



COTTON HILL LONGLEAF

\$942,000
319 +/- ACRES

CLAY COUNTY, GA

Cotton Hill Longleaf is +/- 319 acres of longleaf pines and hardwood SMZs. The +/- 70 acres of 2017 longleaf will be ready for straw baling in the near future. Site prep and brush removal were completed to ensure a high success rate and quality stand. Rolling topography provides numerous homesites with scenic views for miles around. Excellent deer and small game hunting. Longleaf pines can offer future income opportunities through straw and timber production. Lake Eufaula, Meadows Links Golf Course, Bagby State Park, Fort Gaines, and Cuthbert are all within 15 miles of the property. Schedule a viewing today. Shown by appointment only.

+/- 70 Acres of 2017 Longleaf
+/- 209 Acres of 2022 Longleaf
+/- 40 Acres of Hardwood/SMZ



