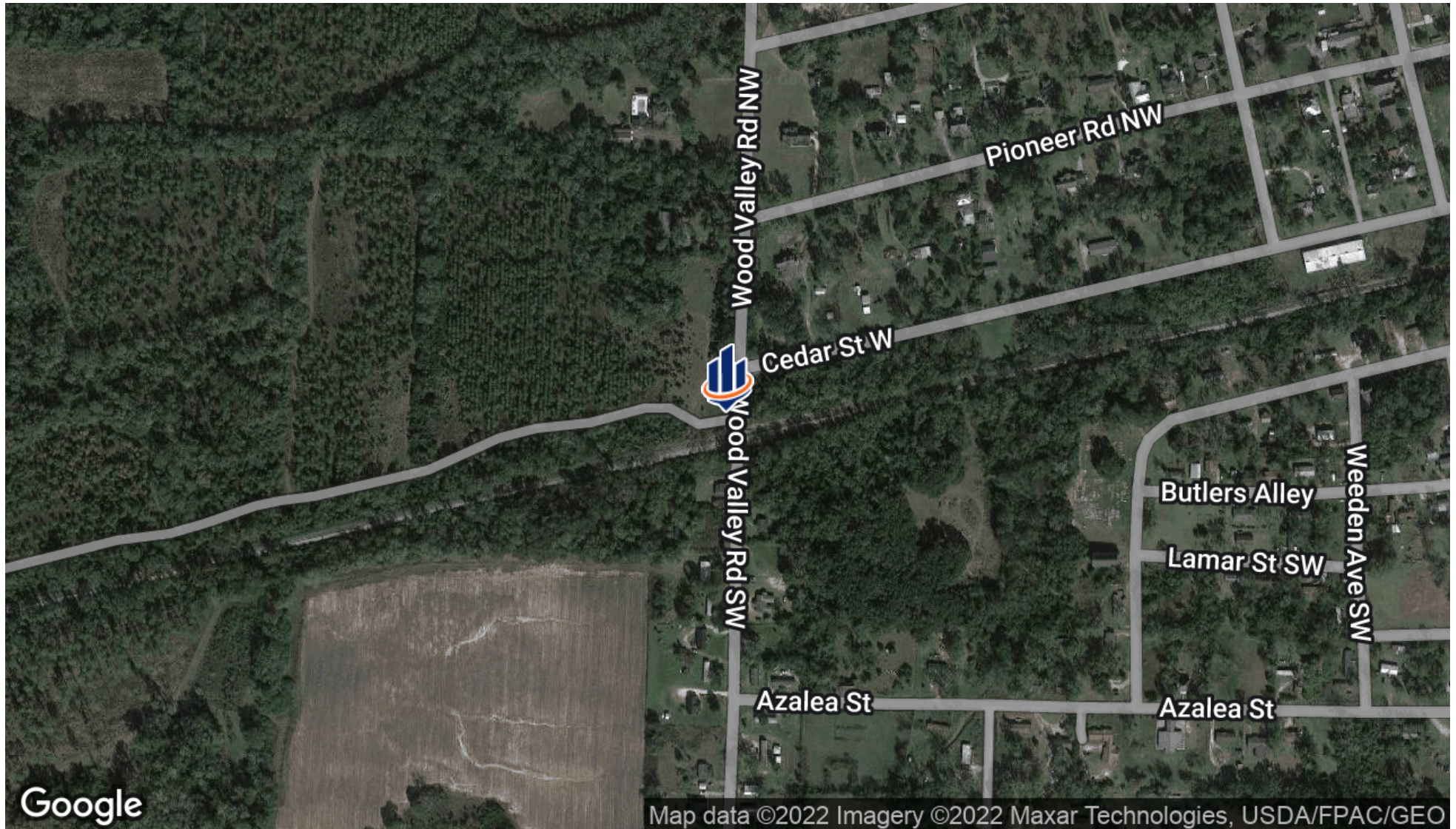


LOCATION & DRIVING DIRECTIONS

Parcel:	Calhoun County: 0079 020IN 0079 020OUT & Early County: 0022 001 A022 001A
GPS:	31.4365656, -84.7336092
Driving Directions:	Contact Austin Fisher
Showing Instructions:	Contact Austin Fisher



Location Map



Additional Photos



Additional Photos





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GEORGIA

THOMASVILLE OFFICE
125 N Broad St, Suite 210
Thomasville, Georgia 31792



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125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

125 N. Broad Street, Suite 210
Thomasville, GA 31792
850.545.9132

356 NW Lake City Ave
Lake City, Florida 32055
386.438.5896

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