



# WEBSTER SOUTH

\$875,000  
136 +/- ACRES

WEBSTER COUNTY, GA

If you are looking for a super nice turn-key hunting and recreational tract this is the ticket. From the nicely appointed lodge to the great hunting and fishing that this place has to offer. The professionally managed fish pond has huge bream and bass. 2 loads of shad and 2,500 blue gills were stocked this spring! Bear Creek is one of the most fun creeks to wade and fish for any species that exists in South Georgia. Big deer, turkey, hog, and small game hunting are exceptional. This offering comes fully furnished and has all the farm equipment you will need to maintain this beautiful property. A 1,200-acre hunting lease adjacent to this property could also be available. This property is protected by a permanent conservation easement. Call to schedule a showing today. Shown by appointment only.

**\*\*A full list of features and items included in the sale can be found on the next page.**



# Items Included in the Sale of Webster South

## Lodge

- 1 king size bed with 2 nightstands
- Tv in master bedroom
- 2 twin size beds with 2 nightstands
- 1 full size bed with 1 nightstand
- 1 sofa that pulls out into full size bed
- 1 queen size bed with 2 nightstands
- Tall dresser, and dresser with mirror
- Tv stand with tv in mother-in-law suite
- Tv stand and tv in living room
- New washer and dryer
- New large sectional sofa
- Dining room farmhouse table
- China cabinet in living room
- Outside patio furniture set
- Outside dining table
- Gun safe
- All kitchen appliances
- Dishes, silverware, pots, and pans
- Fire pit

## Farm and Hunting Equipment

- Tractor: JD 5065 with 200 hours
- 60-inch JD bush hog
- Cultipacker JD
- Spreader JD
- Harrow JD
- Bucket JD
- Zero turn lawn mower 30 hours
- Gas Polaris 800 4x4 with 280 hours
- 3: 1200lb Texas protein feeders
- 2: Texas hunter fish feeders
- 2: 350lb corn feeders
- 1: 700lb corn feeder
- 3: Millenium 2-seater ladder stands
- 2: Sportsman 2-man condo
- 1: Archery Sportsman condo
- Target shooting bench
- Stihl chainsaw, pole saw, weed eater, blower, sprayer
- Air compressor
- Water hose





