

# PROPERTY FOR SALE



## SMILEY FAMILY TRACT

**LONG COUNTY, GA • ±356 ACRES • \$625,000 (\$1,755/ACRE)**

This fantastic recreational property is in Ludowici, Long County, Georgia. The Smiley Family tract has incredible hunting potential with clearcut ready to transition to food plots and game habitat. With two ponds and Jones Creek wetlands, this property provides ample waterfowl habitat. Planted pine yields future income and location provides future development opportunities.

### LOCATION

South of Ludowici on Highway 57 (McDonald Street)

### SITE DATA

- Hardwood & Planted Pine
- Jones Creek Frontage
- Interior Roads
- Paved Highway Frontage

### OPPORTUNITY

- Residential Development
- Hunting & Recreation
- Timberland Investment
- Real Estate Investment

Information on this property is believed reliable but is not warranted or guaranteed. • Accredited Land Consultant, Realtors Land Institute



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