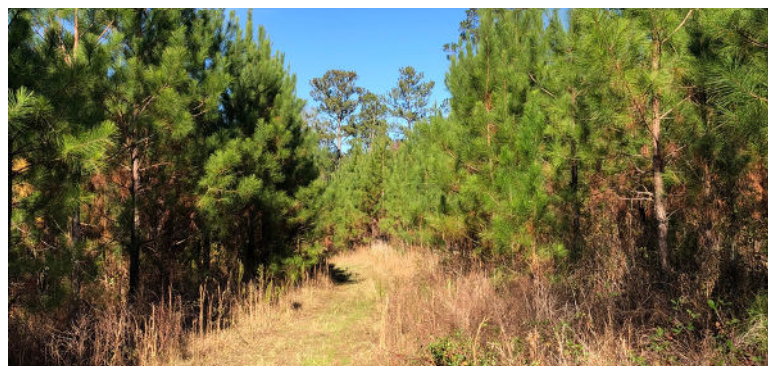
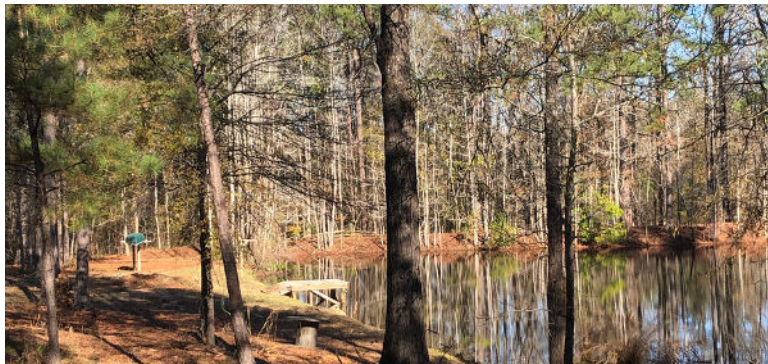


PROPERTY FOR SALE



ULCOHATCHEE CREEK TRACT

CRAWFORD COUNTY, GA • 113.5 SURVEY ACRES • \$475,000

Exceptional recreation and forest investment combination. Excellent hunting for variety of game including duck, deer, and turkey. A stocked pond for fishing. Future income from pine plantations established with improved genetic seedlings. The property is enrolled in the Conservation Use Assessment Program (CUVA) for reduced property tax through 2027.

LOCATION

Located on Highway 80 ±6 miles west of Roberta, Georgia. **SHOWN BY APPOINTMENT ONLY.**

SITE DATA

- Well & Septic System
- Old Shop / Hunting Cabin
- Power On Site with Meter Base
- ± 1 Acre Stocked Pond
- ±4200' of Ulcohatchee Creek Frontage
- ±1450' of Highway 80 Frontage

OPPORTUNITY

- Perfect Combination of Recreation and Forest Investment
- Developed Trails and Food Plots
- Close Proximity to Macon, Forsyth, Thomaston, Warner Robins, Fort Valley, and Roberta

Agent is 50% Principal Owner. Information in this property is believed reliable but is not warranted or guaranteed.



LARRY GRACE
Real Estate Agent

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