



Fort Creek Timberlands Sparta, GA.

Fort Creek Timberlands

221 +/- Acres
\$794,015 or \$3593/Ac.
Hancock County, Georgia

The Offering:

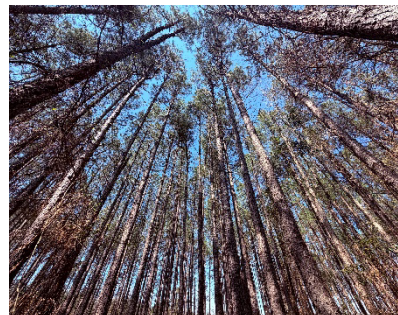
Fort Creek Farms consist of ± 220 acres of well managed pine plantations in SW Hancock County. The property is an ideal recreational and timber investment property that combines diversity and convenience for the local investor. The recreational component of the Fort Creek offering is ideal as the property is surrounded by large private landowners and has two bisecting creeks creating ideal bedding habitat and food sources for all types of wild game. Fort Creek and Wolf Creek combine for over 5000 feet of frontage on both sides of the property. The property is convenient to the sought after lake country lifestyle of Lake Sinclair and Lake Oconee, Milledgeville and Greensboro, GA.

Attributes:

- 52 Acres of Merchantable Pines – 24 Yrs.
- 132 Acres of Pre Merch Pines – 8 Yrs.
- Established food plot areas
- Dirt road frontage.
- Fort Creek and Wolf Creek Frontage
- Convenient to Lake Sinclair, Milledgeville and Sparta.

Broker Comments:

“Located just minutes from Lake Sinclair and the charming town of Milledgeville, this property sits in a sought-after area for deer and turkey hunting. Whether you’re looking for a high-quality timber investment or a recreational retreat, this Hancock County gem offers it all.”



CONTACT:

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Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, managers, agents and employees, make no representation or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, "AS IS, WHERE IS, with all faults", at closing.