



SUMTER SPECIAL

\$300,000

44± ACRES

 SUMTER COUNTY, GA

Located in the heart of Sumter County, this 44± acre farm offers a hard-to-find combination of quality hunting ground and immediate usability.

The property features mature timber with a strong mix of cover and visibility, creating ideal conditions for wildlife. Bordering an agricultural field, it provides excellent bedding habitat and consistently holds deer and turkey—making every hunt count.

Improvements include two living quarters added in 2025, both on concrete slabs. The main structure is a 16x40 with a full bath, kitchen, living area, dining space, and three lofts. The second is a 12x24 with two bedrooms, full bath, living area, and loft storage on each end—ideal for guests or additional lodging.

The property is available with or without the buildings, offering flexibility to fit your needs.

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new era
LAND COMPANY



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