

Flat Creek

— RIDGE —

250
ACRES

PRICED AT
\$1,100,000

NAITALCOR

BRIAN PROCTOR

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WELCOME TO Flat Creek Ridge

Discover this exceptional 250 acre recreational and timber retreat south of Fort Gaines Ga in Early County . This property offers a captivating blend of lush pine and hardwood forest lands, creating a diverse ecosystem for deer and turkey . A major feature of the landscape is Flat Creek a waterway that gracefully winds through the property providing both aesthetic charm and vital habitat for wildlife . The land features some impressive elevation changes ,offering stunning vistas and a range of habitats. This diverse landscape supports a very healthy population of wild turkey and is recognized for its trophy-managed whitetail deer , making it a haven for hunters and nature enthusiast alike. With its unique combination of natural beauty , wildlife abundance , and a location surrounded by woods and farm land this property is ideal for anyone seeking a peaceful escape , a hunting paradise for your family and for generations to follow.

- 250 acres of all timber lands and hardwood
- Flat Creek winds throughout the property
- Stunning elevation changes
- Established food plots
- Excellent established road system throughout the property
- Surrounded by large woodlands and agricultural properties
- Managed for trophy whitetail

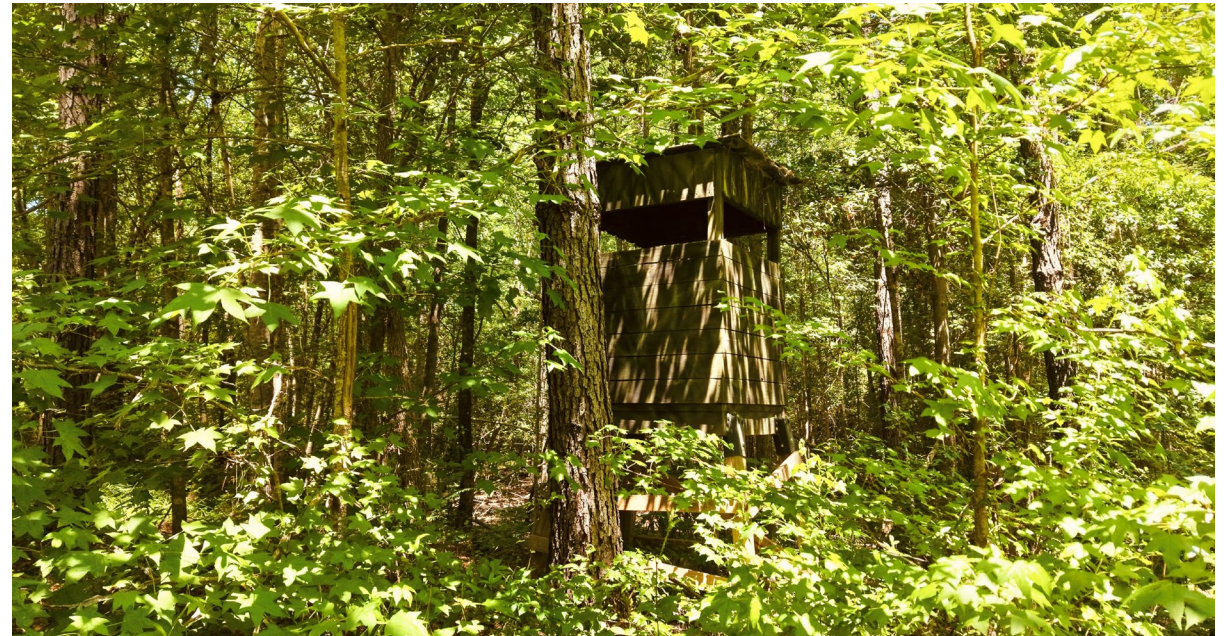




PROPERTY PHOTOS



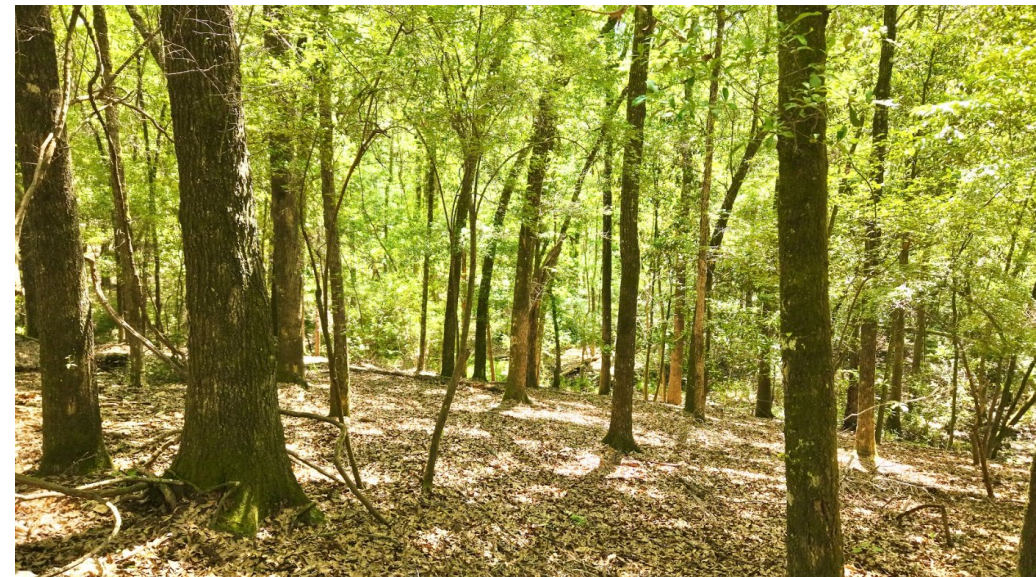
PROPERTY PHOTOS



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